

January 16, 2025
Project No: 25-18007

Tamara Flynn, Project Manager
City of Oxnard, Public Works Department
305 West Third Street, East Wing, 2nd Floor
Oxnard, California, 93030
Via email: tamara.flynn@oxnard.org

Subject: Cal Gisler Neighborhood Street Resurfacing Project CEQA Categorical Exemption

Dear Tamara:

This memorandum provides an analysis to support the determination by the City of Oxnard Public Works Department (the lead agency) that the proposed Cal Gisler Neighborhood Street Resurfacing Project is exempt from the California Environmental Quality Act (CEQA) pursuant to *CEQA Guidelines* Section 15301 of Title 14 of the California Code of Regulations (CCR).

Project Location

The project site encompasses select streets and sidewalks in the Cal Gisler neighborhood located in the city of Oxnard, Ventura County. The Cal Gisler neighborhood is surrounded by other city neighborhoods including Five Points Northeast to the north, Lemonwood Eastmont to the east, Blackstock South and College Estates to the south, and Bartolo Square to the west. On the following pages, Figure 1 shows the project site in a regional context and Figure 2 shows the project site at a local scale.

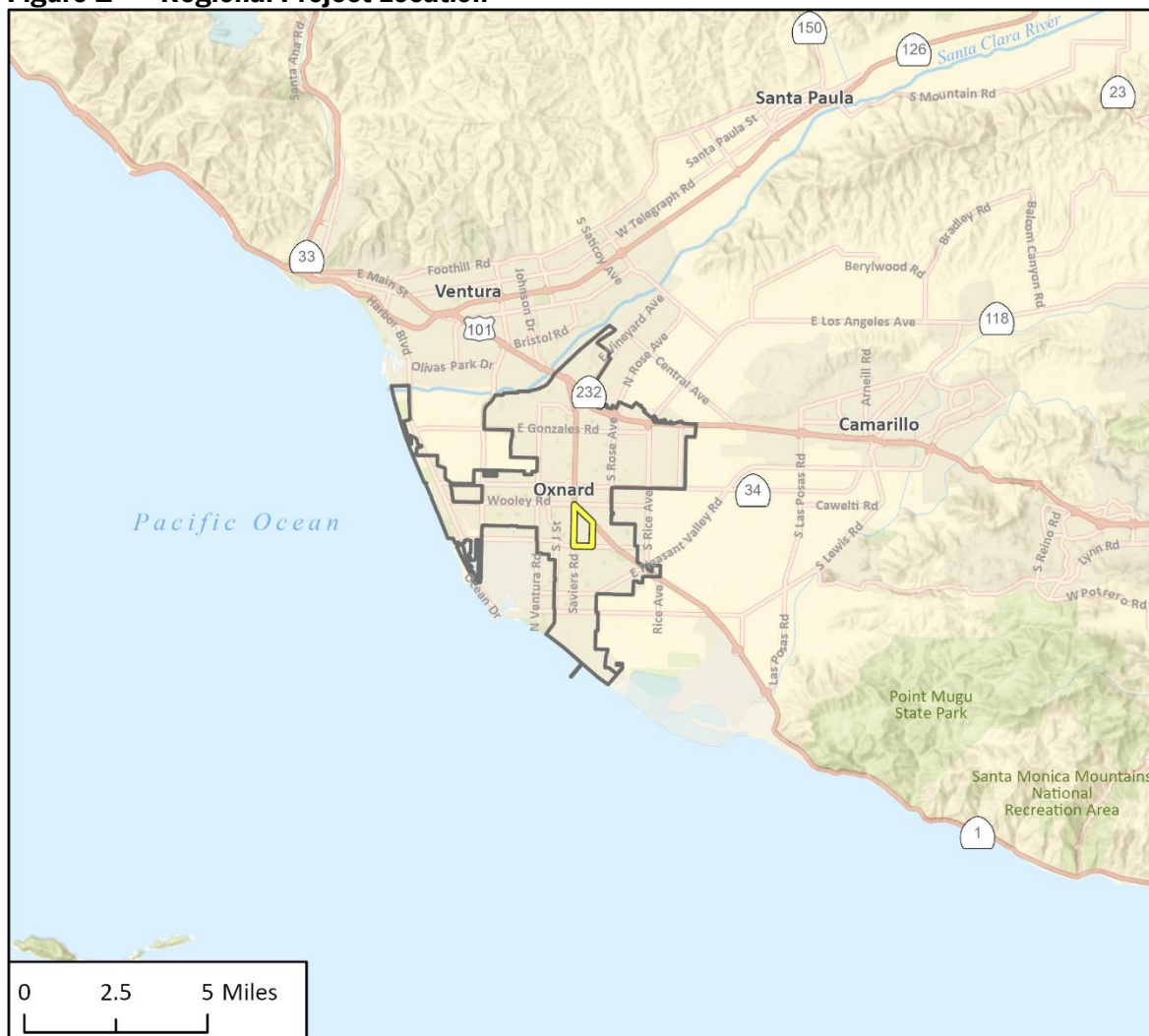
Project Description

The proposed project involves resurfacing of the existing streets and improved pedestrian accessibility within targeted rights-of-way in Cal Gisler. To address present wear and tear on select streets and sidewalks, the project would include concrete work, asphalt overlay and maintenance work (micro-surfacing and crack seal), and the addition of Americans with Disabilities Act (ADA)-accessible curb ramps. The project would disturb 24,588 square yards, or 221,292 square feet, of street and sidewalk areas and extend to a maximum depth of 24 inches below the ground surface. Project construction work would not disturb the existing railroad tracks that run parallel to the eastern boundary of Cal Gisler.

Construction

Construction would occur between February 2026 and October 2026 over the course of approximately eight months. Construction work would occur Monday through Friday, from approximately 7:00 a.m. to 4:00 p.m. Construction work may also occasionally occur on Saturdays from approximately 7:00 a.m. to 4:00 p.m. Construction is not expected to occur during weekday or Saturday nighttime hours or Sundays. The maximum depth of excavation for street resurfacing would be approximately 24 inches below the ground surface. Project grading would result in approximately 182 cubic yards of soil export and 33 tons of demolition debris all removed from the project area using haul trucks with a hauling capacity of 16 cubic yards. No grading or other ground disturbance of the adjacent private properties would occur.

Figure 1 Regional Project Location



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25-18007 EPS
 Fig 1 Regional Location

-  Project Location
-  City of Oxnard

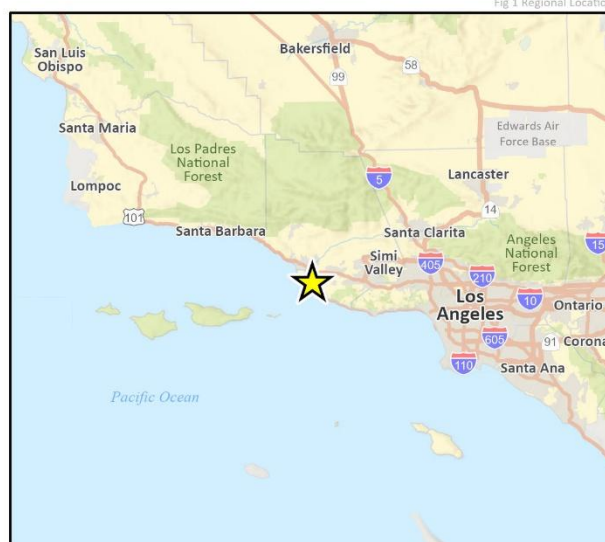
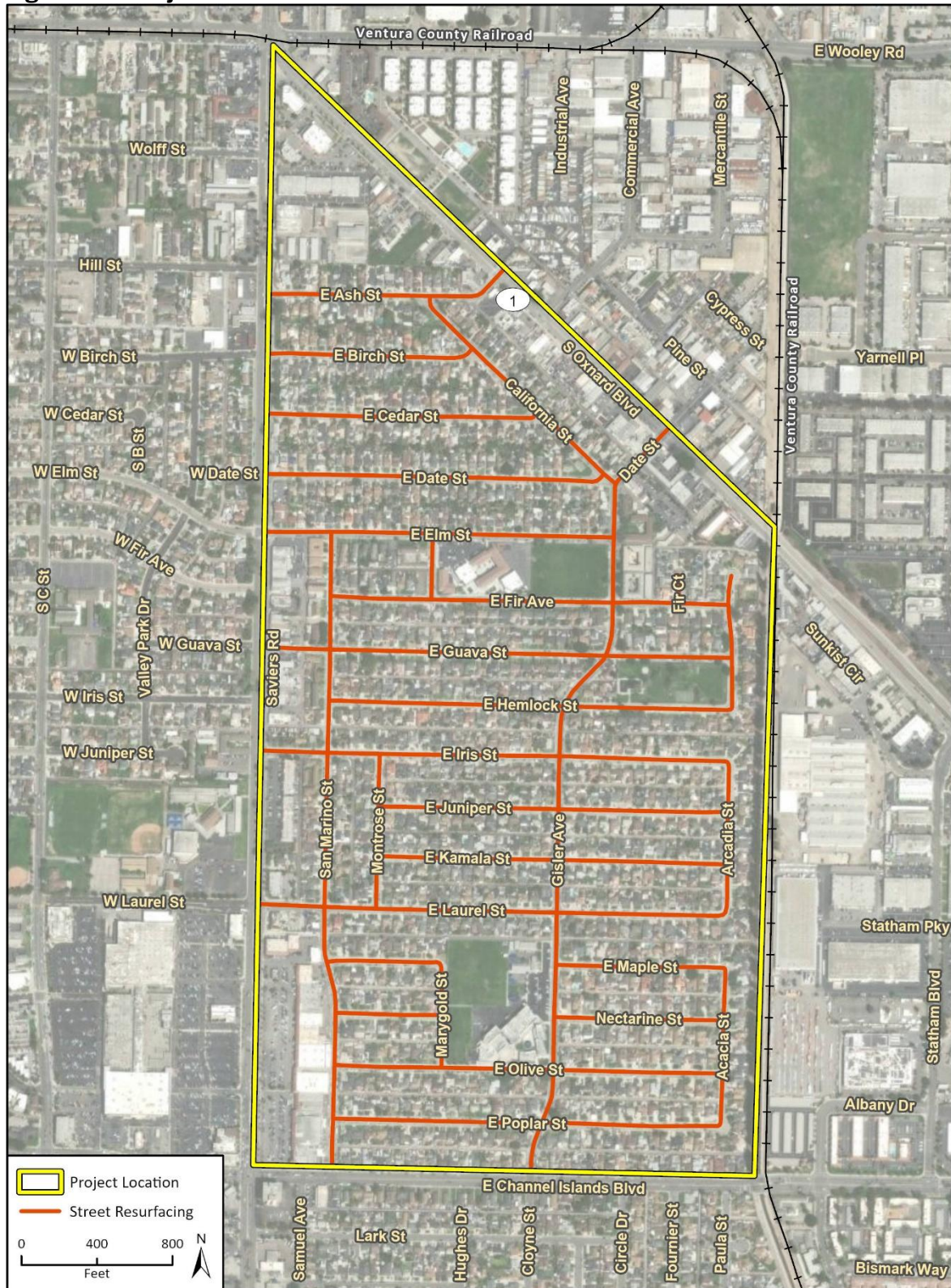


Figure 2 Project Site Location





Construction equipment would include excavators, asphalt pavers, rollers, graders, and loaders. Construction staging would be located approximately 1.2 miles north of Cal Gisler in the La Colonia neighborhood, specifically within the underdeveloped area north of East 1st Street between East Nadar Street to the west and North Rose Avenue to the east. Construction workers would either park within this staging area or adjacent to active street resurfacing and pedestrian improvements work.

Construction would comply with the Ventura County Air Pollution Control District Rule 55 for fugitive dust and would include the watering of unearthed soils to prevent dust. Other best management practices would include the implementation of straw wattles at catch basin/storm drain entrances for soil erosion and runoff control.

Operations and Maintenance

Following construction completion, operation and maintenance activities for the resurfaced streets and improved sidewalks (e.g., ADA-accessible curb ramps) would be comparable to existing conditions, including regularly scheduled street cleaning, and would not require the hiring of new maintenance workers. The project is not intended to accommodate additional demand, rather it is intended to resurface existing streets and improve pedestrian accessibility.

Project Design Features

The following Project Design Features (PDFs) are included as part of the project to comply with existing regulatory and legal requirements and conform with best practices and professional protocol. The following PDFs facilitate compliance with applicable legal and regulatory environmental requirements under policies ER-11.4 (Historic Preservation) and ER-11.6 (Identification of Archaeological Resources) of the City of Oxnard 2030 General Plan (Oxnard 2022)¹, CCR Section 15126.4(b)(3)(C), and 36 Code of Federal Regulations Part 800.13 (Section 106).

PDF CR-1 Construction Equipment

Paving activities that take place within 25 feet of offsite buildings or structures over 45 years of age shall use a static or pneumatic roller instead of a vibratory roller and grading/earthmoving activities located within 15 feet of off-site buildings or structures over 45 years of age shall use off-road equipment limited to 100 horsepower (HP) or less.

PDF CR-2 Inadvertent Discovery of Archaeological Resources

In the event that archaeological resources are inadvertently encountered during ground-disturbing activities that have not been previously identified, work in a 50-foot radius of the find shall be halted and redirected, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 2020)² (Qualified Archaeologist) or other designated archaeologist working under the direction of the Qualified Archaeologist shall provide recommendations regarding the resource's potential significance and potential treatment in coordination with the City. If the Qualified Archaeologist determines the resource to be indigenous in origin, then a Native American representative shall also be contacted to participate in the evaluation

¹ Oxnard, City of. 2022. 2030 General Plan. <https://www.oxnard.gov/wp-content/uploads/Oxnard-2030-General-Plan-Amend-12.2022-SMc.pdf>. (accessed October 2025).

² National Park Service. 2020. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation - Identification Guidelines. Department of the Interior. <https://www.nps.gov/articles/sec-stds-identification-guidelines.htm>. (accessed October 2025).



of the resource. If the Qualified Archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for California Register of Historical Resources (CRHR) eligibility or as a unique archaeological resource shall be completed. If the resource proves to be eligible for the CRHR or as a unique archaeological resource, avoidance shall be the preferred manner of mitigating impacts to the resource. If avoidance through project re-design is determined to be infeasible, the Qualified Archaeologist shall prepare a data recovery and treatment plan tailored to the characteristics of the resource from which it derives its significance, pursuant to the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery and treatment plan shall identify data recovery excavation methods to recover scientifically consequential information, interpretation/education, measurable objectives, and data thresholds to reduce any significant impacts related to the resource. The City's project manager or their designee shall review and approve the data recovery and treatment plan and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, pursuant to CCR Guidelines Section 15126.4(b)(3)(C).

