

Appendix D
**Phase I Cultural Resources
Study for the Lockwood 3
Project**



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003
805-644-4455

September 25, 2023
Project No: 19-08521

Mark Ross
Manager
SVM-Lockwood, LLC
356 Eric Place
Thousand Oaks, CA 91326
Via email: mark@sunvillagellc.com

Subject: Phase I Cultural Resources Study for the Lockwood 3 Project, City of Oxnard, Ventura County, California

Dear Mr. Ross:

Rincon Consultants, Inc. (Rincon) was retained by SVM-Lockwood, LLC to complete a Phase I cultural resources study in support of the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The purpose of this study is to document the results of the tasks performed by Rincon, specifically: a cultural resources records search, Native American outreach, and a field survey of the project site. This cultural resource study was completed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of Oxnard is the lead agency.

Project Location and Description

The project site comprises a currently vacant lot in the city of Oxnard, Ventura County, California, bounded by U.S. Highway 101 to the north and commercial buildings to the east, south, and west (Figure 1). The property is identified as Assessor's Parcel Number 213-0-090-10 and is depicted on Township 02N, Range 22W, Sections 26 and 35 of the United States Geological Survey (USGS) *Oxnard* CA 7.5-minute quadrangle (Figure 2). The project involves the construction of a multi-family housing development on a 5.17-acre parcel. The anticipated depth of disturbance is approximately 6 feet below the surface to accommodate needed infrastructure support such as belowground utilities and footings.

Environmental Setting

The project site is situated approximately 76 feet (23 meters) above mean sea level. The nearest water source is the Santa Clara River, approximately 2.7 miles (4.3 kilometers) to the northwest. The soils within the project site include a Hueneme-Camarillo complex that consists of very deep, somewhat poorly drained loamy sand and sandy loam soils that formed in alluvium derived from sedimentary rock sources (California Soil Resource Lab 2019). Vegetation within the project site consists primarily of seasonal grasses.

Cultural Resources Records Search

On October 1, 2019, Rincon conducted a records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies of the project



site and a 0.5-mile radius surrounding it. The search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks list, the Archaeological Determination of Eligibility (ADOE) list, and the California State Historic Resources Inventory (HRI) list. Results from the records search can be found in Appendix A of this cultural resources study.

Previously Conducted Studies

The SCCIC records search identified 17 previously conducted cultural resources studies within a 0.5-mile radius of the project site (Table 1). Two cultural resource studies were identified within the project site and brief discussions are provided below.

Table 1 Previous Cultural Resource Studies within 0.5-mile of the Project Site

Report Number	Author(s)	Year	Title	Relationship to Project Site
VN-00466	Bissell, Ronald M.	1985	<i>The Cultural Resources of the Rose-Santa Clara Corridor Property, City of Oxnard, Ventura County, California</i>	Outside
VN-00657	Wlodarski, Robert J.	1988	<i>An Archaeological Reconnaissance Report for Approximately 120 Acres of Land Located on the Oxnard Plain Northeast Industrial Assessment District, City of Oxnard, Ventura County, California</i>	Outside
VN-00880	Bissell, Ronald M.	1990	<i>Archaeological Survey Report, EIS/EIR (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California</i>	Outside
VN-00881	Bissell, Ronald M.	1990	<i>Historic Property Survey Report, EIS/EIR (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California</i>	Outside
VN-00882	Bissell, Ronald M.	1990	<i>Historic Architectural Survey Report, EIS/EIR (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California</i>	Outside
VN-00950	Simon, Joseph M.	1990	<i>Phase I Archaeological Survey and Cultural Resources Assessment for the John McGrath Ranch, Northeast Plan Area, City of Oxnard, Ventura County, California</i>	Outside
VN-00972	Singer, Clay A. and John E. Atwood	1990	<i>Cultural Resources Survey and Impact Assessment for the Rose Avenue/Highway 101 Interchange El Rio, Ventura County, California</i>	Outside
VN-01042	Boyer, J. and S. Craig	1967	<i>UCLA Archaeological Survey Record</i>	Within
VN-02224	Duke, Curt	2002	<i>Cultural Resource Assessment Cingular Wireless Facility No. VY 201-04 Ventura County, California</i>	Outside



