

# PENTAIR INDUSTRIAL EXPANSION PROJECT CULTURAL RESOURCES RECORDS SEARCH, LITERATURE REVIEW, AND PEDESTRIAN SURVEY RESULTS LETTER REPORT

City of Moorpark



# CHAMBERS GROUP

March 15, 2022  
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799 Moorpark Ave  
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**Subject: Pentair Industrial Expansion Project Cultural Resources Records Search, Literature Review and Pedestrian Survey Results Letter Report**

Dear Mr. Carrillo,

Chambers Group, Inc. (Chambers Group) is providing this Letter Report to the City of Moorpark documenting the results of the cultural resources records search, literature review, and pedestrian survey in support of the proposed Pentair Industrial Expansion Project (Project) in the City of Moorpark, Ventura County, California. This assessment included a desktop cultural resources records search and literature review for the Project site and study area (Figure 1) accompanied by a pedestrian survey to investigate for surface signs of archaeological and/or paleontological resources. The purpose of the review was to gather and analyze information needed to assess the potential for impacts to prehistoric and/or historic cultural resources within the Proposed Project site.

## Project Description

The proposed Project is located on an existing 5.65-acre property located directly east of the existing Pentair warehouse building at 10951 Los Angeles Avenue, Moorpark, California. The proposed Project includes the construction of a one-story concrete build-to-suit expansion building for Pentair, with an anticipated 90,566 sq. feet of floor area. Total coverage of the building will be 36.8% of the site, which is lower than the City's Floor Area Ratio (FAR) cap of 38%. The building is proposed to be a one-story building, approximately 44 feet in height, as a Type III-B concrete tilt-up structure. The proposed material for the building is staggered vertical concrete panel surfaces with glazing windows and painted with an alternating color scheme. The parking and road surface will comprise approximately 38% of the site. The parking and road surfaces will be made up of asphalt, concrete (dock areas), and decorative paving at the entrance of the Project site. The site will also include onsite underground storm drain chambers for retention of rainwater.

Primary vehicular access to the Project site will be provided through Montair Drive, which is an existing easement. Montair Drive crosses the neighboring Pentair site to the west and connects at the northwest corner of the Project site. Montair Drive connects to Los Angeles Avenue via an existing intersection with turn lanes in each direction. Additionally, a secondary (emergency) vehicular access to the Project site will be provided via a new 35-foot-wide bridge spanning the Gabbert Canyon Debris Basin as a driveway off Los Angeles Avenue that would provide both truck and vehicle access. The site also features a 45-foot-wide lane located on the west side of the Project site for truck access to the loading docks and a 30-foot-wide drive lane throughout the remainder of the Project site for vehicular traffic.

The City of Moorpark is the lead agency for the proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.) and has determined that preparation of a Mitigated Negative Declaration would be appropriate under CEQA.



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## Location and Setting

The Project area is located within the City of Moorpark, Ventura County, California on the Moorpark 7.5-min USGS quadrangle. The existing 5.65-acre Project area is located within Assessor's Parcel Number (APN) 511-0-200-265, directly east of the existing Pentair warehouse building at 10951 Los Angeles Avenue. The Project site is north of Los Angeles Avenue and east of an agricultural field. The Southern Pacific Railroad is to the immediate north of the Project area, with the right of way adjacent to the northern Project boundary line. Historically, the Project area land has been used for agriculture. The Project site is located within an area predominantly composed of light industry.



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Figure 1: Project Location and Vicinity



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## Regulatory Context

As the lead agency for the Proposed Project, the City of Moorpark must comply with the provisions of CEQA, which requires a lead agency to determine whether a project may have a significant effect on historical resources (PRC Section 21084.1). In addition to State regulations, projects built in the City of Moorpark are also subject to a number of local regulations relating to historical resources. Chapter 15.36 of the Moorpark Municipal Code pertains specifically to historic preservation within the city. The regulatory framework as it pertains to cultural resources under CEQA has been detailed below.

Under the provisions of CEQA, including the CEQA Statutes (PRC §§ 21083.2 and 21084.1), the CEQA Guidelines (Title 14 CCR § 15064.5), and PRC § 5024.1 (Title 14 CCR § 4850 et seq.), properties expected to be directly or indirectly affected by a proposed project must be evaluated for eligibility for listing in the California Register of Historical Resources (CRHR, PRC § 5024.1).