Exemption Analysis

Suitability of Use of a Categorical Exemption

The project qualifies for a Categorical Exemption (CE) under CEQA. Public Resources Code Section 21084 requires the *CEQA Guidelines* to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from CEQA (see Article 19, Sections 15301 through 15333 of the *CEQA Guidelines* for a full list of classes). These classes of projects under CEQA fall into several distinct categories. Class 1 (Existing Facilities) applies to the project, described further as follows.

Section 15301 – Existing Facilities

Section 15301 of the *CEQA Guidelines* states a Class 1 CE applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The project involves the resurfacing of existing streets and sidewalk improvements for pedestrian accessibility, including concrete work, asphalt overlay, and maintenance work (micro-surfacing and crack seal), striping, signage, and the addition of ADA-accessible curb ramps. The project would also repair existing storm drains adjacent to the street resurfacing and pedestrian improvements. The project does not entail an expansion of existing street and sidewalk facilities or change the fundamental use of these facilities. The resurfaced streets and improved sidewalks would continue to serve the same purpose and capacity as the existing streets and sidewalks. The project would not involve an expansion of the streets and sidewalks and, because none of the exceptions for the use of a CE apply per the following discussion, *Discussion of CEQA Guidelines 15300.2 Exceptions*, the project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the *CEQA Guidelines*.

Discussion of CEQA Guidelines 15300.2 Exceptions

Projects that are consistent with the categorical exemptions identified in *CEQA Guidelines* Sections 15301 through 15333 are not automatically exempt from CEQA review. Section 15300.2 (Exceptions) of the *CEQA Guidelines* outlines the cases in which projects that would normally be exempt from CEQA review would not be exempt. These exceptions are as follows:



- a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following sections address each one of the potential exceptions and demonstrate that none apply to the proposed project.

15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

The use of a Class 3, 4, 5, 6, or 11 exemption is not proposed for the project. Therefore, this exception does not apply to the project.

15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project would involve the resurfacing of existing streets and sidewalk improvements for pedestrian accessibility (e.g., addition of ADA-accessible curb ramps). There are no other successive projects of the same type or scale planned for the project site or adjacent sites that, with the project, would result in a significant cumulative impact in combination with the project. In addition, due to the temporary and short-term nature of project construction, construction of the proposed project would not contribute to a significant cumulative impact. Moreover, operation and maintenance activities for the resurfaced streets and improved sidewalks would be comparable to existing conditions, including regularly scheduled street cleaning. As such, the project would not result in a significant cumulative impact during construction. Therefore, this exception to a CE does not apply to the project.

15300.2(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project site is located within the paved rights-of-way that are generally level and surrounded by existing residential, commercial, and institutional development. Ground disturbance at the project site would be concentrated within the targeted streets and sidewalks. The circumstances of the project are not considered unusual because: (1) the project is located in the same footprint as existing streets and sidewalks and would occur within these paved rights-of-way; (2) resurfacing of existing streets and sidewalk improvements for pedestrian accessibility are typical activities associated with public infrastructure maintenance as infrastructure ages; (3) construction activities would be typical of those associated street and sidewalk improvements; and (4) the project would not result in any operational changes. In addition, as mentioned in *Project Description* project construction would occur on weekdays (and occasionally Saturdays) between 7:00 a.m. and 4:00 p.m., which falls during the city's established hours for exempt construction noise (i.e., weekdays and Saturdays between 7:00 a.m. and 6:00 p.m. per the City's Municipal Code Section 7-188). The project would not have a reasonable possibility of resulting in significant effects on the environment due to unusual circumstances. Therefore, this exception to a CE does not apply to the project.

15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is not near an officially designated State scenic highway. The nearest officially designated State scenic highway is State Route 33, located approximately 21 miles northwest of the project site in Ojala, an unincorporated community in Ventura County. At this distance, this portion of the highway is not visible from the project site. In addition, the nearest highway eligible for State scenic designation is a portion of State Route 1 located immediately north of the project site, on Oxnard Boulevard (California Department of Transportation 2025)³. However, because the project consists of the resurfacing of existing streets and sidewalk improvements for pedestrian accessibility, with no changes to the operation of the existing streets and sidewalks, no impacts to scenic resources would occur. Therefore, this exception to a CE does not apply to the proposed project.

15300.2(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The Cal Gisler neighborhood includes multiple inactive hazardous waste sites (Department of Toxic Substances Control 2026)⁴ (State Water Resources Control Board 2026)⁵. These include the following

³ California Department of Transportation. 2025. California State Scenic Highway System Map. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca> a. (accessed October 2025).

⁴ California Department of Toxic Substances Control. 2026. EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/>. (accessed January 2026).

⁵ California State Water Resources Control Board. 2026. GeoTracker. <https://geotracker.waterboards.ca.gov/>. (accessed January 2026).



closed cases located within the project boundary:

- **Lunsford Mazda** – Case Closed in 1996; contaminants: gasoline
- **Viking Freight** – Case Closed in 1986; contaminants: diesel
- **Torrance Living Trust** – Case Closed in 1992; contaminants: waste oil
- **UnoCal** – Case Closed in 1991; contaminants: gasoline

In addition to all sites being listed as completed and closed (i.e., indicating that remediation has been conducted and no further action is required), none of these sites are located within the public rights-of-way where the proposed street resurfacing work would occur under the proposed project. The project activities are limited to roadway and pedestrian improvements within existing public infrastructure and would not disturb any properties associated (or previously associated) with hazardous materials. As such, no activities under the proposed project would occur on any identified hazardous waste site. The project is not located on, and would not be affected by, any site included on a list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to a CE does not apply to the project.

15300.2(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis is based on the Cultural Resources Technical Report prepared by Rincon dated December 2025 and included in Appendix A to this CE.

The project as currently proposed does not involve the demolition of any buildings that are over 45 years of age. While the project site is surrounded by many historic-period properties, the nature of the existing setting and proposed project are such that the project's implementation would not alter the character or setting of any properties in the vicinity of the Area of Potential Effect (APE) (i.e., comprised of the rights-of-way within which project work would occur and the parcel that would be used as a lay down yard for the project). In addition, the project would also include PDF CR-1, which would limit the use of vibratory rollers and grading/earthmoving equipment in the immediate vicinity of offsite structures over 45 years of age such that no vibration-related adverse changes to properties in the vicinity of the APE would occur. PDF CR-1 would facilitate compliance with Policy ER-11.4 (Historic Preservation) of the City of Oxnard 2030 General Plan (Oxnard 2022), which requires that public and private efforts preserve the use of historic structures and sites. Furthermore, the Cultural Resources Technical Report did not identify any archaeological resources or archaeological deposits in the APE and has identified the APE as having low archaeological sensitivity. Although no impacts to archaeological resources are anticipated due to low sensitivity for such resources, the project would include PDF CR-2 for unanticipated discoveries during construction. PDF CR-2 would facilitate compliance with Policy ER- ER-11.6 (Identification of Archaeological Resources) of the City of Oxnard 2030 General Plan (Oxnard 2022), which requires the suspension of grading and construction work on the project site until the significance of the features can be determined by a qualified archaeologist, as well as compliance with CCR Guidelines Section 15126.4(b)(3)(C) and 36 Code of Federal Regulations Part 800.13 (Section 106).

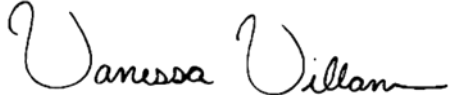
Therefore, the project would not result in an adverse change in the significance of a historical resource pursuant CEQA and this exception to a CE does not apply to the project.



Determination

Based on this analysis, the proposed project meets the qualifications of the Class 1 CE pursuant to Section 15301 (Existing Facilities) of the *CEQA Guidelines* and is exempt from CEQA pursuant to *CEQA Guidelines* Article 19.

Sincerely,
Rincon Consultants, Inc.


Vanessa Villanueva
Senior Environmental Planner


Danielle Griffith
Principal

Attachments

Attachment 1 Cultural Resources Technical Report



Cal Gisler Neighborhood Street Resurfacing Project

Cultural Resources Technical Report

prepared for

City of Oxnard

Public Works Department

305 West Third Street

East Wing, 2nd Floor

Contact: Tamara Flynn, Project Manager

prepared by

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Ventura, California, 90003

December 2025

Please cite this report as follows:

Kry, Linda, Rachel Perzel, Ashley Losco, and Christopher A. Duran

2025. *Cultural Resources Technical Report for the Cal Gisler Neighborhood Street Resurfacing Project, City of Oxnard, Ventura County, California*. Rincon Consultants Project No. 25-18007.

Report on file at the Southern California Coastal and Central Information Center, California State University, Fullerton, California.

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Executive Summary

The City of Oxnard Public Works Division (City) retained Rincon Consultants, Inc. (Rincon) to conduct a cultural resources assessment in support of a Categorical Exclusion subject to 58.5 (CEST) under the National Environmental Policy Act (NEPA), and a Class 1 Categorical Exemption (CE) pursuant to the California Environmental Quality Act (CEQA) for the proposed Cal Gisler Neighborhood Street Resurfacing Project (project). The City is seeking federal funding for the project that must be approved by the U.S. Department of Housing and Urban Development (HUD). Therefore, according to 36 Code of Federal Regulations (CFR) Part 800.16(y), the project is considered a federal undertaking (undertaking) and subject to Section 106 of the National Historic Preservation Act (Section 106). The HUD is serving as the lead federal agency for the purposes of Section 106, with the City acting as the project's Responsible Entity (RE) and the CEQA lead agency. The proposed undertaking involves resurfacing existing streets and the addition of Americans with Disabilities Act (ADA) compliant curb ramps within targeted rights-of-way in the Cal Gisler neighborhood in Oxnard, California. No grading or other ground disturbance would occur on the adjacent private properties or the removal or demolition of any existing buildings or structures.

This technical report was prepared to support compliance with Section 106 and CEQA. This report includes delineation of an Area of Potential Effects (APE) and the methods and results of a California Historical Resources Information System (CHRIS) records search through the South Central Coastal Information Center; Native American Heritage Commission's Sacred Lands File search; local historical group outreach; review of historical maps and aerial imagery; background research, desktop geoarchaeological review, and archaeological sensitivity analysis; pedestrian survey; and management recommendations. The purpose of this assessment is to identify all cultural resources/historic properties within the APE for the undertaking and to determine whether the undertaking would result in an adverse effect to an historic property under Section 106 or substantial adverse change in the significance of a historical and unique archaeological resources pursuant to CEQA.

The APE is primarily comprised of developed with paved roadways within the city of Oxnard's Cal Gisler neighborhood. The APE includes a parcel that would be used as a staging area for the undertaking (Ventura County Assessor's Parcel Number [APN] 201010004). The staging area for the undertaking is located to the north, outside of the Cal Gisler neighborhood and was previously assessed and surveyed in 2024 as part of the La Colonia Neighborhood Street Resurfacing Project (Rincon 2024). The staging area was noted as being located on a highly disturbed property on which buildings have recently been demolished. No built environment resources or historic properties were identified in the APE. However, the vicinity of the APE is comprised of a variety of development, including those that date to the historic period. Therefore, to avoid potential impacts/effects to historic period built environment resources, resulting from construction-related vibration, paving activities that take place within 25 feet of off-site buildings or structures over 45 years of age will use a static or pneumatic roller construction equipment rather than a vibratory roller. Additionally, grading/earthmoving activities located within 15 feet of off-site buildings or structures over 45 years of age will employ off-road equipment limited to 100 horsepower (HP) or less, to further reduce potential impacts to historic age buildings from vibration.

No prehistoric or historic-period archaeological resources were identified within the APE as a result of the CHRIS records search, Native American Heritage Commission Sacred Lands File search, or pedestrian survey. In addition, the geoarchaeological review concluded that the APE is considered

to have a low potential to support the presence of intact subsurface archaeological resources to the proposed maximum depths of disturbance (2 feet) during project-related ground disturbance.

Based on the information summarized above, Rincon recommends a finding of ***no historic properties affected*** for the undertaking under Section 106. In the event of a post review discovery during ground disturbance associated with the undertaking, the procedures under 36 CFR Part 800.13 should be followed by the lead federal agency. Under CEQA, Rincon recommends a finding of ***no impact to historical and archaeological resources***. Standard best management practices are recommended in the unlikely event of an unanticipated archaeological discovery during construction. The inadvertent discovery of human remains would be treated consistent with existing State and local regulations, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e).

1 Introduction

The City of Oxnard Public Works Division (City) retained Rincon Consultants, Inc. (Rincon) to conduct a cultural resources assessment for the Cal Gisler Neighborhood Street Resurfacing Project (project), located in the Cal-Gisler neighborhood of Oxnard, Ventura County, California. The City is seeking federal funding for the project that must be approved by the United States Department of Housing and Urban Development (HUD). Therefore, according to 36 Code of Federal Regulations (CFR) Part 800.16(y), the project is considered a federal undertaking (undertaking) and subject to Section 106 of the National Historic Preservation Act (NHPA) (Section 106). The project is additionally subject to environmental review under the California Environmental Quality Act (CEQA).