Report Number	Author(s)	Year	Title	Relationship to Project Site
VN-02226	Wlodarski, Robert J.	2002	<i>A Phase I Archaeological Study for APN 213-0-090-025 Northeast Corner of Outlet Center Drive and Gonzales Road, City of Oxnard, County of Ventura, California</i>	Outside
VN-02425	Wlodarski, Robert J.	2003	<i>A Phase I Archaeological Study for 2301 Latigo Avenue, City of Oxnard, County of Ventura, California</i>	Outside
VN-02442	Holmes, Amy M.	2005	<i>Phase I Cultural Resources Assessment of Oxnard Water Blending Facility Number 3</i>	Outside
VN-02449	Romani, John F. and George A. Toren	2004	<i>Phase I Archaeological Investigation: 1901 Outlet Center Drive, Oxnard, Ventura County, California, APN 213-0-090-015</i>	Within
VN-02454	Wlodarski, Robert J.	2004	<i>A Phase I Archaeological Study for the Golden State Self-Storage Facility, 2100 Auto Center Drive, City of Oxnard, County of Ventura, California</i>	Outside
VN-02455	Wlodarski, Robert J.	2005	<i>A Phase I Archaeological Study for APN 144-0-150-075 Along the South Side of Auto Center Drive, East of Los Olivos Road and West of Rice Avenue, City of Oxnard, County of Ventura, California</i>	Outside
VN-02464	Simon, Joseph M.	2002	<i>Phase I Archaeological Survey of 1701 Auto Center Drive, City of Oxnard, Ventura County, California</i>	Outside
VN-03234	Hass, Hannah and Robert Ramirez	2014	<i>City of Oxnard Planning Division Gold Coast Transit Administration and Operations Facility Project Cultural Resources Study</i>	Outside

Source: South Central Coastal Information Center 2019

VN-01042

J. Boyer and S. Craig prepared VN-01042, *UCLA Archaeological Survey Record*, in 1967. This cultural resource study included an archaeological pedestrian survey of a linear area that intersects the current project site from north to south. No cultural resources were identified during the survey effort.

VN-02449

John F. Romani and George A. Toren prepared VN-02449, *Phase I Archaeological Investigation: 1901 Outlet Center Drive, Oxnard, Ventura County, California, APN 213-0-090-015*, in 2004. This cultural resource study included a record search and archaeological pedestrian survey within the southeastern corner of the current project site. No cultural resources were located during the field survey.

The California HRI list indicates the presence of four historic properties within the 0.5-mile search radius. None of the properties are located on the project site. California Historical Resource Status Codes indicate that these properties have been determined ineligible for the National Register by



consensus through Section 106 properties but have not been evaluated for the California Register or Local Listing (6Y).

Client Communications

SVM-Lockwood, LLC confirms that no resources were discovered during the construction of Lockwood Street, which post-dates the SLF and SCCIC records searches in this report.

Previously Recorded Resources

The CCIC records search identified four previously recorded prehistoric cultural resource within a 0.5-mile radius of the project site. No cultural resources were identified within the project site. Table 2 lists the resource within the record search radius.

Table 2 Previously Recorded Cultural Resources within 0.5-mile of the Project Site

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
P-56-001806	-	Historic	Complex of eight structures associated with Rose Ranch/McGrath Ranch. The structures date from the the 1890s to the 1900s and consist of “The Rose House”, work shop, garage, modern trailer, green house, workers’ residence, early residence and modern office building.	Jeanette A. McKenna (2000)	Appears eligible for the NRHP and CRHR through survey evaluation	Outside
P-56-150007	-	Historic	The Doud house, also known as the McGrath house, has architectural elements of Neo-Colonial and Vernacular Victorian. This residence was constructed between 1919 and 1920.	Bissell, R. (1981)	Appears eligible for the NRHP and CRHR through survey evaluation	Outside
P-56-150011	-	Historic	The Paynard property consists of commercial (restaurant/bar, bar, and used automobile sales office) and residential structures	Bissell, R. (1990)	Appears ineligible for the NRHP and CRHR through survey evaluation	Outside



Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
			(mobile homes) that date to circa 1950.			
P-56-150012	-	Historic	The Collins property consists of small stucco dwellings that date from circa 1930 to 1950.	Bissell, R. (1990)	Appears ineligible for the NRHP and CRHR through survey evaluation	Outside

Source: South Central Coastal Information Center 2019

Review of Historical Topographic Maps, Aerial Imagery and Land Patents

Rincon also reviewed available historical topographic maps, aerial imagery, and land patents of the project site to determine past land use. A 1904 historical topographic map shows the project site as undeveloped land (USGS 2019a). One building is depicted in the northwest corner of the project site in maps from 1942 and 1943, with agricultural fields surrounding the parcel on all sides (USGS 2019b-c). Topographic maps from 1949 to 1951 show five buildings erected within the northern half of the project site (USGS 2019d-e). Maps spanning from 1966 to 2018 show the project site as undeveloped (USGS 2019f-i).