The purpose of the CRHR is to maintain listings of the State’s historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term *historical resources* includes a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR § 15064.5[a]). The criteria for listing properties in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). The California Office of Historic Preservation (OHP 1995:2) regards “any physical evidence of human activities over 45 years old” as meriting recordation and evaluation.

## California Register of Historic Resources

A cultural resource is considered “historically significant” under CEQA if the resource meets one or more of the criteria for listing in the CRHR. The CRHR was designed to be used by State and local agencies, private groups, and citizens to identify existing cultural resources within the state and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

1. is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. is associated with the lives of persons important in our past;
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; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a “unique archeological resource” as defined in PRC § 21083.2, then it should be treated in accordance with the provisions of that section. A *unique archaeological resource* is defined as follows:

- An archaeological 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:



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- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type
- Is directly associated with a scientifically recognized important prehistoric or historic event or person

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a “unique archaeological resource” under CEQA PRC § 21083.2 are viewed as not significant. Under CEQA, “A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects” (PRC § 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a proposed project are thus considered significant if the project:

- (1) physically destroys or damages all or part of a resource;
- (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or
- (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

## Assembly Bill 52

Assembly Bill (AB) 52 was enacted in 2015 and expands CEQA by defining a new resource category: tribal cultural resources. AB 52 establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. AB 52 requires that lead agencies “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed in the jurisdiction of the lead agency. It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and meets either of the following criteria:

- Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1 (in applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe)

## Local

In addition to State regulations, projects built in the City of Moorpark are also subject to a number of local regulations relating to historical resources. Chapter 15.36 of the Moorpark Municipal Code pertains specifically to historic preservation within the city. Cited in Section 15.33.010 of the Municipal Code, its purpose is as follows:

*To provide for the identification, protection, enhancement, perpetuation and use of historic landmarks within the city that reflects special elements of the city’s historical heritage and to promote the general welfare by:*



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- A. Encouraging public knowledge, understanding, and appreciation of the city's past
- B. Fostering civic pride in the beauty and personality of the city and in the accomplishments of the city's past
- C. Safeguarding the heritage of the city by protecting landmarks that reflect the city's history
- D. Protecting and enhancing property values within the city and increasing economic and financial benefits to the city and its inhabitant
- E. Identifying as early as possible and resolving conflicts between the preservation of historical landmarks and alternative land uses
- F. Preserving historic building materials through maintenance and restoration of existing historical landmarks
- G. Taking whatever steps are reasonable and necessary to safeguard the property rights of the owners whose building or structure is declared to be a landmark
- H. Promoting the use of landmarks for the education and enjoyment of the people of the city
- I. Promoting awareness of the economic benefits of historic preservation (Moorpark Municipal Code Section 15.36.10 1994)

The City ordinance also establishes the procedure for the designation of cultural resources in Moorpark. The criterion for the designation of a landmark is as follows:

*A building, site, tree or structure may be designated as a landmark if it is found that the proposed landmark meets one or more of the following criteria:*

1. It is associated with persons or events significant in local, state, or national history.
2. It reflects or exemplifies a particular period of national, state, or local history.
3. It embodies the distinctive characteristics of a type, style or period of architecture or of a method of construction.
4. It is strongly identified with a person or persons who significantly contributed to the culture, history, or development of the area.
5. It is one of the few remaining examples in the area possessing distinguishing characteristics of an architectural type of specimen.
6. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the area.
7. It embodies elements of architectural design, detail, materials or craftsmanship that represents a significant architectural innovation.
8. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the area.
9. It has unique design or detailing.
10. It is a particularly good example of a period of style.



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11. It contributes to the historical or scenic heritage or historical or scenic properties of the area (to include, but not limited to landscaping, light standards, trees, curbing, and signs). (Moorpark Municipal Code Section 15.36.060 1994)

The City of Moorpark has additional legislated goals and policies outlined in the City's General Plan Land Use Element to promote balanced city growth pattern and land use compatibility, maintain the city's suburban/rural character, revitalize the downtown area, preserve important natural features and biological and cultural resources, and require that overall intensity and density of land use decreases away from the valley floor.