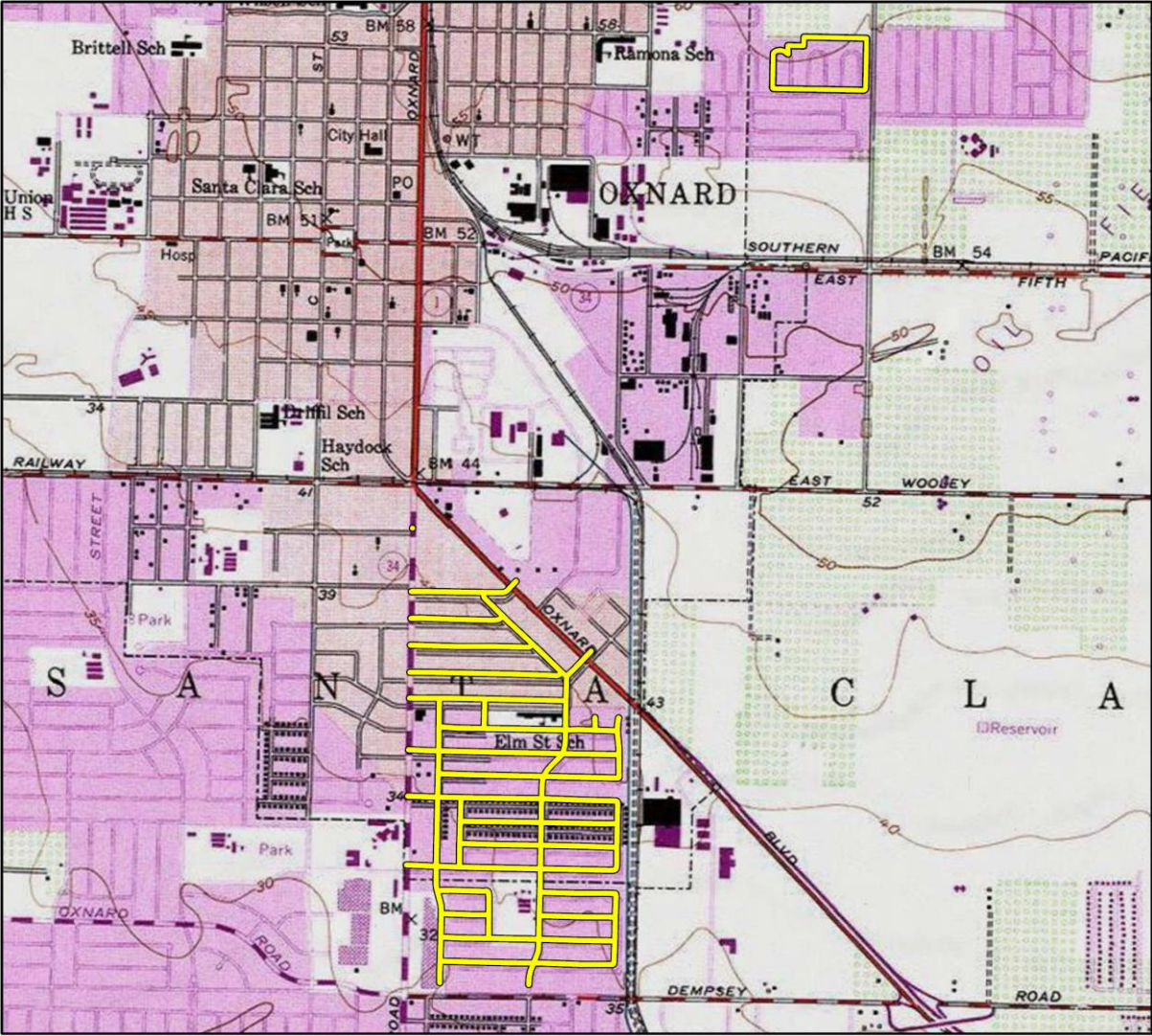
This report includes the results of a California Historical Resources Information System (CHRIS) records search through the South Central Coastal Information Center (SCCIC); a search of the Native American Heritage Commission's (NAHC) Sacred Lands File (SLF); a review of historical maps and aerial imagery; background research, including a geoarchaeological review, and an in-depth review of archival, academic, and ethnographic information; an archaeological sensitivity analysis; pedestrian survey; and management recommendations.

This cultural resources technical report was prepared and completed in accordance with the requirements of Section 106 and CEQA. The HUD is serving as the lead federal agency for the purposes of Section 106, with the City acting as the project's Responsible Entity (RE) and the CEQA lead agency.

1.1 Location and Description of the Undertaking

The proposed undertaking is situated in Township 1N, Range 22W, Sections 10 and 15 of the United States Geological Survey 2019 *Oxnard* 7.5-minute quadrangle (Figure 1). Specifically, the project site encompasses portions of the following paved and developed rights-of-way (ROW) within the Cal Gisler neighborhood: East Ash Street, East Birch Street, East Cedar Street, East Date Street, California Street, East Elm Street, East Fir Street, East Guava Street, East Hemlock Street, East Iris Street, East Juniper Street, East Kamala Street, East Laurel Street, East Olive Street, East Poplar Street, East Maple Street, Nectarine Street, San Marino Street, Montrose Street, Gisler Avenue, Arcadia Street, and Acacia Street. The undertaking includes one parcel outside of the Cal Gisler neighborhood, north of North Rose Avenue and west of East 1st Street, that would be used as a staging area (Ventura County Assessor's Parcel Number 201010004). While available aerial imagery depicts this parcel as developed, all development on the parcel was removed, and the site was cleared circa 2023. The proposed undertaking would not disturb the existing Ventura County Railroad tracks that run along the eastern boundary of the Cal Gisler neighborhood. The Cal Gisler neighborhood is surrounded by other City neighborhoods, including Five Points Northeast to the north, Lemonwood Eastmont to the east, Blackstock South and College Estates to the south, and Bartolo Square to the west.

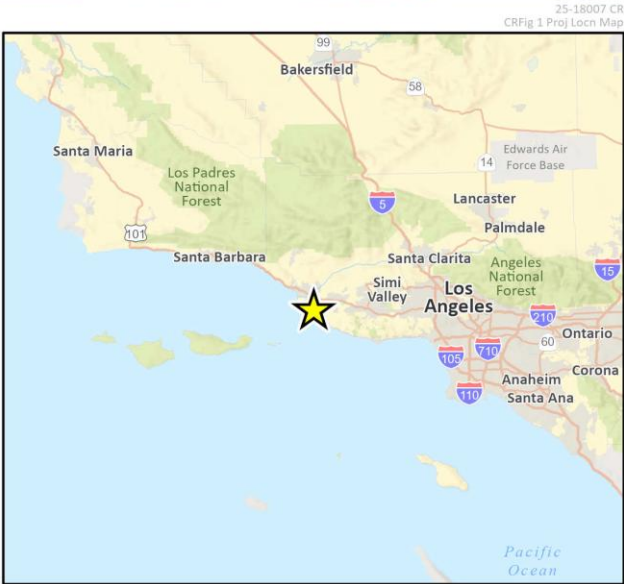
Figure 1 Regional Location



Basemap provided by National Geographic Society, Esri and their licensors © 2025. Oxnard Quadrangle. T01N R22 S02, 10, 15. 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.

 Area of Potential Effects

0 1,000 2,000 Feet



The proposed undertaking involves resurfacing of the existing streets and improved pedestrian accessibility within targeted rights-of-way in the Cal Gisler neighborhood. To address present wear and tear on select streets and sidewalks, the undertaking would include concrete work, asphalt overlay, and maintenance work (micro-surfacing and crack seal), and the addition of Americans with Disabilities Act (ADA)-accessible curb ramps. The maximum anticipated depth of excavation associated with the street resurfacing work is 24 inches. No grading or other ground disturbance of the adjacent private properties would occur. Additionally, the proposed undertaking does not involve the removal or demolition of any existing buildings or structures.

To avoid potential effects/impacts resulting from construction-related vibration, paving activities that take place within 25 feet of off-site buildings or structures over 45 years of age will employ the use a static or pneumatic roller instead of a vibratory roller. Additionally, grading/earthmoving activities located within 15 feet of off-site buildings or structures over 45 years of age will use off-road equipment limited to 100 horsepower (HP) or less.

1.2 Area of Potential Effects

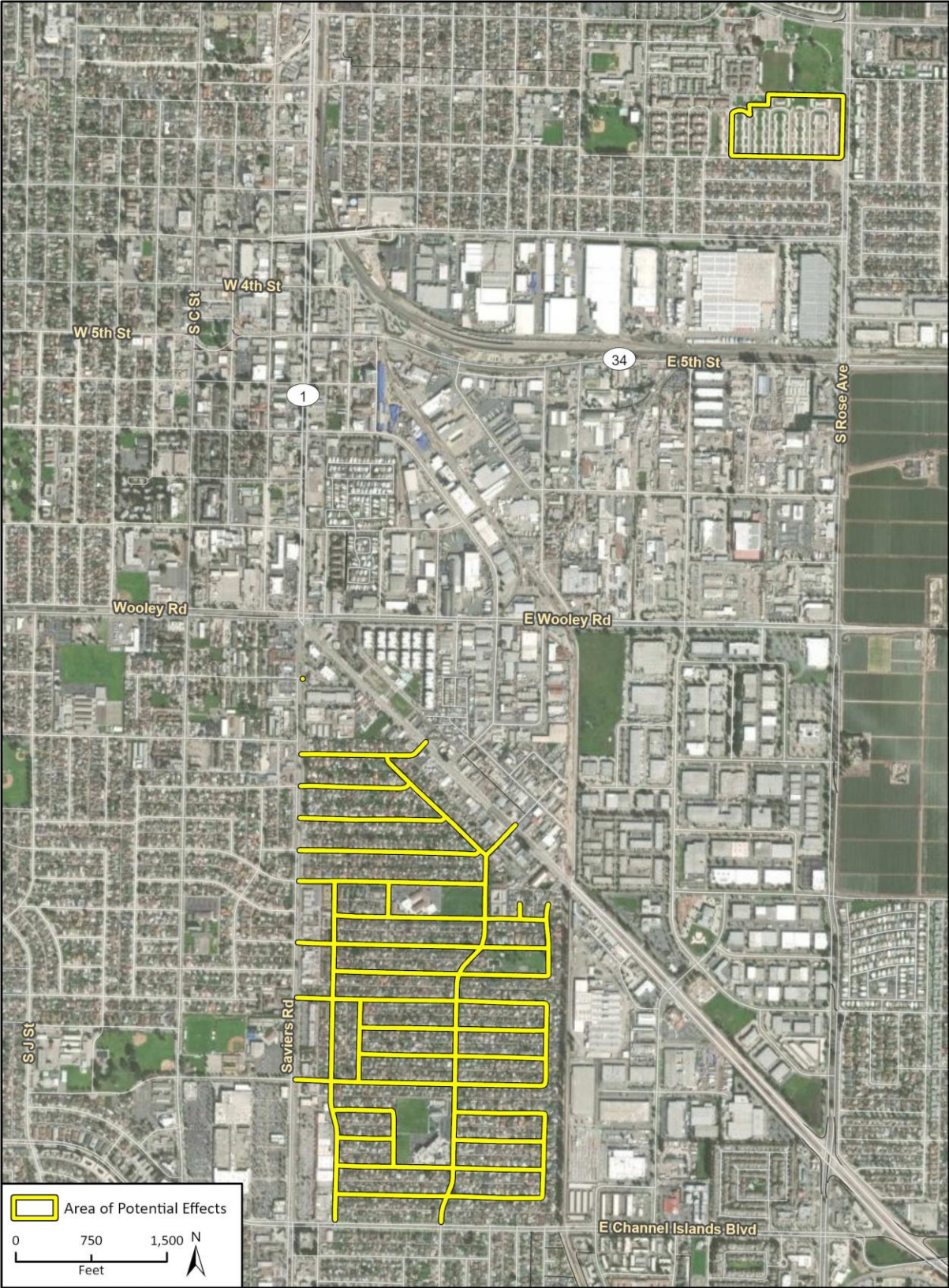
The Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties. Determination of the APE is influenced by the project's setting, the scale and nature of the undertaking, and the different kinds of effects that may result from the undertaking (36 CFR 800.16[d]). The APE was developed by Rincon to identify resources in the area that have potential for historic significance, that should be evaluated for eligibility for the National Register of Historic Places (NRHP), and that may be directly or indirectly affected by the undertaking, pursuant to 36 CFR 800.16(d).

The APE is composed of the public ROW within which project work would occur and includes a parcel that would be used as a staging area for the undertaking (Ventura County APN 201010004). The staging area was previously assessed and surveyed in 2024 as part of the La Colonia Neighborhood Street Resurfacing Project (Rincon 2024), located north of the current proposed undertaking. While available aerial imagery depicts this parcel as developed, all development on the parcel was removed, and the site was cleared circa 2023.

The proposed undertaking would consist of regular maintenance, primarily street resurfacing, and small-scale construction (curb ramp removal and replacement) within existing paved public ROW in the Cal Gisler neighborhood. No grading or other ground disturbance of the adjacent private properties or the removal or demolition of any existing buildings or structures would occur. The undertaking as proposed would therefore not alter the character or setting of any of the properties in the vicinity of the APE. Additionally, the proposed undertaking would limit the use of vibratory rollers and grading/earthmoving in the immediate vicinity of all properties over 45 years of age such that no vibration related effects to properties in the vicinity of the APE would occur. Due to the character of the area surrounding the APE and the nature of the proposed undertaking, the horizontal APE is limited to the project footprint.

The APE must be considered as a three-dimensional space that includes any ground disturbance associated with construction. The maximum depth of disturbance associated with the undertaking is 24 inches for street resurfacing work and the maximum height of the undertaking is five inches for curb ramps. Therefore, the vertical APE extends from 24 inches below to five inches above grade (Figure 2).

Figure 2 Area of Potential Effects Map



1.3 Personnel

Rincon Senior Cultural Resources Manager, Linda Kry, BA, Registered Archaeologist, provided management oversight, is a contributing author, and provided management recommendations for cultural resources. Senior Architectural Historian, Rachel Perzel, MA, provided management oversight with regard to built environment resources and is a contributing author. Archaeologist, Andrea Ogaz, MA, Registered Professional Archaeologist (RPA), conducted the cultural resources records search. Architectural Historian, Ashley Losco, MSHP, conducted local interested party outreach and is a contributing author. Archaeologist, Catalina Niessen, performed the cultural resources field survey. Geographic Information Systems Specialist, Abby Robles, prepared the figures presented in this report. Cultural Resources Principal, Christopher Duran, MA, RPA, served as Principal Investigator and reviewed this report for technical and regulatory quality. Ms. Kry, Ms. Perzel, Ms. Ogaz, Ms. Losco, and Mr. Duran all meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields (National Park Service [NPS] 2020a).

2 Regulatory Setting

This section includes a discussion of the applicable federal, state, and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the Undertaking.