Aerial imagery from 1947 shows buildings erected within the northwest portion of the project site. The northeastern portion is undeveloped at this time and the southern portion is shown as agricultural land. The project site is surrounded by graded vacant land to the west and agricultural land to the north, west and east. Historical aerials spanning from 1967 to 1980 show utilization of the project site for agricultural purposes, with continued building development within the northwestern corner. Imagery from 1994 shows that the buildings present from 1947 to 1980 are no longer extant, with new development seen along the eastern boundary. From 2005 to 2016 the project site is shown as a vacant undeveloped lot with dirt roads present in the southern half (NETRonline 2019). The General Land Office (GLO) records show one land patent within Section 26 of Township 02N, Range 22W and it encompasses the project site. This patent was issued to Juan Sanchez on November 5, 1869, under the authority of the California Land Act of 1851 (GLO 2019).

Geoarchaeological Analysis

The project site is located on the Oxnard Plain, which consists primarily of alluvial sediments deposited by the Santa Clara River and Arroyo Conejo. The project site is located on a distal portion of the Oxnard Plain where fluvial (i.e., river) deposition is dominant. The geology of the region surrounding the project site was mapped by Clahan (2003), who identified a single geologic unit, Holocene alluvial deposits, underlying the project site. Holocene alluvial deposits consist of sediment deposited as overbank material (i.e., during flooding). This area of the Oxnard Plain is mapped as a series of now-abandoned, north-south-oriented streams and their associated overbank deposits. The nearest of these stream channels that are mapped at the surface lie approximately 1,000 feet east and west of the project site. Neither of these streams appear on the 1904 historical topographic map of the region (USGS 2019a), suggesting that they are likely prehistoric.



The project's geotechnical report conducted several test borings within the project site down to a maximum of 50 feet below the surface (Geolabs-Westlake Village 2022). These test borings encountered exclusively fine- to medium-grained sediments (clay to silty sand) at depths that will be encountered during excavations for this project (i.e., less than 8 feet below the surface), suggesting that no buried channels exist beneath the surface in the project site at depths that ground disturbance for this project will reach. Based on these borings, the geotechnical report also concluded that the upper "couple of feet" of sediments within the project site had been disturbed for agricultural uses.

The project site lies approximately 1,000 feet from known stream channels, and the geotechnical report suggests that no stream channels lie beneath the project site at shallow depths below the surface. Therefore, the project site has low geoarchaeological sensitivity.

Native American Outreach

Rincon contacted the Native American Heritage Commission (NAHC) on September 30, 2019, to request a search of the Sacred Lands File (SLF) and a contact list of Native Americans culturally affiliated with the project area. Pending results from the NAHC, Rincon sent anticipatory letters on September 30, 2019, to six known Native American contacts in the area to request information on potential cultural resources in the project vicinity that may be impacted by project development.

On October 3, 2019, Patrick Tumamait of the Barbareño/Ventureño Band of Mission Indians responded via phone. Mr. Tumamait inquired about the results of the field survey and CHRIS search. Ms. Pfeiffer responded that both efforts were negative for prehistoric cultural resources within the project site and immediate vicinity. Mr. Tumamait stated that he had no concerns regarding the project.

This outreach does not constitute formal Assembly Bill (AB) 52 consultation as required by CEQA. AB 52 consultation is performed between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area. Appendix B provides the results of the outreach effort.

Field Survey

On October 2, 2019, Rincon conducted an archaeological pedestrian field survey of the project site. Transect intervals were spaced 15 meters apart and oriented east to west. All exposed ground surfaces were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock [FAR]), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected. Survey accuracy was maintained using a handheld Global Positioning Satellite unit and a georeferenced map of the project site. Site characteristics and survey conditions were documented using field records and a digital camera. Copies of the survey notes and digital photographs are maintained at the Rincon Ventura office.

Results

The project site is situated within a currently vacant dirt lot with four north-south and east-west trending dirt roads intersecting the southern half of the parcel (Figure 3, Figure 4). Ground visibility was approximately 75 percent with 100 percent exposure (Figure 5). The soil was a light brown fine-grained silty sand populated by seasonal grasses with ornamentals and pepper trees lining the outside

perimeter. Fencing was observed along the perimeter while also intersecting the center of the property from east to west (Figure 6). The project site has been subject to past and recent ground disturbing activities, including grading and tilling for agricultural purposes (Figure 7). Twelve concrete, brick, and asphalt piles were concentrated within the southern half of the project site (Figure 8). Modern refuse, including paper, plastic, wood, cardboard, pipes, and paint cans, were also observed (Figure 9). No historic or prehistoric cultural resources were identified during the field survey.

Findings and Recommendations

The pedestrian survey and record search did not identify any cultural resources on the project site. The pedestrian survey identified the project site as a vacant lot, recently disturbed from agricultural activities, with the surrounding area characterized by commercial use. Review of historical aerial photographs and topographic maps identified no previously recorded or unrecorded built environment resources on the project site. Four previously recorded historic-era building complexes/residences are located outside of the project site (P-56-001806, P-56-150007, P-56-150011 and P-56-150012). Additionally, the project applicant indicated that monitoring occurred during the construction of Lockwood Street adjacent to the current project site and that no resources were identified during the monitoring of that construction. Given the distance, ground-disturbing activities associated with the construction and operation of the project will not directly or indirectly impact these historic period resources or their respective settings. Therefore, Rincon recommends a finding of ***no impact to historical resources*** under CEQA.