GOAL 6: Encourage the use of Specific Plans in the undeveloped areas of the community.

Policy 6.5: The land use plan shall include adequate land for public recreational, cultural, educational, institutional (governmental, police, fire, etc.), religious and other service uses for the community.

GOAL 15: Maintain a high quality environment that contributes to and enhances the quality of life and protects public health, safety and welfare.

Policy 15.3: Natural and cultural resources having significant educational, scientific, scenic, recreational or social value shall be protected and preserved.

GOAL 17: Enhance the physical and visual image of the community.

Policy 17.11: The City shall cooperate with the County of Ventura Cultural Heritage Board to identify and inventory, and preserve Moorpark's historical resources.

Finally, historic trees are addressed in Title 12 of the City of Moorpark Municipal Code. More specifically, Chapter 12.12.060, Tree Preservation Guidelines, provides instruction that pertains to the preservation of trees. These guidelines are provided below and should be adhered to throughout the construction of the proposed project to ensure protection of the historic trees.

- a. Initial project layout, design, and grading shall recognize the desirability of preserving native oak trees, historic trees, or mature trees with appropriate modifications and adjustments to accommodate preservation and maintenance by locating the best candidates in areas where preservation is feasible. Design of the grading and other improvements shall reflect consideration of the following safeguards:
  1. Location in minimum growing areas as required by individual species
  2. No disruption or removal of structural feeder roots
  3. Fencing of trees at or beyond their driplines during grading and construction activities
  4. No filling, cutting, development, or compaction of soils within the dripline
  5. Such other measures required by the species of tree to be preserved as recommended by the consulting arborist, horticulturist, or landscape architect
- b. It is recognized that the complete preservation of healthy trees may sometimes conflict with normal land developmental considerations such as proper drainage, grading, circulation, safety, and provision of utilities. Within a given development, it may not be practical to preserve all healthy trees; and, therefore, the City and the developer must be willing to compromise the goal of complete tree preservation in order to address other public safety and design concerns. In such instances, the design of the development must address preservation of the most desirable and significant of the healthy trees; and the developer is encouraged to utilize creative land planning techniques to achieve this end.



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- c. The planning commission of the City, when reviewing development plans, shall determine the adequacy and appropriateness of the proposed preservation plan.
- d. Following approval of such a development, the developer shall submit grading, improvement, and precise landscaping plans detailing the approved preservation plan. Such plans shall be approved by the city engineer and/or the director of community development, as appropriate. Prior to use inauguration, the preserved trees shall be trimmed for balance, structural integrity, and ornamental appearance and treated for any diseases.
- e. The precise vertical and horizontal locations plus or minus 1 foot of all mature trees shall be shown on an exhibit as part of the initial application for any project unless that project would involve no exterior construction activities (Ord. 101 § 1, 1988).

## Cultural Setting

### Prehistoric Overview

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of Southern California (Moratto 1984; Jones and Klar 2007). A prehistoric chronology was devised 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 (Wallace 1955, 1978). Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's 1955 synthesis has been modified and improved using thousands of radiocarbon dates obtained by Southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002). The prehistoric chronological sequence for Southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

### Ethnographic Overview

The Project site lies within a transitional area historically occupied by the Ventureño Chumash, so called after their historic-period association with Mission San Buenaventura (Grant 1978) and the Tataviam or Fernandeño named after their association with the Mission San Fernando.

### Chumash

The Chumash spoke six closely related Chumashan 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). 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.

### Tatavium

The Tataviam were not well documented by early ethnographers; however, researchers today generally agree that the Tataviam spoke an Uto-Aztecan language, most likely a Takic language (Hudson 1982). Tataviam territory included the upper Santa Clara River from Piru Creek eastward, extending over the Sawmill Mountains to the southwest edge of the Antelope Valley (King and Blackburn 1978). Their territory was bounded on the west and north by various Chumash groups; on the south by the Tongva (Gabrielino and Fernandeño), though some Tataviam were also identified as Fernandeño because of their association with Mission San Fernando); and to the east by the Kitanemuk and Serrano.