2.1 Federal Regulations

2.1.1 National Historic Preservation Act

Projects that involve federal funding or permitting (i.e., have a federal nexus) must comply with the provisions of the NHPA of 1966, as amended (16 United States Code 470f). The NHPA of 1966 established a federal program for the preservation of historic properties, including built environment, archaeological, and traditional cultural resources. Towards this end, the NHPA establishes both institutions and defined processes to direct federal agencies and support state and local governments in their historic preservation programs and activities. These institutions and processes include the Advisory Council on Historic Preservation, State Historic Preservation Officers, the NRHP, and the Section 106 review process.

2.1.2 National Register of Historic Places

Authorized by Section 101 of the NHPA, the NRHP is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The NPS recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several of these seven qualities—if not all—defined in the following manner:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property

- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The NPS states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluated significance (NPS 1997: 41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

2.2 State

California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires that lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the NRHP are automatically listed in the CRHR and are, therefore, historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a "unique archaeological resource" as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: 1) it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information, 2) has a special and particular quality such as being the oldest of its type or the best available example of its type, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (*CEQA Guidelines* Section 15064.5[c][4]). *CEQA Guidelines* Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). *Material impairment* is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (*CEQA Guidelines* Section 15064.5[b][2][A]).

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

Section 15126.4 of the *CEQA Guidelines* stipulates an environmental impact report shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of a project. Generally, a project which is found to comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) is considered to be mitigated below a level of significance (*CEQA Guidelines* Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (*CEQA Guidelines* Section 15126.4[b][3]).

California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (PRC 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (PRC 5024.1(b)). Unlike the NRHP, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation [OHP] 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (OHP 2006). Generally, the OHP recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (OHP 1995: 2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history

California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains until the County Coroner has determined if the remains are subject to the Coroner's authority. If the human remains are of Native American origin, the Coroner must notify the NAHC within 24 hours of this identification.

California Public Resources Code Section 5097.98

Section 5097.98 of the PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

2.3 Local

Ventura County Heritage Ordinance

In 1991, the Oxnard City Council adopted Resolution No. 10,135 requesting the Ventura County Cultural Heritage Board to serve as the City of Oxnard Cultural Heritage Board with the same power and duties provided in the County of Ventura Cultural Heritage Ordinance 4604. The ordinance authorizes the Ventura County Cultural Heritage Board to designate local sites of Cultural Heritage significance, as approved by the Board of Supervisors, by the procedures outlined in the ordinance (County of Ventura 2022). An eligible Cultural Heritage Site may become designated as a landmark, site of merit, point of interest, or district if it satisfies the requirements set forth below (Ordinance No. 4225 [2000], Section 1365-5 Definition and Designation Criteria for Cultural Heritage Sites and No. 4604).

Landmark: Satisfy one or more of the below criteria of significance, in addition to retaining sufficient integrity. In evaluating integrity, the authenticity of the resource's physical identity shall be established by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of significance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association, consistent with applicable NRHP Bulletins for evaluating historic properties.:

1. It is associated with events that have made a significant contribution to the broad patterns of Ventura County history;
2. It is associated with the lives of significant persons in Ventura County's past;
3. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
4. It has yielded, or may be likely to yield, information important in history or prehistory;

Site of Merit: Satisfy all of the following criteria:

1. Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.
3. Retain sufficient integrity as described in Sec. 1367(a).

Points of Interest: Satisfy one of the following criteria:

1. That is the site of a building, structure, or object that no longer exists, but was associated with historic events, important persons, or embodied a distinctive character or architectural style; or
2. That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or
3. That the site of a historic event which has no distinguishable characteristics other than that of a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

District: Meets the criteria below:

1. Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
2. Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
3. Has at least one of the criteria for significance of Section 1365-5.a.1-5. (Landmarks)
4. Complies with the criteria for integrity contained in Section 1365-5.a.6. (Landmark Integrity)

Additional Designation Standards: Section 1365-6 of the Ventura County Cultural Heritage Ordinance outlines additional designation standards, which, in addition to meeting the criteria for Section 1365-5 et seq, must be met before a site becomes a designated Cultural Heritage Site:

1. It shall have historic, aesthetic, or special character or interest for the general public, and not be limited in interest to a special group of persons;
2. Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
3. Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this Article.

3 Natural and Cultural Setting

This section provides background information pertaining to the natural and cultural context of the APE. It places the APE in the broader natural environment that has sustained populations throughout history. This section also provides an overview of regional indigenous history, local ethnography, and post-contact history. This background information describes the distribution and type of cultural resources documented near the APE to inform the cultural resources sensitivity assessment and the context within which resources have been evaluated.

3.1 Natural Setting

The APE lies within the city of Oxnard, with elevation ranging between 27 to 44 feet above mean sea level (Google 2025). The nearest water source is the Santa Clara River, located over 3.5 miles northwest of the APE. The Pacific Ocean and the Revolon Slough are located approximately 3.5 miles to the west and east of the APE, respectively. There are no substantial topographical features in the APE. None of the surrounding area retains its natural setting, with the APE located in a fully developed area consisting of a variety of property types, including residential, commercial, educational, religious, and a recreational park. Vegetation in the vicinity of the APE consists of ornamental street trees, consistent with urban environmental settings and has manicured landscapes.

3.2 Cultural Setting

The cultural setting for the proposed undertaking is presented broadly in three overviews: Prehistoric, Ethnographic, and Historic. The prehistoric and historic overviews describe human occupation before and after European contact, while the ethnographic overview provides a synchronic “snapshot” of traditional Native American culture.

Prehistoric Overview

During the latter half of the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Moratto 1984; Jones and Klar 2007). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984), Wallace’s (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Koerper and Drover 1983; Koerper et al. 2002; Byrd and Raab 2007). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955, 1978) as well as later studies, including Koerper and Drover (1983).

Early Man Horizon (10,000 – 6000 BCE)

Numerous pre-8000 Before Common Era (BCE) sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Moratto 1984; Erlandson 1991; Rick et al. 2001; Johnson et al. 2002; Jones and Klar 2007). The Arlington Springs site on Santa Rosa Island produced

human femurs dated to approximately 13,000 years ago (Johnson et al. 2002; Arnold et al. 2004). On San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Erlandson et al. 1987; Dillon 2002), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 BCE. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

Milling Stone Horizon (6000 – 3000 BCE)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Jones 1996; Byrd and Raab 2007). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. Chopping, scraping, and cutting tools are very common along with ground stone tools such as manos and metates. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone Horizon are the cogged stone and discoidal, most of which have been found within sites dating between 4000 and 1000 BCE (Moratto 1984), though possibly as far back as 5500 BCE (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, though ritualistic or ceremonial uses have been postulated (Eberhart 1961). Similar to cogged stones, discoidal are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidal were often purposefully buried, or “cached.” Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

Intermediate Horizon (3000 BCE – CE 500)

Wallace’s Intermediate Horizon dates from approximately 3000 BCE – Common Era (CE) 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. A noticeable trend towards a greater adaptation to local resources including a broad variety of fish, land mammals, and sea mammals along the coast occurred during the Intermediate Horizon. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. This change in milling stone technology is believed to signal a transition from the processing and consumption of hard seed resources to the increased reliance on acorns (Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the west (Warren 1968:2-3).

Late Prehistoric Horizon (CE 500 – Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon, the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. A greater variety of artifact types was observed during this period and high quality exotic lithic materials were used for small, finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphaltum for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric Horizon sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955). This change in material culture, burial practices, and subsistence focus coincides with the westward migration of Uto-Aztecan language speakers from the Great Basin region to Los Angeles, Orange, and western Riverside counties (Sutton 2008; Potter and White 2009).

3.3 Ethnographic Setting

Ventureño Chumash

The APE lies within the traditional territory of the Native American group known as the Ventureño Chumash, so called after their historic period association with Mission San Buenaventura (Grant 1978a). The Chumash spoke six closely related languages, which have been divided into three branches—Northern Chumash (consisting only of Obispeño), Central Chumash (consisting of Purisimeño, Ineseño, Barbareño, and Ventureño), and Island Chumash (Jones and Klar 2007:80). The Chumashan language currently is considered an isolate stock with a long history in the Santa Barbara region (Mithun 2004:304). Groups neighboring Chumash territory included the Salinan to the north, the Southern Valley Yokuts and Tataviam to the east, and the Gabrielino (Tongva) to the south. Chumash place names in the proposed undertaking's vicinity include *Awhay* (Ojai), *Stuk* (La Jolla Basin), and *Kayiwis* (Calleguas Creek) (Applegate 1974).

Early Spanish accounts describe the Santa Barbara Channel as heavily populated at the time of contact. Estimates of the total Chumash population range from 8,000-10,000 (Kroeber 1925:551) to 18,000-22,000 (Cook and Heizer 1965: 21). *Wene'mu* or *Quelqueme* (Hueneme), has been described as a place where people from the Channel Islands spent the night when they traveled to the mainland to trade (San Buenaventura Research Associates [SBRA] 2005). Coastal Chumash lived in hemispherical dwellings made of tule reed mats, or animal skins in rainy weather. These houses could usually lodge as many as 60 people (Brown 2001). The village of *šukuw*, (or *shuku*), at Rincon Point, was encountered by Gaspar de Portola in 1769. This village had 60 houses and seven canoes, with an estimated population of 300 (Grant 1978b).

The *tomol*, or wooden plank canoe, was an especially important tool for the procurement of marine resources and for maintaining trade networks between Coastal and Island Chumash. Sea mammals were hunted with harpoons, while deep-sea fish were caught using nets, hooks, and lines. Shellfish

were gathered from beach sands using digging sticks, and mussels and abalone were pried from rocks using wood or bone wedges.

The acorn was an especially important resource. Acorn procurement and processing involved the manufacture of baskets for gathering, winnowing, and cooking and the production of mortars and milling stones for grinding. Bow and arrow, spears, traps, and other various methods were used for hunting (Hudson and Blackburn 1979). The Chumash also manufactured various other utilitarian and non-utilitarian items. Eating utensils, ornaments, fishhooks, harpoons, and other items were made using bone and shell. *Olivella* shell beads were especially important for trade.

Post-Contact Setting

The post-contact history of California is generally divided into three periods: the Spanish period (1769 – 1821), the Mexican period (1821 – 1848), and the American period (1848 – present). Each of these periods is briefly described below, along with an overview of the history of Oxnard.

Post-contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769 – 1821)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. Between 1769 and 1823, 21 missions were erected in Alta California by the Spanish. Mission San Buenaventura, in what is now downtown Ventura, approximately 8.5 miles northwest of the APE, was established in 1782 by Father Junipero Serra. The missions were responsible for administering the local Native Americans as well as converting the population to Christianity (Engelhardt 1927). The influx of European settlers brought the local Native American population in contact with European diseases which they had no immunity against, resulting in a catastrophic reduction in native populations throughout the state (McCawley 1996).

Mexican Period (1821–1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810 – 1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the secularization law of 1833. This act federalized mission lands and enabled Mexican governors in California to distribute them to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846 (Shumway 2007), putting most of the state's lands into private ownership for the first time. Land once owned by the Spanish crown and clergy was distributed to mostly Mexican settlers born in California, also known as "Californios." This class of wealthy

landowners worked large ranches focused on cattle hide and tallow production during this era. By 1846, the area that would become Ventura County had been divided into 19 land grants or ranchos (SBRA 2005). The proposed undertaking is located within the former Rancho el Rio de Santa Clara o la Colonia (Rancho la Colonia).

The Mexican Period for Ventura County and adjacent areas ended in early January 1847. Mexican forces fought combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). American victory in both of these battles confirmed the capture of Los Angeles by American forces (Rolle 2003). On January 10, leaders of the Pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

American Period (1848–Present)

The Mexican Period officially ended in early January 1848 with the signing of the Treaty of Guadalupe Hidalgo, formally concluding the Mexican-American War. Per the treaty, the United States agreed to pay Mexico \$15 million for conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California gained statehood in 1850, and this political shift set in motion a variety of factors that began to erode the rancho system. Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. In addition, the creation of the U.S. Land Commission in 1851 required that property owners prove the validity of their property titles, many of which had been granted relatively informally and without the benefit of formal survey. Ranchers often paid for legal debts with portions—or all—of their ranchos. The large-scale rancho system also suffered greatly from severe drought in the 1860s which decimated the cattle industry upon which southern Californian ranchers depended.

The discovery of gold in northern California in 1848 led to the California Gold Rush, despite the first California gold being previously discovered in Placerita Canyon in 1842 (Guinn 1977; Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to move into the state, particularly after the completion of the transcontinental railroad in 1869. During the same year, Port Hueneme was established at the westernmost edge of the Oxnard Plain and became the largest California port after San Francisco (Scheid 1995). Establishment of the port played a critical role in the development of agriculture on the Oxnard Plain. Ventura County was officially divided from Santa Barbara County two years later on January 1, 1873.

City of Oxnard's History

The city of Oxnard obtained its name from its founder, Henry T. Oxnard, the owner of a sugar beet factory in Chino, California. Mr. Oxnard was invited to Ventura County to teach local farmers how to successfully grow sugar beets prior to the turn of the 20th century. He and his three brothers constructed a beet processing factory, the American Sugar Beet Co. factory, which became operational in 1899, near Oxnard. In 1903, the City of Oxnard was officially incorporated.

The factory attracted many workers to Oxnard, bringing cultural and agricultural diversity to the City. Over time, the factory diversified its crops to include lima beans and grain, ensuring diversity and productivity until its closure in 1959 (*Los Angeles Times* 1991). Growth continued in Oxnard in the first few decades of the 20th century, with the development of general stores, restaurants, and

banks (Oxnard Visitors Bureau 2017). The establishment of Port Hueneme adjacent to Oxnard prior to World War II sparked a population increase in the area and led to expansive suburban development in the war and postwar years. Substantial growth continued into the mid-20th century, with the development of major high-rise commercial buildings, commercial retail and industrial space and the construction of Channel Islands Harbor. Further expansion of residential suburbs has continued, with the city's population more than doubling since the early 1970s. Oxnard is currently the most populated city in Ventura County (Oxnard Public Library 2025).

4 Background Research

This section presents the methods for each task completed during the preparation of this cultural resources technical report.

4.1 Methods

California Historical Resources Information System Records Search

On October 9, 2025, Rincon conducted a search of the CHRIS at the SCCIC, located on the campus of the California State University, Fullerton (Appendix A). The SCCIC is the official state repository for cultural resources records and reports for Ventura County. The purpose of the records search was to identify previously recorded cultural resources, as well as cultural resources studies that have been previously conducted within the APE and a 0.25-mile radius surrounding it to determine whether implementation of the undertaking would have the potential to impact any known and unknown cultural resources.