The lack of surface evidence of archaeological resources does not preclude their subsurface existence. However, the absence of recorded archaeological resources in the immediate vicinity, along with the existing level of disturbance in the project site, suggest there is a low potential for encountering subsurface archaeological deposits. However, ground disturbing activities have the potential to result in unanticipated discoveries. The City of Oxnard General Plan includes a policy to address unanticipated resources during construction (Policy ER-11.6). With adherence to this policy, Rincon recommends a finding of ***less than significant impact to archaeological resources*** under CEQA. The project is also required to adhere to state health and safety codes regarding the unanticipated discovery of human remains, detailed below.

City of Oxnard General Plan Policy ER-11.6: Identification of Archaeological Resources

In the event that archaeological/paleontological resources are discovered during site excavation, continue to require that grading and construction work on the project site is suspended until the significance of the features can be determined by a qualified archaeologist/paleontologist. Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.



Please do not hesitate to contact Rincon Consultants with any questions regarding this cultural resources study Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Chris Duran".

Christopher A. Duran, MA, RPA
Principal

A handwritten signature in black ink, appearing to read "Mary Pfeiffer".

Mary Pfeiffer, BA
Associate Archaeologist

A handwritten signature in black ink, appearing to read "Hannah Haas".

Hannah Haas, MA, RPA
Senior Archaeologist

Attachments

Figure 1: Regional Location Map

Figure 2: Project Location Map

Figure 3: Northern Half of Project Site, Facing North

Figure 4: Southern Half of Project Site, Facing Southeast

Figure 5: Ground Visibility

Figure 6: Fencing Within and Along Perimeter of Project Site, Facing East

Figure 7: Evidence of Recent Agricultural Activity, Facing Southeast

Figure 8: Concrete, Brick and Asphalt Piles Within Project Site, Facing Southwest

Figure 9: Modern Refuse, Facing Southeast

Appendix A: Record Search Results

Appendix B: Native American Outreach



References

Bureau of Land Management's General Land Office Records (GLO)

2019 CACAAA 076834. Electronic document accessed September 30, 2019 from:
<https://gloreports.blm.gov/details/patent/default.aspx?accession=CACAAA%20076834&docClass=SER&sid=stgp01qc.nfx>

California Soil Resource Lab

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<https://casoilresource.lawr.ucdavis.edu/gmap/>

Clahan, K.B.

2003 Geologic map of the Oxnard 7.5-minute quadrangle, Ventura County, California: a digital database. California Geological Survey. Preliminary Geologic Maps PGM 03-04, scale 1:24,000.

Geolabs-Westlake Village

2022 Preliminary Geotechnical Investigation, Proposed Multi-Family Development, Lockwood Street, Parcel 1, APN 213-0-090-27, City of Oxnard California. W.O. 9511. September 20, 2022.

National Park Service

1983 Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. Electronic document accessed September 30, 2019 from: http://www.nps.gov/history/local-law-Arch_Standards.htm

NETRonline

2019 34.221879, -119.149658. Electronic document accessed September 30, 2019 from:
<https://www.historicaerials.com/viewer>

United States Geological Survey (USGS)

2019a 1904, Hueneme, 1:62500 topographic map. Electronic document accessed September 30, 2019 from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=3f5a02e8060b4e6d944511a263ce92ad

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2019d 1949, Oxnard, 1:24000 topographic map. Electronic document accessed September 30, 2019 from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=52adfc160f26a5141e935b12189e563e

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2019f 1966, Los Angeles, 1:250000 topographic map. Electronic document accessed September 30, 2019 from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=399eadc7f46d8ce6099b8042f31a5191

2019g 1982, Santa Barbara, 1:100000 topographic map. Electronic document accessed September 30, 2019 from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=a8e8f8f1488d67e5596e7287f2ca8bee

2019h 2012, Oxnard, 1:24000 topographic map. Electronic document accessed September 30, 2019 from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=5c0e3f95dcfdd88d54b09e700642c236



2019i 2018, Oxnard, 1:24000 topographic map. Electronic document accessed September 30, 2019
from: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=7e527866235d54febf3025a8e1d4caec

Figure 1 Regional Location Map



Imagery provided by Esri and its licensors © 2019.