### Historic Overview

Post-European contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848– present). Briefly, and in very general terms, the Spanish Period encompassed the earliest historic-period explorations of the West, colonization, missionization and proselytization across the western frontier, with few major centers such as Los Angeles and Monterey and a line of missions and presidios with attendant satellite communities, minor prospecting, and a foundational economic structure based on the rancho system. The Mexican Period initiated with a continuation of the



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same structures; however, commensurate with the political changes that led to the establishment of the Mexican state the missions and presidios were secularized, the lands parceled, and Indian laborers released. Increased global trade introduced both foreign and American actors into the Mexican economic and political sphere, and both coincidentally, and purposefully, smoothing the transition to the American Period. The American Period was ushered in with a momentous influx of people seeking fortune in the Sierra foothills where gold was “discovered” in 1848. By the early 1850s people from all over the globe had made their way to California. Expansive industries were required to supply the early mining operations, such as forestry products, food networks such as grains, poultry, cattle, water systems, which intensified the early Mexican Period systems of ranches and supply chains, as well as the development and expansion of port cities to supply hard goods and clothes, animals, and people along improved trail and road networks. California cycled through boom and bust for several decades until World War I when the Department of the Navy began porting war ships along the west coast. Subsequently, California has grown, and contracted, predominantly around military policy along the west coast, and the Pacific Ocean. Following the industrial expansion related to World War II and the Cold War, technology and systems associated have come to fore as economic drivers.

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The area that encompasses the current-day City of Moorpark was historically part of the 113,000-acre Rancho San José de Nuestra Señora de Altagracia y Simi (commonly known as Rancho Simi) which was granted by Governor Diego de Borica to Javier, Patricio, and Miguel Pico in 1795. Rancho Simi remained rural in the decades after its granting, primarily utilized for the grazing of cattle. A road was established through the Simi Valley to accommodate overland mail delivery in 1861, largely following an extant Chumash trail. The road created a viable access route for wagon transport in an area previously inaccessible to such travel, allowing further development of the region (Appleton 2009).

Rancho Simi ownership was transferred several times including an acquisition by the Philadelphia and California Petroleum Company for the exploration of oil. However, Rancho Simi was eventually subdivided and sold by 1887, after oil extraction failed to produce sufficient quantities. Robert W. Poindexter, secretary of the Simi Land and Water Company, eventually purchased the land which became Moorpark.

In 1900, Poindexter founded the town of Moorpark with the anticipation of the Southern Pacific Railroad reaching the area. The community was named for the Moorpark apricot, which grew successfully throughout the Simi Valley region (City of Moorpark 2015). Following the arrival of the railroad, the Moorpark area continued to grow and develop. The economy continued to be based in agriculture, primarily apricots. The railroad allowed for an increase in profitability with the associated expanded network for exporting goods. As large-scale agricultural irrigation methods became more sophisticated, the variety of crops being produced increased to include citrus and walnuts (Winters 2016).

Arriving in Simi Valley in the 1920s, the poultry industry also made significant contributions to shaping the economy and character of Moorpark (Los Angeles Times 1990, 1992). However, agriculture continued to characterize Moorpark throughout the World War II years. Consistent with trends throughout Southern California following the Second World War, the Simi Valley region saw an increase in large scale suburban development of areas that were formerly agricultural lands. This trend impacted Moorpark, although less so than in other areas in the region. The town of Moorpark became a city when it was incorporated on July 1, 1983 (Moorpark Historical Society 2021).

## Methods of Review

Chambers Group requested a records search from the California Historical Resources Information System (CHRIS) South-Central Coastal Information Center (SCCIC) at California State University, Fullerton on November 5, 2021. The SCCIC returned the records search results on January 19, 2022, providing information on all documented cultural resources and previous archaeological investigations within one mile of the Project site. A one-mile study area was requested to provide additional context to the Project site and surrounding area and more information on which to base this review. Resources consulted during the records search conducted by the SCCIC included the NRHP, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), Caltrans Historic Highway Bridge Inventory,



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the California State Historic Resources Inventory, local registries of historic properties, and a review of available Sanborn Fire Insurance maps as well as historic photographs, maps, and aerial imagery. The task also included a search for potential prehistoric and/or historic burials (human remains) evident in previous site records and/or historical maps. In addition, Chambers Group submitted a request to the Native American Heritage Commission (NAHC) for a review of the Sacred Land Files (SLF) for the Project site and surrounding vicinity. Results of the records search (Figure 2) and additional research are detailed below and included in Attachment B.