Rincon also reviewed the following inventories of known cultural resources: NRHP, the CRHR, the California Historical Landmarks list, the California OHP Built Environment Resources Directory (BERD), as well as its predecessor the California State Historic Property Data File, in addition to the California OHP Archaeological Determination of Eligibility (ADOE) list.

Native American Coordination

Sacred Lands File Search

Rincon contacted the NAHC on October 24, 2025, to request a search of the SLF for the APE (see Appendix B).

Tribal Outreach

Under Section 106 and consistent with HUD requirements pursuant to 24 CFR 58, “If a project includes the types of activities that may affect historic properties of religious and cultural significance, the RE must consult with the relevant tribe(s) to identify any such properties in the project’s [APE]” (HUD 2012). Examples of the types of activities requiring tribal consultation that is noted in the guidance, *When to Consult with Tribes under Section 106* (HUD n.d.), include “new sewer lines, utility lines, foundations, footings, grading, access roads.” The HUD Tribal Directory Assessment Tool does not list any federally recognized tribes culturally affiliated with the area in which the APE is located. Additionally, the undertaking does not entail significant ground disturbance, as defined in the guidance. Therefore, tribal outreach was not undertaken as part of this study.

Local Interested Party Outreach

To support compliance with Section 106, Rincon initiated local historical group consultation for the undertaking with the City of Oxnard Planning and Environmental Services and Ventura County Cultural Heritage Board via email on October 30, 2025. The outreach included a letter with a description and map of the undertaking, and a request for any information that they may have

regarding historic properties in the APE. Appendix C provides documentation of Rincon's outreach efforts.

Additional Sources Consulted

Additional sources were consulted in October and November 2025. Research methodology focused on the review of primary and secondary source materials relating to the history and development of the area surrounding the APE. Sources included, but were not limited to historic-era maps, aerial photographs, and written histories of the area. The following is a list of sources reviewed to contextualize previous development and land use within the APE to determine previous ground disturbances, including the depths and nature of those previous disturbances, to help inform on the cultural sensitivity of the APE, in addition to those noted in the References section of this report

A list of repositories consulted to identify pertinent materials is included below.

- Historical topographic maps and aerial photographs accessed via Nationwide Environmental Title Research, Inc. (NETR Online)
- Historical aerial photographs accessed via the University of California Santa Barbara digital aerial photography collections (UCSB)
- Historical topographic maps accessed via United States Geological Society Historical Topographic Map Explorer (USGS)
- Ventura County Assessor's Office
- Sanborn Fire Insurance Company (Sanborn) maps are accessed via the Los Angeles Public Library
- United States Department of Agriculture (USDA)
- California Soil Resource Lab

Field Survey

Rincon Archaeologist, Catalina Niessen, performed the cultural resources field survey of the APE and its vicinity on November 4, 2025. Given the developed nature of the APE, the survey was conducted employing a windshield and opportunistic approach, to confirm the absence of potential built environment resources and to identify areas of exposed ground surface for evidence of visible archaeological resources. As previously mentioned in Section 1.2, *Area of Potential Effects* of this report, the proposed staging area within parcel APN 201010004, was previously surveyed in 2024 as part of another project (Rincon 2024); no cultural materials were identified within the proposed staging area. As such, parcel APN 201010004 was not surveyed for the purpose of this present study.

The built environment survey involved photo-documenting the character of the APE and that of properties in its vicinity. Field notes describing the area's character of the APE and its surroundings were also taken. The archaeological survey focused on areas of exposed ground surfaces, if any were observed, to identify artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), 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 historical debris (e.g., metal, glass, ceramics).

Copies of all field notes, digital photographs, and records related to the survey for current study are saved digitally in Rincon's archives. All field practices met the Secretary of the Interior's standards and guidelines for a cultural resources inventory (NPS 2020b).

5 Findings

5.1 Known Cultural Resources Studies

The CHRIS records search and background research identified 17 cultural resources studies that have been previously prepared within 0.25 mile of the APE (Table 1). None of the studies are mapped overlapping the APE. However, of these 17 studies, three studies (VN-02593, VN-02763, and VN-03102) are mapped in SCCIC records as adjacent to the current APE. Approximately 10 percent of the general Cal Gisler neighborhood has been previously studied. However, the entirety (100 percent) of the APE was not subject to any previous archaeological studies or surveys. A narrative describing these three adjacent studies is provided following Table 1. A bibliography of all 17 studies identified within the 0.25-mile records search radius is provided in Appendix A.

Table 1 Previous Cultural Resource Studies within a 0.25-mile of the APE

Report Number	Author	Year	Title	Relationship to the APE
VN-00381	Whitney-Desautels, Nancy A.	1981	<i>Archaeological Survey Report on the Oxnard Printing Plant/ Project Located in the Oxnard Area of the County of Ventura</i>	Outside
VN-00825	Peak, Melinda and Neal Neuenschwander	1989	<i>Cultural Resource Survey and Clearance Report for the Proposed Oxnard Terminal to Triunfo Pass Earth Station Fiber Optic Communication Route, Ventura and Los Angeles Counties</i>	Outside
VN-02010	W & S Consultants	2001	<i>Phase I Archaeological Survey Report for the Oxnard Island Industrial Park, City of Oxnard, Ventura County, California</i>	Outside
VN-02422	MacFarlane, Heather	2001	<i>Phase I Archaeological Survey: Quality Packaging and Supplies, Assessor Parcel Number 220-0-021-215 (3-acres), Statham Boulevard at Statham Parkway</i>	Outside
VN-02448	Romani, John F. and George A. Toren	2004	<i>Phase I Archaeological Assessment of 1200 Mercantile Street, Oxnard, California</i>	Outside
VN-02504	Arrington, Cindy and Nancy Sikes	2006	<i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II</i>	Outside
VN-02593	Wlodarski, Robert J.	2007	<i>A Phase I Archaeological Study for Proposed Improvements to 2330 Saviers Road, City of Oxnard, County of Ventura, California</i>	Adjacent
VN-02677	Girod, Catherine	2008	<i>Negative Archaeology Survey Report: Phase I Archaeological Investigation for 1871, 1891 Sunkist Circle (APN 220-0-060-185, 220-0-060-195, and 220-0-060-205; Lots 18, 19, and 20 of Tract 1634) City of Oxnard, Ventura County, California</i>	Outside
VN-02763	Wlodarski, Robert J.	2008	<i>A Phase I Archaeological Study for the Proposed Development at 1117-1205 South Oxnard Boulevard and 1200-1202 Saviers Road, City of Oxnard, California</i>	Adjacent
VN-02933	Toren, A. George	2011	<i>Phase I Archaeological Investigation for the City of Oxnard Recycled Water Project New Alignment</i>	Outside
VN-02957	Romani, Gwen	2011	<i>Phase I Archaeological Investigation for the City of Oxnard Recycled Water Project New Alignment, Wooley Road and Rose Avenue.</i>	Outside

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Report Number	Author	Year	Title	Relationship to the APE
VN-02978	Sharpe, Jim and Durio, Lori	2004	<i>Groundwater Recovery Enhancement and Treatment (GREAT) Program, Cultural Resources Inventory Report</i>	Outside
VN-03102	Stewart, Noah	2009	<i>Relinquish State-owned right of way to the City of Oxnard - State Route 1 (VEN1) from Pleasant Valley Road (PM 15.1) to the intersection of VEN 1 and US 101</i>	Adjacent
VN-03141	Loftus, Shannon	2012	<i>Historic Architectural Resource-Inventory and Assessment, AT&T Site SBV125 (48141) SA Tech 2230 Statham Boulevard, Oxnard, Ventura County, California</i>	Outside
VN-03257	Carmack, Shannon and Susan Zamudio-Gurrola	2016	<i>City of Oxnard Historical Resources Assessment of 1250 S. Oxnard Boulevard</i>	Outside
VN-03262	McDaniel, Heather and David Stone	2016	<i>Archaeological Survey Report Gateway Station APN 204-002-026 1250 South Oxnard Boulevard, Oxnard Ventura County, California</i>	Outside
VN-03283	Szromba, Meagan, Shannon Carmack, and Christopher Duran	2016	<i>Fire Station Generator Replacements Project, Cultural Resources Study</i>	Outside

APE = Area of Potential Effects

Source: SCCIC October 2025

VN-02593

In 2007, Robert J. Wlodarski of Historical, Environmental, Archaeological Research Team (H.E.A.R.T.) conducted Study VN-02593 entitled: *A Phase I Archaeological Study for Proposed Improvements to 2330 Saviers Road, City of Oxnard, County of Ventura, California* (Wlodarski 2007). The study reported on the results of a CHRIS records search and reconnaissance pedestrian survey of a previously demolished property to assess impacts for cultural resources. No cultural resources were identified as part of the 2007 study. However, the study recommended retention of an on-call qualified archaeologist to respond to and address inadvertent discoveries and Native American monitoring during initial grading activities due to the sensitivity of the study area.

VN-02763

In 2008, Robert J. Wlodarski of H.E.A.R.T. conducted Study VN-02763 entitled: *A Phase I Archaeological Study for the Proposed Development at 1117-1205 South Oxnard Boulevard and 1200-1202 Saviers Road, City of Oxnard, California* (Wlodarski 2008). The study reported on the results of a CHRIS records search and reconnaissance pedestrian survey of a previously demolished property to assess impacts for cultural resources. No cultural resources were identified as part of the 2008 study. However, the study recommended retention of an on-call qualified archaeologist to respond to and address inadvertent discoveries and Native American monitoring during initial grading activities due to the sensitivity of the study area.

VN-03102

In 2009, Noah Stewart of California Department of Transportation (Caltrans), District 7 conducted Study VN-03102, a historical resources compliance report, entitled: *Relinquish State-Owned Right Of Way to the City Of Oxnard - State Route 1 (VEN 1) From Pleasant Valley Road (PM 15.1) to the Intersection of VEN 1 and US 101* (Stewart 2009). The report includes the results of a CHRIS records search, a review of Caltrans internal files, the NRHP, CRHR, California Historical Landmarks, California Points of Interests, and the Caltrans bridge inventory. Stewart also consulted the City of Oxnard, Development Services Department, Planning Division's 2005 *Downtown Oxnard Historic Resources Survey Report*. No cultural resources or historic properties were identified as part of the 2009 study, resulting in a finding of no impact. No recommendations were provided as part of the study.

5.2 Previously Recorded Cultural Resources

The CHRIS record search results and background research identified three previously recorded built environment resources within a 0.25-mile radius of the APE (Table 2). No previously recorded archaeological or built environment resources were identified within or adjacent to the APE through the SCCIC records. A bibliography of all three built environment resources identified within the 0.25-mile records search radius is provided in Appendix A.

Additionally, Rincon reviewed the NRHP, CRHR, California Historical Landmarks, California Points of Interests, and the Ventura County List of Historic Resources. No previously recorded resources were identified within or adjacent to the APE that are listed in the inventories reviewed.

Table 2 Previously Recorded Cultural Resources within a 0.25-mile of the APE

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to the APE
P-56-153086	—	Building, Structure, Element of district	Murphy Auto Museum	2012 (Shannon L. Loftus)	Recommended not eligible for NRHP listing	Outside APE; in 0.25-mile search radius
P-56-153137	—	Building, Site	Sky View Drive-In Theater	2016 (Susan Zamudio-Gurrola)	Recommended not eligible for NRHP, CRHR, and local listing	Outside APE; in 0.25-mile search radius
P-56-153141	—	Building	Fire Station No. 3	2016 (Barbara Burkhardt)	Recommended not eligible for NRHP, CRHR, and local listing	Outside APE; in 0.25-mile search radius

APE = Area of Potential Effects; NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources

Source: SCCIC Records Search Results conducted October 2025, Appendix A.

Archaeological Determinations of Eligibility Review

A review of the ADOE did not identify any archaeological resources within or adjacent to the APE.

Built Environment Resources Directory Review

A review of the BERD identified five built environment resources that fall along the roadways of the APE; none of these identified built environment resources are within the APE. All five built environment resources identified via the BERD are presented below and also provided in Appendix A:

- 655 East Nectarine; Given a status code of 6Y on 12/05/2006
- East Laurel Street; Given a status code of 6Y on 06/01/2011
- 625 East Kamala Street; Given a status code of 6Y on 05/09/2011
- 615 East Juniper Street; Given a status code of 6Y on 08/13/2014 and again on 03/24/2015 6Y
- 2135 San Marino Street; Given a status code of 6Y on 10/10/2006

The California OHP status code 6Y indicates that the resource was previously evaluated and found ineligible for the National Register by consensus through the Section 106 process but has not been evaluated for California Register or local listing.

5.3 Sacred Lands File Search

The NAHC responded to Rincon's SLF request on October 24, 2025, stating that the results of the SLF search were negative (Appendix B).

5.4 Local Interested Party Outreach

The following bullets summarize responses received from the local interested parties contacted by Rincon and is also provided in Appendix D.

- On October 30, 2025, Dillan Murray, Program Planner for the Ventura County Cultural Heritage Board, responded via email that he was not aware of any designated or known eligible built-environment historic resources within the project area.
- On November 4, 2025, Daniel Houck, Associate Planner for the City of Oxnard Planning and Environmental Services Department, responded via email that the City of Oxnard has no records on any historic resources in the defined project area.

5.5 Historical Topographic Maps and Aerial Imagery Review

Rincon consulted historical topographic maps and aerial photographs to understand the developmental history of the APE and its surroundings. Historical topographic maps reviewed via USGS Historical Topographic Map Explorer include the following: 1904, 1942, and 1943 *Hueneme, CA* 15-minute quadrangles; the 1949, 1955, 1959, 1966, and 1975 *Los Angeles, CA* United States series quadrangles; the 1949, 1951, and 1967 *Oxnard, CA* 7.5-minute quadrangles; and the 1982 *Santa Barbara, CA* 7 Intermediate series quadrangle (USGS 2025). Historical topographic maps via NETR Online were reviewed for the following years: 1911, 1925, 1940, 1947, 1974, 2012, 2015, 2018

and 2022 (NETR Online 2025a). Historical aerial photographs via the University of California, Santa Barbara, Library Geospatial Collection, FrameFinder (UCSB 2024) were reviewed for all available years and include: 1941, 1945, 1959, 1966, and 1970. Historical aerial photographs via NETR Online were reviewed for all available years and include: 1947, 1995, 1965, 1967, 1980, 1984, 1985, 1994, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 (NETR Online 2025b). Sanborn maps were also consulted; however, the APE is just beyond the city limits, south of East Wooley Road, in available Sanborn maps reviewed and therefore, is not summarized below. Summaries of these observations are provided in Table 3 below.