Project Location

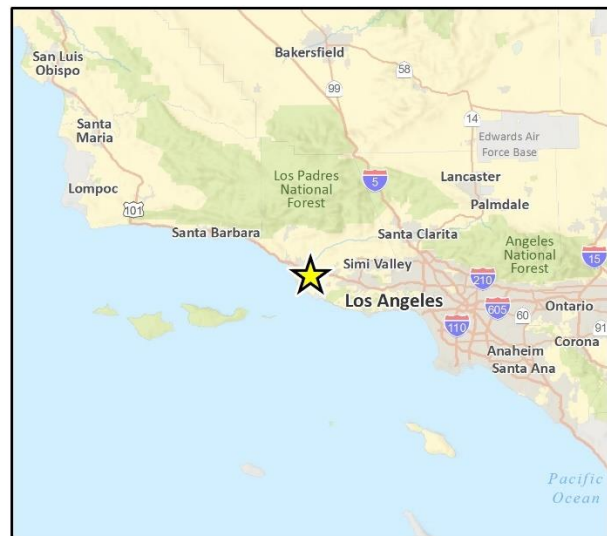
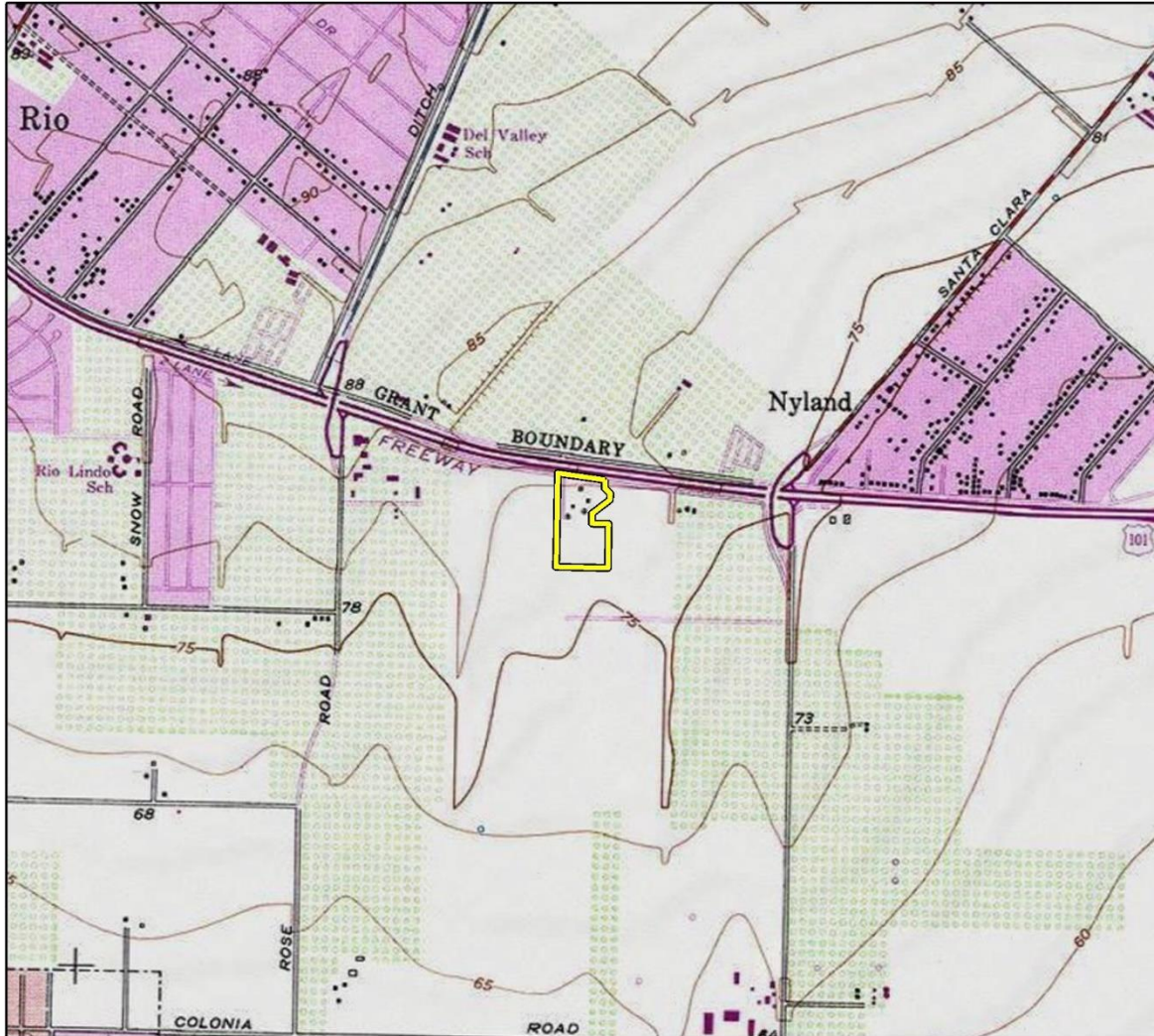


Fig X Regional Location

Figure 2 Project Location Map



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Oxnard Quadrangle. T02N R22W S26,35. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