## Project Personnel

Chambers Group Cultural Resources Department Lead Lucas Tutschulte managed the Project and authored the report. Chambers Group archaeologists and cross-trained paleontologists Ken Hazlett and Kellie Kandybowicz conducted the background research and supported with preparation of the report. Additionally, Ken Hazlett completed the pedestrian survey. Richard Shultz, MA, RPA, served as Principal Investigator for cultural resources, and performed quality control for the report.

## Cultural Resources Reports within the Study Area

Based on the record search conducted by the SCCIC, 31 cultural resource studies have previously been completed within the one-mile records search radius. Table 1 provides further details of these 31 studies. Of these 31 reports, one is located within the Project site (i.e., VN-00775). This project is bolded and italicized in the table.

Table 1: Previous Cultural Resources Studies within the One-Mile Study Area

Report Number	Year	Author	Title	Resources	Within Project Boundary?
VN-00126	1975	Clewlow, William C. Jr.	Archaeological Resources of the Proposed Callegus Creek Project	56-000071, 56-000200, 56-000213, 56-000214, 56-000215, 56-000216, 56-000217, 56-000218, 56-000219, 56-000242	No
VN-00213	1979	Lopez, Robert	Archaeological Assessment for Pm-3192 Moorpark, Ventura County California.		No
VN-00233	1979	Lopez, Robert	Archaeological Assessment for Pm-3244 Moorpark, Ventura County California 93003.		No
VN-00291	1980	Lopez, Robert	An Archaeological Reconnaissance of the 850 Acres Involved in the Moorpark Mountain Meadows Development, Ventura County, California.		No
VN-00560	1980	Callison, Sheila	Cultural Resource Survey for Tr-3270		No
VN-00572	1988	Dames and Moore	Phase 1 Cultural Resources Survey Fiber Optic Cable Project, Burbank	56-000027, 56-000196, 56-000202, 56-000240, 56-000241, 56-000341,	No



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Table 1: Previous Cultural Resources Studies within the One-Mile Study Area

Report Number	Year	Author	Title	Resources	Within Project Boundary?
			to Santa Barbara, California for Us Sprint Communications Company	56-000342, 56-000550, 56-000643, 56-000644, 56-000655, 56-000729, 56-000789, 56-000895, 56-000896, 56-000916, 56-000917, 56-000918	
VN-00575	1988	Lopez, Robert	An Archaeological Reconnaissance of the Areas Involved in the Proposed Swepi Well Locations and Pipeline Routes Oxnard Plain, Ventura County, California	56-000631, 56-000665, 56-000666	No
VN-00607	1977	Lopez, Robert	An Archaeological Survey of 2500 Acres for a Proposed Oil Exploration Project by Neaves Petroleum Developments in the Vicinity of Moorpark, Ventura County, California		No
<b>VN-00775</b>	<b>1989</b>	<b>Lopez, Robert</b>	<b>An Archaeological Reconnaissance of the Area Involved in Jemco Properties Proposed Industrial Development Moorpark, Ventura County, California</b>		<b>Yes</b>
VN-00821	1990	Romani, Gwendolyn R.	Archaeological Investigation: 538 Los Angeles Avenue, Moorpark, Ventura County		No
VN-00964	1991	Lopez, Robert	An Archaeological Reconnaissance of the Area Involved in Cup 4666 Moorpark, Ventura County, California.		No
VN-01059	1991	Singer, Clay A. and John E. Atwood	Cultural Resources Survey and Impact Assessment for Parcel B of Lot 53 on Gabbert Road in the City of Moorpark, Ventura County, California.		No
VN-01150	1992	Gerber, Joyce	The Results of a Phase 1 Field Survey for a Proposed Channel Widening Project Located Along		No



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Table 1: Previous Cultural Resources Studies within the One-Mile Study Area