Table 3 Developmental History of the APE and Surroundings

Year	Description	Source
1904, 1911, 1925, 1940	These map years show the APE is vacant and undeveloped; however, to northwest and west of present-day Ash Street and Saviers Street, and within the southwest quadrant, development within the Cal Gisler neighborhood is limited to a seven buildings/structures. Approximately 3.5 miles to the north/northwest and of the APE is an area with street grids and buildings/structures, east of the Southern Pacific Railroad (SPRR), identified as Oxnard. A spur of the SPRR is approximately 2 miles north of Ash Street. Surrounding this railroad spur are large buildings and several smaller buildings/structures. Roadways depicted are unnamed and border the Cal Gisler neighborhood to the north, west, and south and represent light duty roads. Also depicted are three segments of unnamed light duty roads that are perpendicular to the north-south western boundary road. In the southwest quadrant of the neighborhood is an unnamed and unimproved road. No waterways are depicted within or immediately adjacent to the APE or Cal Gisler neighborhood.	USGS 2025; NETR Online 2025a
1942, 1943, 1947	These map years show a slight increase in development in the neighborhood; however, the APE remains vacant and undeveloped. Additionally, development to the northwest, north, and northeast of the neighborhood is depicted. A north-south oriented railroad (present-day Ventura County Railroad), and an adjacent and paralleling unnamed and unimproved road, are depicted along the eastern boundary of the neighborhood. This railroad connects to the SPRR to the north and outside of the APE. The light duty roads that borders the neighborhood the west and south are depicted as paved. The western road (present-day Saviers Road) is identified as California State Route 126. The road that borders the northeastern portion of the neighborhood (present-day South Oxnard Boulevard) is also depicted as paved. Orchards and vineyards are depicted to the west and east of the neighborhood, though none are depicted in the neighborhood or APE.	USGS 2025
1947; 1949, 1951	These map years depict the roads that represent the APE for the first time, though they are unnamed. Additionally, Elm Elementary School is shown for the first time. There is a substantial increase in development in the central portion of the neighborhood, consisting of residential buildings. The roads that border the neighborhood are named/identified as follows: Saviers Road depicted as a primary road to the west; Oxnard Boulevard is identified as U.S. Route 101 to the northeast; and Oxnard Road (present-day East Channel Islands Boulevard), depicted as a primary road to the south. The vicinity of the neighborhood has also increase in development with several street grids and buildings, including residential neighborhoods. However, to the west, the area remains relatively undeveloped and used primarily for agricultural purposes. Northeast of the neighborhood are structures within an area identified as "Reservoir" that is noted to be abandoned.	USGS 2025; NETR Online 2025a

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Year	Description	Source
1955, 1966	No notable development is depicted within the APE for these map years. However, an unnamed waterway is depicted for the first time, paralleling the railroad located east of the neighborhood, but appears to be outside of the neighborhood and APE. This waterway drains to the Pacific Ocean to the south at Port Hueneme.	USGS 2025
1967	This map year shows what is depicted in the 1949 and 1951 USGS topographic maps.	USGS 2025
1975, 1982	No notable development is depicted within the APE or neighborhood for these map years.	USGS 2025
2012, 2015, 2018, 2022	No notable development is depicted within the APE or neighborhood for these map years. However, the streets that make up the APE are named.	NETR Online 2025a
1941	This aerial shows the APE and neighborhood northeast of the intersection of East Fir Avenue and Gisler Avenue as agricultural fields with a few buildings/structures and access roads that bound the delineated properties. Additionally, present-day Oxnard Boulevard (U.S. Route 101) is also visible. No other portions of the APE or neighborhood is shown in this aerial.	UCSB 2025
1945, 1947	These aerials show APE in use for agricultural purposes within the central and southern portions with few buildings/structures and roads. Established roads that make up the APE are shown within the northern portion (north of present-day East Elm Street); there is substantial ground disturbance visible that is associated with residential development. These aerials also show established roads that border the neighborhood/APE and appear to be consistent with the location and layout of present-day roads (East Channel Islands Boulevard to the south, Saviers Road to the west, South Oxnard Boulevard to the northeast, and maintenance road that parallels the railroad to the east). The proposed staging area to the northeast and outside the APE is shown as undeveloped and used for agricultural purposes. No other portions of the APE or neighborhood is shown in this aerial	UCSB 2025; NETR Online 2025b
1959	The neighborhood has undergone substantial development with streets that make up the APE and surrounding buildings/structures. No notable development is shown within proposed staging area.	UCSB 2025; NETR Online 2025b
1965, 1966, 1967, 1970	No notable development is shown within the APE or neighborhood. The proposed staging area is fully developed with residential buildings and streets.	UCSB 2025; NETR Online 2025b
1980	No notable development is shown within the APE; however, the area to the north of present-day Ash Street is developed with buildings/structures.	NETR Online 2025b
1984, 1985, 1994, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022	No notable development is shown within the APE or neighborhood. The residential development within the proposed staging area is shown in 2022 as demolished.	NETR Online 2025b
APE = Area of Potential Effects		
Note: due to the scales of the maps reviewed, all distances of observed topographical features relative to the APE are approximate		
Source: USGS 2024; UCSB 2025, NETR Online 2025a and 2025b		

Summary

The 1904 topographic map (earliest available map) shows the APE as vacant and undeveloped; however, there is development within the southwestern portion of the neighborhood. Additionally, the SPRR is depicted as bordering the neighborhood to the east. The APE is shown to be surrounded by agricultural uses in the 1940s, with a few buildings/structures, with access roads. By the late 1940s to early 1950s, topographic maps depict the roads that make up the APE and the neighborhood is shown as increasing in residential development. By the late 1950s, the areas surrounding the APE is shown to increase in residential density and appear to be generally consistent with present-day conditions.

The location of the proposed staging area is shown in 1940 aerials in use for agricultural purposes. By the mid-1960s, the proposed staging area is shown to have undergone substantial residential development. By 2022, the residential development is shown as demolished.

5.6 Field Survey

The field survey confirmed that the APE is developed with paved ROW including paved roadways, curbs, and sidewalks, in addition to elements such as streetlights and crosswalks (Figure 3 through Figure 5). The survey additionally noted that the area surrounding the APE is developed with a wide variety of property types, including residential, commercial, educational, religious, and a recreational park. Many of the property types identified surrounding the APE date to the historic period. No built environment or archaeological resources were identified by the survey as within the APE.

Figure 3 Representative Photograph of the APE and Surrounding Environment



Figure 4 Representative Photograph of the APE and Surrounding Environment

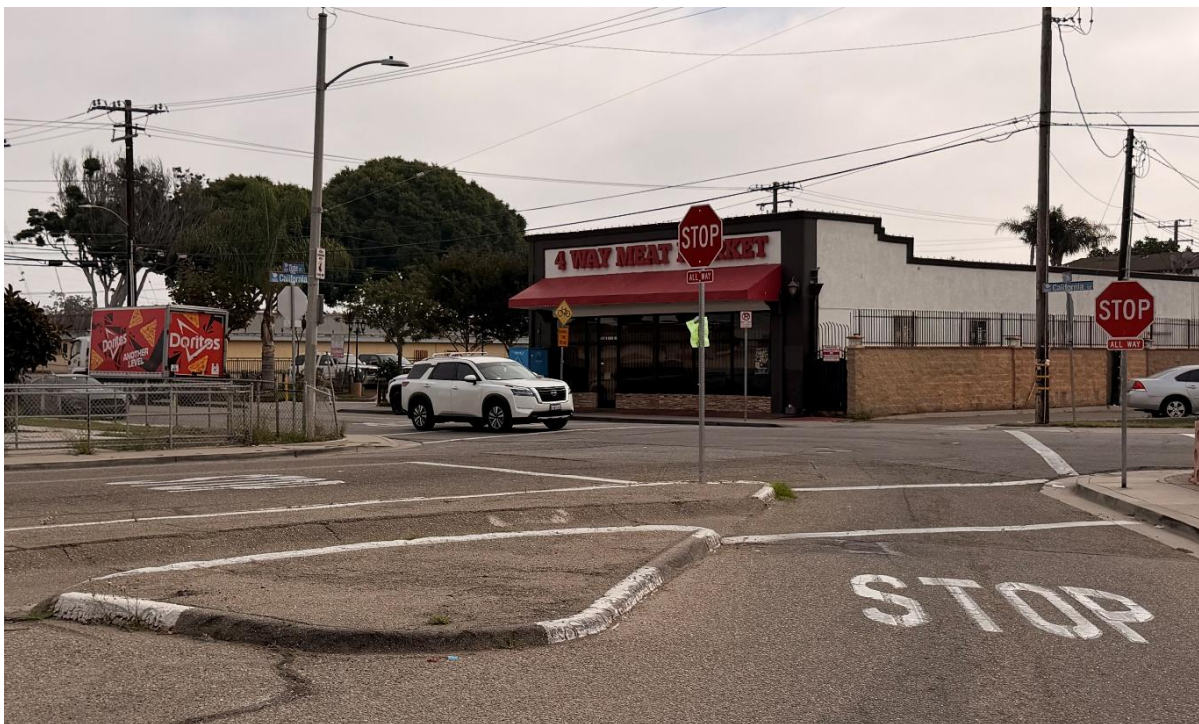


Figure 5 Representative Photograph of the APE and Surrounding Environment



5.7 Desktop Geoarchaeological Review

The following section assesses the potential for subsurface archaeological resources to be present within the APE. Sources consulted as part of this assessment include CHRIS data (see summary of results in Section 5), historical maps and aerial photographs (see summary of results in Section 5.5), geologic maps, and soil survey maps.

Geologic Map Review

The APE is underlain by Quaternary alluvial deposits (Qha2) from the Holocene epoch (California Soil Resource Lab 2025). Holocene age alluvial formations do have the potential to support the presence of buried archaeological resources, as these soils are contemporaneous with the documented period of prehistoric human habitation of the area and have potential to preserve cultural material in context, depending on the area-specific topographical setting and past disturbances.

Soil Map Review

According to the desktop review of the Natural Resources Conservation Service Web Soil Survey (USDA 2025a), the vicinity of the APE consists of four soil types: Camarillo loam within the northern portion and accounts for approximately 5 percent of the APE; Camarillo loam, loamy substratum within the majority of the central portion and accounts for approximately 60 percent of the APE; Hueneme loamy fine sand in the southeastern portion and accounts for approximately 30 percent of the APE; and Camarillo sandy loam within the southeasternmost corner and accounts for approximately 5 percent of the APE.

As indicated by Waters (1992), A horizons form on stable landforms not subject to intensive depositional or erosional processes. A horizons are the primary horizons wherein archaeological materials would be typically deposited. Archaeological resources encountered within Ap horizons represent a disturbed context wherein archaeological materials have been displaced by plowing and discing. Because Ab horizons are buried A horizons, they have the greatest likelihood to contain intact subsurface archaeological deposits. A review of soil data for each soil type indicates that the following soils series contain A horizons: Anacapa, Camarillo, Hueneme, Metz, Mocho, Pacheco, and Pico (USDA 2025b, 2025c, 2025d, 2025e, 2025f, 2025g, and 2025h). These A horizons extend from surface to depths between 12 and 20 inches below ground surface (bgs) and are found on floodplains, alluvial fans, nearly level alluvial plains, and basins.

The soils present within the current APE primarily contain soils that have been disturbed by agricultural activities (Ap horizons) from surface to depths between 4 and 12 inches bgs.

Archaeological Sensitivity Analysis

The following section summarizes the results of all background research as they pertain to archaeological resources to assess the archaeological sensitivity and the potential to encounter yet identified or previously unknown intact subsurface prehistoric and/or historic-period archaeological resources that might be affected by the undertaking.

The results of the CHRIS records search and background research did not identify any known archaeological resources within the APE or 0.25-mile search radius. Additionally, there is no record in the CHRIS database to indicate that the APE or immediate vicinity has been subject to any previous archaeological surveys or investigations prior to past or current development. The SLF

search results was negative for the presence of sacred lands in the vicinity of the APE. In addition, No archaeological resources were identified within the APE during the field survey.

The APE is primarily underlain by Holocene-aged flood-plain and alluvial deposits. No water sources have been identified through a review of historical maps and aerial photographs as within or in the vicinity of the APE. The APE contains soils that have been disturbed by agricultural activities (Ap horizons) extending up to 12 inches bgs.

A review of historical maps and aerial imagery indicates that the APE was in use for agricultural purposes in the 1940s. The streets that make up the APE are depicted by the late 1940s to early 1950s. By the late 1950s, there is substantial residential development in the neighborhood surrounding the APE.

The undertaking would involve ground disturbance up to 24 inches below current grade within fully developed/paved public ROW. Given the level of past disturbance to the APE, which has likely resulted in modification of subsurface soils, coupled with the findings of this study, the APE is considered to have a low potential to support the presence of intact subsurface archaeological resources to the proposed maximum depths of disturbance.

6 Conclusions and Recommendations

This study confirmed that the APE is entirely developed with paved roadways and did not identify any built environment historical resources or historic properties in the APE. While the vicinity of the APE is comprised of a variety of development, including those that date to the historic period, impacts/effects resulting from construction-related vibration will not occur because paving activities that take place within 25 feet of off-site buildings or structures over 45 years of age will use a static or pneumatic roller instead of a vibratory roller and grading/earthmoving activities located within 15 feet of off-site buildings or structures over 45 years of age will use off-road equipment limited to 100 HP or less.

No prehistoric or historic-period archaeological resources were identified within the APE as a result of the CHRIS records search, NAHC SLF search, or pedestrian survey. The geoarchaeological review concluded that the APE is considered to have a low potential to support the presence of intact subsurface archaeological resources to the proposed maximum depths of disturbance during project-related ground disturbance.

6.1 Section 106

Based on the results of this study, Rincon recommends a finding of ***no historic properties affected*** under Section 106 for the current undertaking. In the event of a post review discovery during ground disturbance associated with the undertaking, the procedures under 36 CFR Part 800.13 should be followed by the federal Lead Agency.