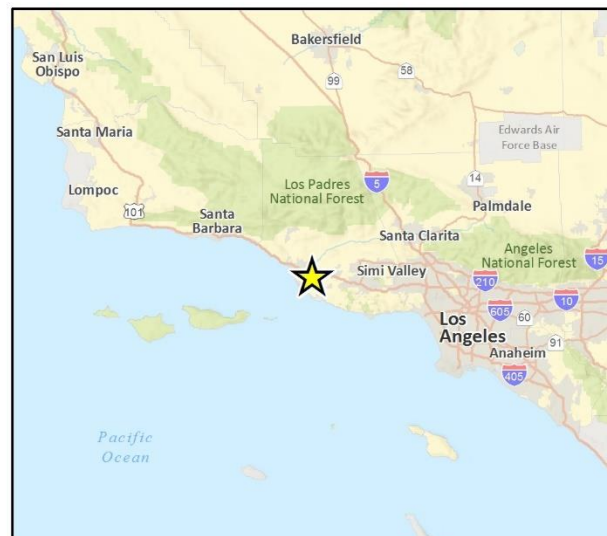
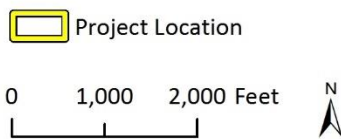


Figure 3 Northern Half of Project Site, Facing North



Figure 4 Southern Half of Project Site, Facing Southeast



Figure 5 Ground Visibility



Figure 6 Fencing Within and Along Perimeter of Project Site, Facing East



Figure 7 Evidence of Recent Agricultural Activity, Facing Southeast



Figure 8 Concrete, Brick, and Asphalt Piles Within Project Site, Facing Southwest



Figure 9 Modern Refuse, Facing Southeast





Appendix A

Records Search Results

Report List

19-08521 SVM Dev, Lockwood

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-00466		1985	Bissell, Ronald M.	The Cultural Resources of the Rose-Santa Clara Corridor Property, City of Oxnard, Ventura County, California	RMW Paleo Associates, Inc.	
VN-00657		1988	Wlodarski, Robert J.	An Archaeological Reconnaissance Report for Approximately 120 Acres of Land Located on the Oxnard Plain Northeast Industrial Assessment District, City of Oxnard, Ventura County, California	Historical, Environmental, Archaeological, Research, Team	
VN-00880		1990	Bissell, Ronald M.	Archaeological Survey Report, Eis/eir (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California	RMW Paleo Associates, Inc.	56-100059
VN-00881		1990	Bissell, Ronald M.	Historic Property Survey Report, Eis/eir (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California	RMW Paleo Associates, Inc.	
VN-00882		1990	Bissell, Ronald M.	Historic Architectural Survey Report, Eis/eir (88-1), Route 101 Improvements, Rice Avenue Interchange, Ventura County, California	RMW Paleo Associates, Inc.	
VN-00950		1990	Simon, Joseph M.	Phase 1 Archaeological Survey and Cultural Resources Assessment for the John Mcgrath Ranch, Northeast Plan Area, City of Oxnard, Ventura County, California	W & S Consultants	
VN-00972		1990	Singer, Clay A. and John E. Atwood	Cultural Resources Survey and Impact Assessment for the Rose Avenue/highway 101 in Terchange El Rio, Ventura County California	C.A. Singer & Associates, Inc.	
VN-01043		1966	Chartkoff, Joseph L.	Field Project Number Ucas-106: Highway Construction Survey Between Route 2 (ventura Freeway) And0.4 Mile North of Central Avenue	University of California, Los Angeles Archeological Survey	
VN-02224		2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Vy 201-04 Ventura County, California	LSA Associates, Inc.	
VN-02226		2002	Wlodarski, Robert J.	A Phase I Archaeological Study for APN #213-0-090-025 Northeast Corner of Outlet Center Drive and Gonzales Roa, City of Oxnard, County of Ventura, California	Historical, Environmental, Archaeological, Research, Team	
VN-02425		2003	Wlodarski, Robert J.	A Phase I Archaeological Study for 2301 Latigo Avenue, City of Oxnard, County of Ventura, California	Historical, Environmental, Archaeological, Research, Team	56-000506, 56-000789

Report List

19-08521 SVM Dev, Lockwood

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-02442		2005	Holmes, Amy M.	Phase I Cultural Resources Assessment of Oxnard Water Blending Facility Number 3	PCR Services Corporation	
VN-02449		2004	Romani, John F. and George A.Toren	Phase I Archaeological Investigation:1901 Outlet Center Drive, Oxnard, Ventura County, California, APN 213-0-090-015	Compass Rose Archaeological, Inc.	
VN-02454		2004	Wlodarski, Robert J.	A Phase 1 Archaeological Study for the Golden State Self-storage Facility, 2100 Auto Center Drive, City of Oxnard, County of Ventura, California	Historical, Environmental, Archaeological, Research, Team	56-000506, 56-000666, 56-000789
VN-02455		2005	Wlodarski, Robert J.	A Phase 1 Archaeological Study for APN 144-0-150-075 Along the South Side of Auto Center Drive, East of Los Olivos Road and West of Rice Avenue City of Oxnard, County of Ventura, California	Historical, Environmental, Archaeological, Research, Team	56-000506, 56-000666, 56-000789
VN-02464		2002	Simon, Joseph M.	Phase I Archaeological Survey of 1701 Auto Center Drive, City of Oxnard, Ventura County, California	W & S Consultants	56-150007
VN-03234		2014	Haas, Hannah and Robert Ramirez	City of Oxnard Planning Division Gold Coast Transit Administration and Operations Facility Project Cultural Resources Study	Rincon Consultants	

Resource List

19-08521 SVM Dev, Lockwood

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-56-001806		Resource Name - John McGrath Ranch / Rose House; Other - McGrath; Other - Rose; Other - Roseland	Site	Historic	AH03 (Landscaping/orchard); AH15 (Standing structures)	2000 (Jeanette A. McKenna, McKenna et al.)	VN-02876
P-56-150007		Resource Name - Doud House	Building	Historic	HP02 (Single family property)	1981 (R. Bissell, RMW Paleo Associates)	VN-02464
P-56-150011		Resource Name - Paymard property	Building, Structure	Historic	HP39 (Other)	1990 (R. Bissell, RMW Paleo Associates, Inc)	VN-02833
P-56-150012		Resource Name - Collins property	Building	Historic	HP02 (Single family property)	1990 (R. Bissell, RMW Paleo Associates)	VN-01957, VN-02833



Appendix B

Native American Outreach

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100

Sacramento, CA 95814

(916) 373-3710

(916) 373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Lockwood Street Subdivision Project

County: Ventura

USGS Quadrangle Name: *Oxnard*

Township: 02N Range: 22W Section(s): 26, 35

Company/Firm/Agency: Rincon Consultants, Inc.

Contact Person: Mary Pfeiffer

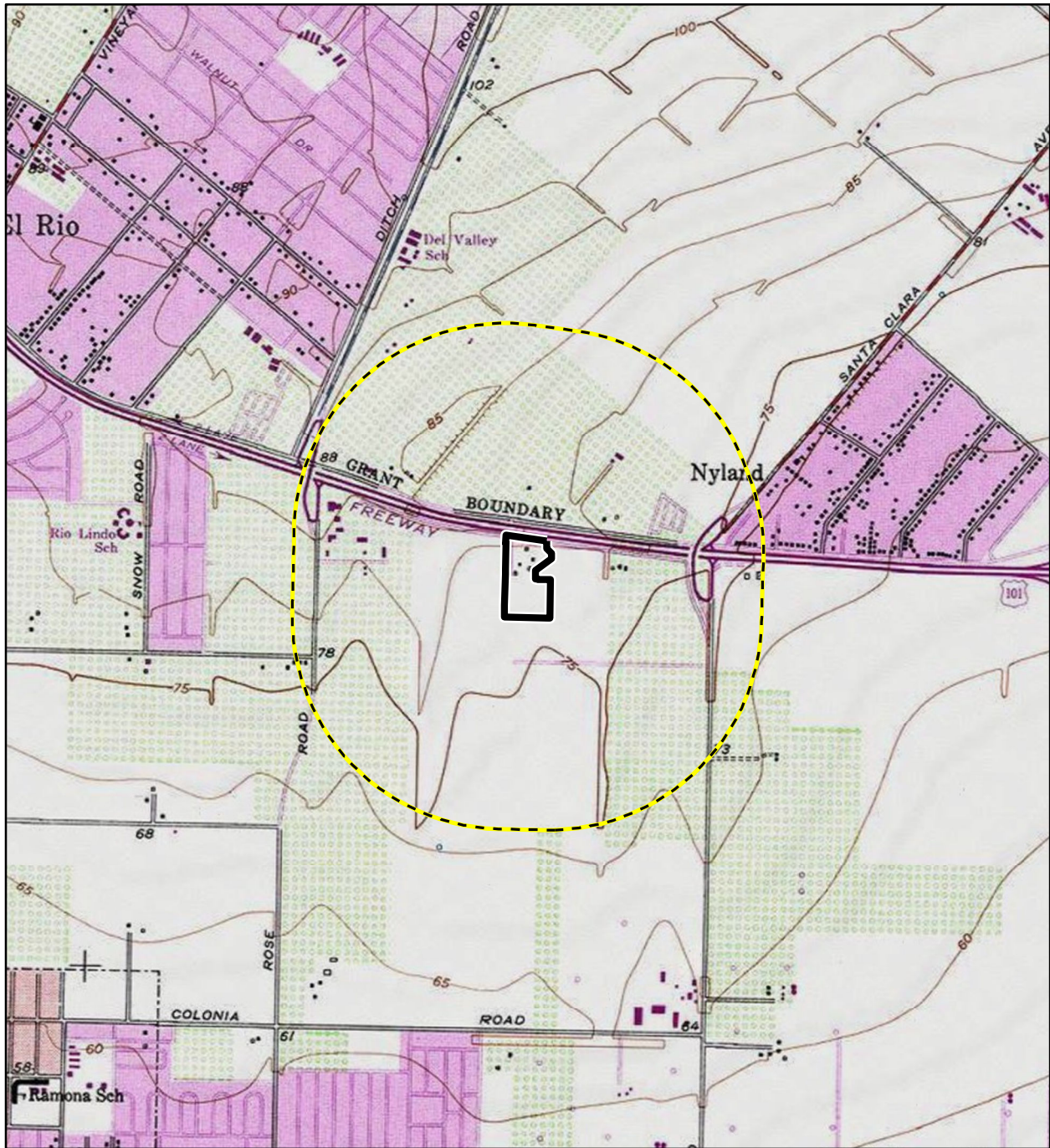
Street Address: 180 North Ashwood Avenue