Furthermore, in the event that human remains are inadvertently encountered during implementation of the undertaking, they would be treated consistent with State and local regulations, including California Health and Safety Code Section 7050.5, PRC Section 5097.98, and the California Code of Regulations Section 15064.5(e).

6.2 CEQA

The impact analysis included here is organized based on the cultural resources thresholds included in *CEQA Guidelines* Appendix G: Environmental Checklist Form:

- A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

Historical Built Environment Resources

The project as currently proposed does not involve the demolition of any buildings that are over 45 years of age. While the project site is surrounded by historic-period properties, the nature of the existing setting and proposed project are such that the project's implementation will not alter the character or setting of any properties in the vicinity of the project site. Additionally, as noted above, to avoid potential impacts resulting from construction-related vibration, paving activities that take place within 25 feet of off-site buildings or structures over 45 years of age will use a static or pneumatic roller instead of a vibratory roller and grading/earthmoving activities located within 15 feet of off-site buildings or structures over 45 years of age will use off-road equipment limited to 100 HP or less.

Therefore, the project would not result in a substantial adverse change to historical resources as defined in *CEQA Guidelines* Section 15064.5(b). Rincon recommends a finding of Rincon recommends a finding of ***no impact to historical resources***.

Historical and Unique Archaeological Resources

This study did not identify any archaeological resources or archaeological deposits in the project site and has identified the site as having low archaeological sensitivity. While Rincon presents the following recommended best management practice for unanticipated discoveries during construction, we recommend a finding of ***no impact to archaeological resources*** under CEQA

Recommended Best Management Practices

INADVERTENT DISCOVERY OF ARCHAEOLOGICAL RESOURCES

In the event that archaeological resources are inadvertently encountered during ground-disturbing activities that have not been previously identified, work in a 50-foot radius of the find should be halted and redirected, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 2020a) (Qualified Archaeologist) or other designated archaeologist working under the direction of the Qualified Archaeologist should provide recommendations regarding the resource's potential significance and potential treatment in coordination with the City. If the resource is determined by the Qualified Archaeologist to be indigenous in origin, then a Native American representative should also be contacted to participate in the evaluation of the resource. If the Qualified Archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility or as a unique archaeological resource should be completed. If the resource proves to be eligible for the CRHR or as a unique archaeological resource, avoidance should be the preferred manner of mitigating impacts to the resource. If avoidance through project re-design is determined to be infeasible, the Qualified Archaeologist should prepare a data recovery and treatment plan tailored to the characteristics of the resource from which it derives its significance, pursuant to the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery and treatment plan should identify data recovery excavation methods to recover scientifically consequential information, interpretation/education, measurable objectives, and data thresholds to reduce any significant impacts related to the resource. The City's project manager or their designee should review and approve the data recovery and treatment plan and the resulting documentation should be submitted to the regional repository of the California Historical Resources Information System, pursuant to CCR Guidelines Section 15126.4(b)(3)(C).

Human Remains

No prehistoric or historic-period burials within or outside formal cemeteries were identified within the project site as a result of the California Historical Resources Information System records search, Sacred Lands File search, or pedestrian survey. In the event human remains are inadvertently encountered during ground-disturbing activities, they would be treated consistent with state and local regulations including California Health and Safety Code Section 7050.5, California Public Resources Code (PRC) Section 5097.98, and California Code of Regulations Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the County Coroner determines the remains are, or believed to be Native American origin, he or she is required to notify the Native American Heritage Commission, which shall then notify those persons believed to be the 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 landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Adherence to existing regulations would reduce potential project impacts to human remains to ***less than significant*** under CEQA.

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Cal Gisler Neighborhood Street Resurfacing Project

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Appendix A

Non-Confidential California Historical Resources Information System Results

Report List

25-18007 Cal Gisler Neighborhood St.

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-00381		1981	Whitney-Desautels, Nancy A.	Archaeological Survey Report on the Oxnard Printing Plant/ Project Located in the Oxnard Area of the County of Ventura	Scientific Resource Surveys, Inc.	56-150003, 56-150004, 56-150005, 56-150006
VN-00825		1989	Peak, Melinda and Neal Neuenschwander	Cultural Resource Survey and Clearance Report for the Proposed Oxnard Terminal to Triunfo Pass Earth Station Fiber Optic Communication Route, Ventura and Los Angeles Counties	PEAK & Associates, INC.	56-000001, 56-000002, 56-000006, 56-000007, 56-000011, 56-000017, 56-000036, 56-000048, 56-000084, 56-000085, 56-000086, 56-000088, 56-000089, 56-000090, 56-000094, 56-000097, 56-000105, 56-000106, 56-000107, 56-000108, 56-000263, 56-000265, 56-000266, 56-000301, 56-000469
VN-02010		2001	W & S Consultants	Phase I Archaeological Survey Report for the Oxnard Island Industrial Park, City of Oxnard, Ventura County, California	W&S Consultants	
VN-02422		2001	MacFarlane, Heather	Phase I Archaeological Survey: Quality Packaging and Supplies, Assessor Parcel Number 220-0-021-215 (3-acres), Statham Boulevard at Statham Parkway	MacFarlane Archaeological Consultants	56-000506, 56-000665, 56-000666, 56-000788, 56-000789, 56-000918, 56-150003, 56-150004, 56-150005, 56-150006, 56-150013, 56-150014
VN-02448		2004	Romani, John F. and George A.Toren	Phase I Archaeological Assessment of 1200 Mercantile Street, Oxnard, California	Compass Rose Archaeological, Inc.	
VN-02504		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
VN-02593		2007	Wlodarski, Robert J.	A Phase I Archaeological Study for Proposed Improvements to 2330 Saviers Road, City of Oxnard, County of Ventura, California	Historical, Environmental, Archaeological Research Team	
VN-02677		2008	Girod, Catherine	Negative Archaeology Survey Report: Phase I Archaeological Investigation for 1871, 1891 Sunkist Circle (APN 220-0-060-185, 220-0-060-195, and 220-0-060-205; Lots 18, 19, and 20 of Tract 1634) City of Oxnard, Ventura County, California	Compass Rose Archaeological, Inc.	
VN-02763		2008	Wlodarski, Robert J.	A Phase I Archaeological Study for the Proposed Development at 1117-1205 South Oxnard Boulevard and 1200-1202 Saviers Road, City of Oxnard, California	Historical, Environmental, Archaeological, Research, Team	
VN-02933		2011	Toren, A. George	Phase I Archaeological Investigation for the City of Oxnard Recycled Water Project New Alignment	Compass Rose Archaeological, Inc.	

Report List

25-18007 Cal Gisler Neighborhood St.

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-02957		2011	Romani, Gwen	Phase I Archaeological Investigation for the City of Oxnard Recycled Water Project New Alignment, Wooley Road and Rose Avenue.	Compass Rose Archaeological, Inc.	56-000789, 56-150003, 56-150005, 56-150006
VN-02978		2004	Sharpe, Jim and Durio, Lori	Groundwater Recovery Enhancement and Treatment (GREAT) Program, Cultural Resources Inventory Report	CH2MHill	56-000506, 56-000662, 56-000664, 56-000665, 56-000666, 56-000726, 56-000789, 56-000918, 56-100060, 56-152779, 56-152780, 56-152781, 56-152782, 56-152783, 56-152784
VN-03102		2009	Stewart, Noah	relinquish State-owned right of way to the City of Oxnard - State Route 1 (VEN1) from Pleasant Valley Road (PM 15.1) to the intersection of VEN 1 and US 101	CalTrans	
VN-03141		2012	Loftus, Shannon	Historic Architectural Resource-Inventory and Assessment, AT&T Site SBV125 (48141) SA Tech 2230 Statham Boulevard, Oxnard, Ventura County, California	ACE Environmental	56-100192, 56-150004, 56-150005, 56-153086
VN-03257		2016	Carmack, Shannon and Susan Zamudio-Gurrola	City of Oxnard Historical Resources Assessment of 1250 S. Oxnard Boulevard	Rincon Consultants, Inc.	56-153137
VN-03262		2016	McDaniel, Heather and David Stone	ARCHAEOLOGICAL SURVEY REPORT GATEWAY STATION APN 204-002-026 1250 SOUTH OXNARD BOULEVARD, OXNARD VENTURA COUNTY, CALIFORNIA	DUDEK	
VN-03283		2016	Szromba, Meagan, Shannon Carmack, and Christopher Duran	Fire Station Generator Replacements Project, Cultural Resources Study	Rincon Consultants	56-153140, 56-153141

Resource List

25-18007 Cal Gisler Neighborhood St.

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-56-153086		Resource Name - Murphy Auto Museum; Other - SBV125 (AT&T)	Building, Structure, Element of district	Historic	HP08		VN-03141
P-56-153137		Resource Name - Sky View Drive-In Theater	Building, Site	Historic	HP10		VN-03257
P-56-153141		Resource Name - Fire Station No. 3	Building	Historic	HP14		VN-03283

Appendix B

Sacred Lands File Search Results

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Cal Gisler Neighborhood Street Resurfacing Project

County: Ventura

USGS Quadrangle Name: Oxnard

Township: 1 North **Range:** 22 West **Section(s):** 10, 15

Company/Firm/Agency: Rincon Consultants, Inc

Street Address: 180 North Ashwood Avenue

City: Ventura **Zip:** 93003

Phone: (562) 243-3543

Fax:

Email: lkry@rinconconsultants.com

Project Description:

Rincon Project No. 25-18007.

The proposed project involves resurfacing of the existing streets and improved pedestrian accessibility within targeted rights-of-way in the Cal Gisler neighborhood, city of Oxnard.

NATIVE AMERICAN HERITAGE COMMISSION

October 24, 2025

Linda Kry
Rincon Consultants, Inc.Via Email to: lkry@rinconconsultants.com

Re: Cal Gisler Neighborhood Street Resurfacing Project, Ventura County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Mathew.lin@nahc.ca.gov.

Sincerely,

*Mathew Lin*Mathew Lin, MPP
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Isaac Bojorquez
Ohlone-CostanoanPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Sara Dutschke
MiwokCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño IndiansCOMMISSIONER
VacantCOMMISSIONER
VacantACTING EXECUTIVE
SECRETARY
Michelle Carr**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Appendix C

Local Interested Party Outreach



Cal Gisler Neighborhood Street Resurfacing Project Section 106 Correspondence

Contact List	Date Letter Sent	Date of Follow-up	Responses/Comments/Concerns
Ventura County Cultural Heritage Board 800 South Victoria Avenue Ventura, CA 93009 Attn: Dillan Murray, Program Planner Phone: (805) 654-5042 Via email: dillan.murray@venturacounty.gov	10/30/2025 – Letter sent via email	No follow up required	10/30/2025 – Mr. Murray responded via email that he was not aware of any designated or known eligible built-environment historic resources within the project area.
City of Oxnard Planning and Environmental Services 214 South “C” Street Oxnard, CA 93030 Phone: (805) 385-7858 Via email: planning@oxnard.org	10/30/2025 – Letter sent via email	11/4/2025 – Follow up email	11/4/2025 – Daniel Houck, Associate Planner, responded via email that the City of Oxnard has no records on any historic resources in the defined project area.



Rincon Consultants, Inc.

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

Date: October 30, 2025
Project No: 25-18007

City of Oxnard Planning and Environmental Services
214 South "C" Street
Oxnard, CA 93030
Via email: planning@oxnard.org

Subject: Informal Outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project, Oxnard, Ventura County, California

To Whom this may Concern:

The City of Oxnard Public Works Division (City) is beginning preparation for a Categorical Exclusion Subject to 58.5 (CEST) pursuant to the National Environmental Policy Act for the proposed Cal Gisler Neighborhood Street Resurfacing Project (project or undertaking). The project is seeking federal funds from the Department of Housing and Urban Development (HUD) and is considered an "undertaking" as defined in 36 Code of Federal Regulations (CFR) §800.16(y). As such, it must comply with Section 106 of the National Historic Preservation Act. The project is additionally subject to environmental review under the California Environmental Quality Act (CEQA). HUD is serving as the lead federal agency for the purposes of Section 106, with the City acting as the project's Responsible Entity and the CEQA lead agency.

The proposed undertaking is located within existing paved and developed public rights-of-ways (ROWS) of the Cal Gisler neighborhood, bounded by East Channel Islands Boulevard to the south, South Oxnard Boulevard to the north, Saviers Road to the west, and the Ventura County Railroad to the east (see attached Figure 1). The proposed undertaking involves street resurfacing work, including concrete work and asphalt maintenance and repair work (micro-surfacing and crack seal) and the addition of ADA accessible curb ramps. The maximum anticipated depth of excavation associated with the street resurfacing work is 24 inches. No buildings or structures adjacent to road the ROWs will be altered by the proposed undertaking.

Rincon is reaching out to local interested parties on behalf of the City to request input regarding the presence of historic properties in the proposed undertaking area or its vicinity. If you or your organization have any knowledge of historic properties with the potential to be affected by the undertaking, or specific concerns regarding cultural resources in the proposed undertaking area or its vicinity, please respond by telephone at 619-841-2116 or via e-mail at alosco@rinconconsultants.com. Rincon would appreciate a response within 14 days of your receipt of this letter. Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink that reads 'Ashley Losco'.

Ashley Losco, MHP
Assistant Project Manager

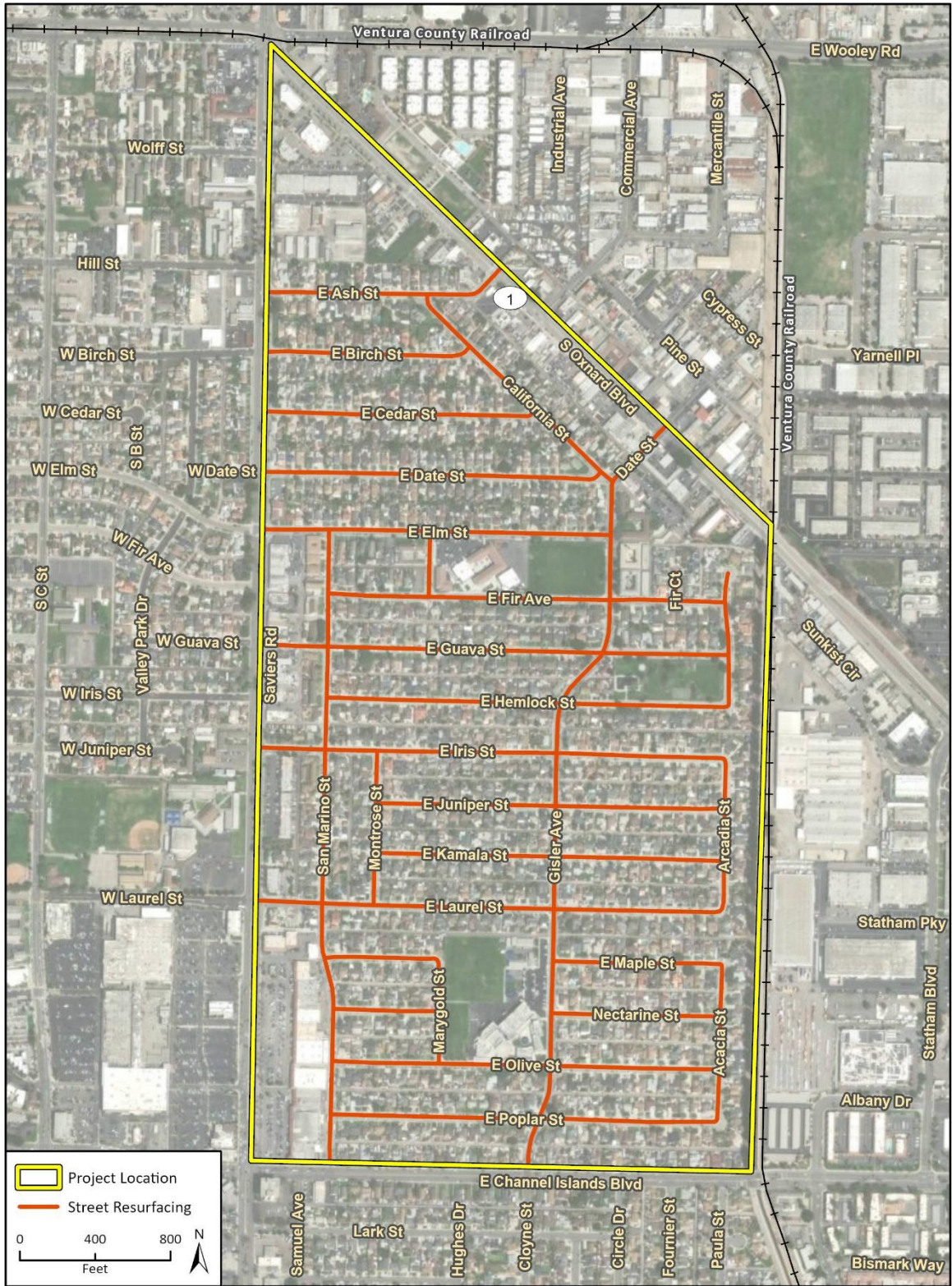
A handwritten signature in black ink that reads 'Rachel Perzel'.

Rachel Perzel, MA
Senior Architectural Historian

Attachments

Figure 1 Project Location Map

Figure 1 Project Location Map





Rincon Consultants, Inc.

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

Date: October 30, 2025
Project No: 25-18007

Dillan Murray, Program Planner
Ventura County Cultural Heritage Board
800 South Victoria Avenue
Ventura, California 93009
Via email: dillan.murray@venturacounty.gov

Subject: Informal Outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project, Oxnard, Ventura County, California

Dear Mr. Murray:

The City of Oxnard Public Works Division (City) is beginning preparation for a Categorical Exclusion Subject to 58.5 (CEST) pursuant to the National Environmental Policy Act for the proposed Cal Gisler Neighborhood Street Resurfacing Project (project or undertaking). The project is seeking federal funds from the Department of Housing and Urban Development (HUD) and is considered an “undertaking” as defined in 36 Code of Federal Regulations (CFR) §800.16(y). As such, it must comply with Section 106 of the National Historic Preservation Act. The project is additionally subject to environmental review under the California Environmental Quality Act (CEQA). HUD is serving as the lead federal agency for the purposes of Section 106, with the City acting as the project’s Responsible Entity and the CEQA lead agency.

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Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink that reads 'Ashley Losco'.

Ashley Losco, MHP
Assistant Project Manager

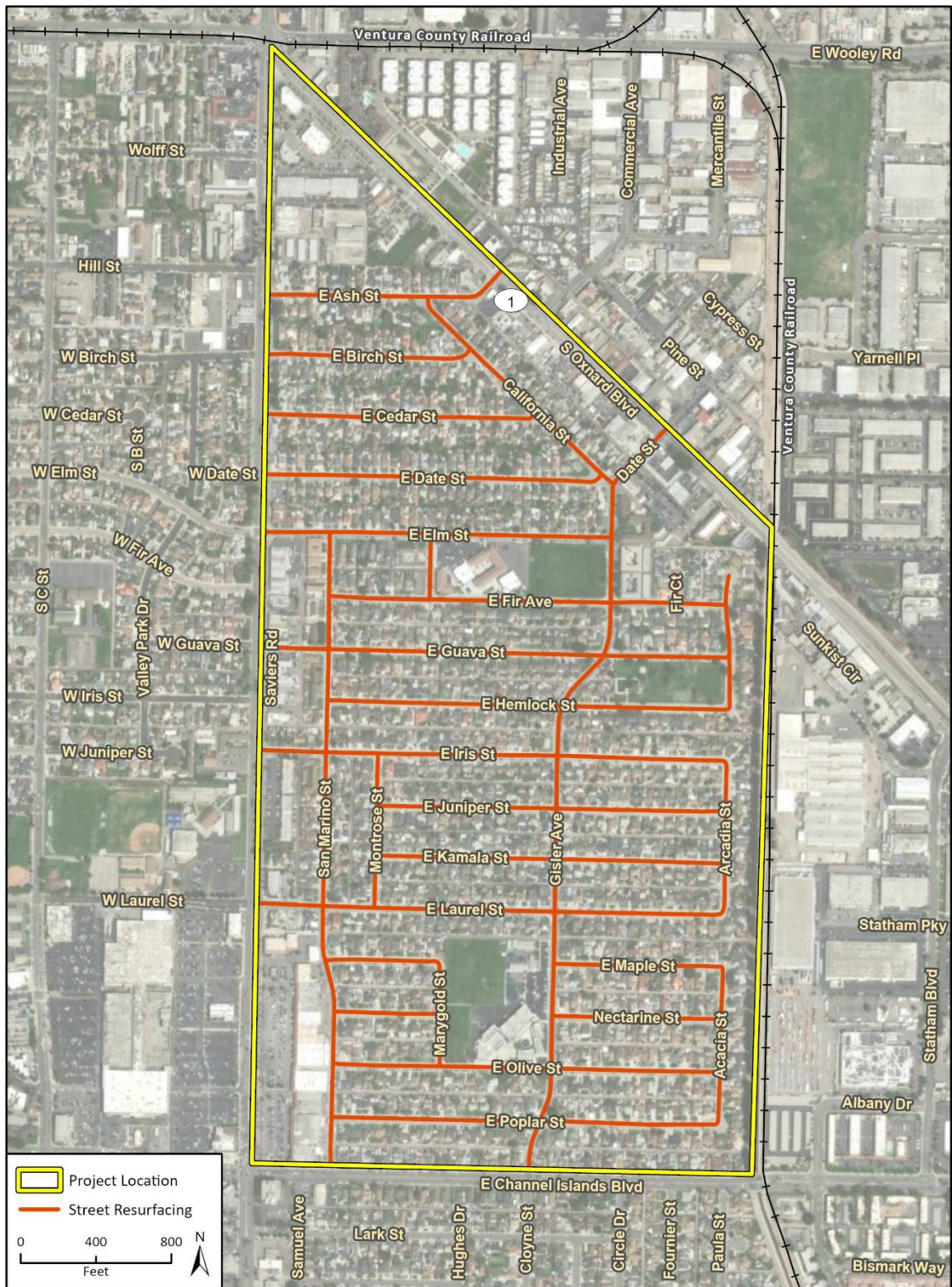
A handwritten signature in black ink that reads 'Rachel Perzel'.

Rachel Perzel, MA
Senior Architectural Historian

Attachments

Figure 1 Project Location Map

Figure 1 Project Location Map





Outlook

Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

From Ashley Losco <alosco@rinconconsultants.com>**Date** Thu 10/30/2025 9:36 AM**To** planning@oxnard.org <planning@oxnard.org> 1 attachment (561 KB)

City of Oxnard Planning and Environmental Services Consultation Letter.pdf;

To Whom this may Concern,

Rincon was retained by the City of Oxnard Public Works Division to conduct informal outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project. Attached you will find a letter describing the project and a project location map. Please let me know if you are aware of any historic resources within or adjacent to the study area or if you have any concerns. Thank you!

Best,
Ashley

**Ashley Losco, MHP**

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct



Outlook

Re: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

From Ashley Losco <alosco@rinconconsultants.com>

Date Tue 11/4/2025 1:13 PM

To planning@oxnard.org <planning@oxnard.org>

Good Morning,

I am following up on my email from Thursday October 30. Please let me know if you were able to review the attached letter and if you have any questions or concerns. Thank you!

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct

From: Ashley Losco <alosco@rinconconsultants.com>

Sent: Thursday, October 30, 2025 9:36 AM

To: planning@oxnard.org <planning@oxnard.org>

Subject: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

To Whom this may Concern,

Rincon was retained by the City of Oxnard Public Works Division to conduct informal outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project. Attached you will find a letter describing the project and a project location map. Please let me know if you are aware of any historic resources within or adjacent to the study area or if you have any concerns. Thank you!

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct



Re: [Ask Planning Action] Re: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

From Ashley Losco <alosco@rinconconsultants.com>

Date Wed 11/5/2025 9:20 AM

To Houck, Daniel <daniel.houck@oxnard.org>

Cc Iris Rodriguez <iris.rodriguez@oxnard.org>

Hi Daniel,

No worries! Hope you're feeling better. Thank you for your response. We will include your response in our report and relay it back to the lead agency. If any questions do come up, please let us know. Thank you!

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct

From: Houck, Daniel <daniel.houck@oxnard.org>

Sent: Tuesday, November 4, 2025 5:18 PM

To: Ashley Losco <alosco@rinconconsultants.com>

Cc: Iris Rodriguez <iris.rodriguez@oxnard.org>

Subject: Re: [Ask Planning Action] Re: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon Ashley,

I am sorry for the late reply. I was tasked with answering your email, but ended up being out of the office sick for a few days. We have no records on any historic resources in that defined area in your letter. Please let me know if you need anything else.

Best,

Daniel Houck | Associate Planner

Community Development Department

[214 S C Street | Oxnard, CA 93030](#)

daniel.houck@oxnard.org

(805) 385-7556

www.oxnard.org



On Tue, Nov 4, 2025 at 2:15 PM Rodriguez, Iris <iris.rodriguez@oxnard.org> wrote:

Please see chain below.

Thank you,

Iris Rodriguez | Administrative Services Technician

Community Development Department, Planning Division

[214 S C Street | Oxnard, CA 93030](http://214.S.C.Street.Oxnard.CA.93030)

O: 805.385.3919

www.oxnard.org

----- Forwarded message -----

From: **'Ashley Losco' via Planning** <planning@oxnard.org>

Date: Tue, Nov 4, 2025 at 10:13 AM

Subject: [Ask Planning Action] Re: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

To: planning@oxnard.org <planning@oxnard.org>

Good Morning,

I am following up on my email from Thursday October 30. Please let me know if you were able to review the attached letter and if you have any questions or concerns. Thank you!

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct

From: Ashley Losco <alosco@rinconconsultants.com>

Sent: Thursday, October 30, 2025 9:36 AM

To: planning@oxnard.org <planning@oxnard.org>

Subject: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

To Whom this may Concern,

Rincon was retained by the City of Oxnard Public Works Division to conduct informal outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project. Attached you will find a letter describing the project and a project location map. Please let me know if you are aware of any historic resources within or adjacent to the study area or if you have any concerns. Thank you!

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct



Outlook

Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

From Ashley Losco <alosco@rinconconsultants.com>**Date** Thu 10/30/2025 9:33 AM**To** dillan.murray@venturacounty.gov <dillan.murray@venturacounty.gov> 1 attachment (561 KB)

Murray Consultation Letter.pdf;

Dear Mr. Murray,

Rincon was retained by the City of Oxnard Public Works Division to conduct informal outreach in support of Section 106 Consultation for the Cal Gisler Neighborhood Street Resurfacing Project. Attached you will find a letter describing the project and a project location map. Please let me know if you are aware of any historic resources within or adjacent to the study area or if you have any concerns. Thank you!

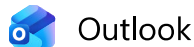
Best,
Ashley

**Ashley Losco, MHP**

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct



Re: [EXT] RE: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

From Ashley Losco <alosco@rinconconsultants.com>

Date Thu 10/30/2025 1:40 PM

To Murray, Dillan <Dillan.Murray@venturacounty.gov>

Hi Dillan,

Thank you for your feedback. If any questions come up, don't hesitate to reach out.

Best,
Ashley



Ashley Losco, MHP

Architectural Historian / Assistant Project Manager

alosco@rinconconsultants.com

805-644-4455 Main | 619-841-2116 Direct

From: Murray, Dillan <Dillan.Murray@venturacounty.gov>

Sent: Thursday, October 30, 2025 12:07 PM

To: Ashley Losco <alosco@rinconconsultants.com>

Subject: [EXT] RE: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Ashley,

I am not aware of any designated or known eligible built-environment historic resources within the project area.

Thank you,

Dillan Murray | Senior Planner

Dillan.Murray@venturacounty.gov

-
Ventura County Resource Management Agency
Planning Division
P. (805) 654-5042

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit our website at rma.venturacounty.gov

For online permits and property information, visit [VC Citizen Access](#)



Pursuant to the California Public Records Act, email messages retained by the County may constitute public records subject to disclosure.

From: Ashley Losco <alosco@rinconconsultants.com>

Sent: Thursday, October 30, 2025 6:33 AM

To: Murray, Dillan <Dillan.Murray@venturacounty.gov>

Subject: Informal Outreach - Cal Gisler Neighborhood Street Resurfacing Project

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@venturacounty.gov.

Dear Mr. Murray,

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Best,
Ashley



Ashley Losco, MHP

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