City: Ventura Zip: 93003



Phone: (805) 644-4455

Email: mpfeiffer@rinconconsultans.com

Project Description: The project consists of a lot subdivision of an 11.85-acre parcel on Lockwood Street in the city of Oxnard, Ventura County, California. The current lot is identified by assessor parcel number (APN) 213-0-090-10 and construction activities are expected to follow the subdivision. Please see attached map for locational information.



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Oxnard Quadrangle. T02N R22W S26,35. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

-  Half-Mile Buffer
-  Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map





Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

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www.rinconconsultants.com

September 30, 2019

Kenneth Kahn, Chairperson
Santa Ynez Band of Chumash Indians
P.O. Box 517
Santa Ynez, CA 93460

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Chairperson Kahn:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

As part of the process of identifying cultural resources issues for this project, Rincon has contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received the results of the SLF search from the NAHC. In anticipation of the SLF results we are contacting groups and individuals known to Rincon to have ties to the region.

If you have knowledge of cultural resources that may exist within or near the project site, please do not hesitate to contact me at mpfeiffer@rinconconsultants.com, or by telephone at (805) 644-4455 ext. 2052. Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "MP", written over a light blue horizontal line.

Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map



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September 30, 2019

Julie Lynn Tumamait-Stenslie, Chairperson
Barbareño/Ventureño Band of Mission Indians
365 North Poli Avenue
Ojai, CA 93023

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Chairperson Tumamait-Stenslie:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

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Sincerely,
Rincon Consultants, Inc.

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Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map



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Ventura, California 93003

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September 30, 2019

Patrick Tumamait
Barbareño/Ventureño Band of Mission Indians
992 El Camino Corto
Ojai, CA 93023

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Mr. Tumamait:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

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Sincerely,
Rincon Consultants, Inc.

Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map



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September 30, 2019

Mia Lopez
Coastal Band of the Chumash Nation
24 S. Voluntario Street
Santa Barbara, CA 93101

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Ms. Lopez:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

As part of the process of identifying cultural resources issues for this project, Rincon has contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received the results of the SLF search from the NAHC. In anticipation of the SLF results we are contacting groups and individuals known to Rincon to have ties to the region.

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Sincerely,
Rincon Consultants, Inc.

Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map



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September 30, 2019

Eleanor Arrellanes
Barbareño/Ventureño Band of Mission Indians
P.O. Box 5687
Ventura, CA 93005

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Ms. Arrellanes:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

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Sincerely,
Rincon Consultants, Inc.

Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map



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September 30, 2019

Raudel Joe Banuelos Jr.
Barbareño/Ventureño Band of Mission Indians
331 Mira Flores Court
Camarillo, CA 93012

**RE: Cultural Resources Study for the Lockwood Street Subdivision Project, City of Oxnard,
Ventura County, California**

Dear Mr. Banuelos:

Rincon Consultants, Inc. (Rincon) was retained by Sun Village, LLC to prepare a Phase I Cultural Resources Study for the Lockwood Street Subdivision Project (project) located in the city of Oxnard, Ventura County, California. The project would subdivide an 11.85-acre parcel into separate parcels (6.13-acre and 4.86-acre) with construction activities to follow. The project is subject to the California Environmental Quality Act (CEQA). This letter does not constitute notification under Assembly Bill 52 of 2014. Any AB 52 consultation will be carried out separately by the lead agency.

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Sincerely,
Rincon Consultants, Inc.

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Mary Pfeiffer
Associate Archaeologist

Enclosed: Project Location Map