Report Number	Year	Author	Title	Resources	Within Project Boundary?
			Arroyo Simi, Ventura County, California		
VN-01153	1991	Peak and Associates, Inc.	Class 3 Cultural Resource Assessment of the Proposed Carpinteria and Southern Reroutes, Santa Barbara, Ventura, and Los Angeles Counties, California	56-001089	No
VN-01265	1992	Reed, L.W.	Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project	19-000007, 19-000021, 19-000034, 19-000089, 19-000251, 19-000357, 19-000385, 19-000389, 19-000390, 19-000407, 19-000409, 19-000668, 19-000781, 19-000830, 19-000887, 19-000901, 19-000963, 19-001097, 19-001112, 19-001124, 19-001575, 19-001620	No
VN-01329	1994	Whitley, David S. and Joseph M. Simon	Phase 1 Archaeological Survey and Cultural Resources Assessment for the Levy Specific Plan Study Area, Ventura County, California		No
VN-01589	1977	Lopez, Robert	Archaeological Survey of a Proposed New Well Site Within the Area of the Winchester Development in the Vicinity of Moorpark, Ventura County, CA		No
VN-02054	1999	Whitley, David S. and Joseph Simms	Phase I Archaeological Survey of the Triliad Development Study Area, Moorpark, Ventura County, California		No
VN-02314	2003	Whitley, David S. and Joseph M. Simon	Phase I Archaeological Survey of Hitch Ranch, Moorpark, Ventura County, California		No



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Table 1: Previous Cultural Resources Studies within the One-Mile Study Area

Report Number	Year	Author	Title	Resources	Within Project Boundary?
VN-02386	2006	Jordon, Stacey C. and Patterson, Joshua D.	Archaeological Survey Report for the Southern California Edison Company Replacement of 71 Deteriorated Poles on the Patricia 16kv, Thacher 16kv, Matilda 16kv, Tico 16kv, Seaquit 4kv, Maguire 16kv, Galahad 16kv, Brennan B4 16kv, Strathern 16kv, Gabbert B2	19-001041, 19-001402, 19-002075, 19-002076, 19-120027, 56-000137, 56-000140, 56-000192, 56-000193, 56-001109, 56-001265, 56-001266, 56-100048, 56-100049, 56-152750	No
VN-02390	2006	Jordan, Stacey C. and Patterson, Joshua D.	Archaeological Survey Report for the Southern California Edison Company Replacement of 30 Deteriorated Poles Private and Public Inholdings, Ventura, Los Angeles, and Santa Barbara Counties, California	19-000729, 19-000730, 19-000731, 19-001266, 56-000141, 56-000550, 56-000562, 56-000901, 56-000902, 56-000980, 56-001110, 56-001124, 56-001125	No
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		No
VN-02617	2007	Schmidt, James J.	Archaeological Survey Report, Southern California Edison, Moorpark-Newbury 66kv New Source Line Project, Wo 4605-2104: Jo 6042-0468	56-000449, 56-000454, 56-001031, 56-001032, 56-001036	Yes
VN-02740	2009	Schmidt, James J.	Archaeological Survey Report: Southern California Edison Moorpark-Newbury 6kv Alternative Alignment	56-000217, 56-000218, 56-000219, 56-000228, 56-000455, 56-000456, 56-000493, 56-000864	No
VN-02752	2009	Maki, Mary	Archaeological Survey Report of Approximately 1 Acre & 13,000 Linear Feet for the Ventura County Water District No. 1 Reclaimed Water System project - Phases II & III, Moorpark, Ventura County, California	56-000228, 56-000864	No
VN-02810	2008	Schmidt, James, June Schmidt, and Gwen Romani	Results of Extended Phase I Investigations at Sites P56-100196 (SCE MN-1), P56-001797 (CA-Ven-1797; SCE MN-2), and P56-100197	56-001797, 56-100196, 56-100197	No



# PENTAIR INDUSTRIAL EXPANSION PROJECT CULTURAL RESOURCES RECORDS SEARCH, LITURATURE REVIEW, AND PEDESTRIAN SURVEY RESULTS LETTER REPORT

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Table 1: Previous Cultural Resources Studies within the One-Mile Study Area

Report Number	Year	Author	Title	Resources	Within Project Boundary?
			(SCE MN-3), for the Southern California Edison Moorpark-Newbury Park 66kV New Source Line Project, Ventura County, California		
VN-02872	2009	Fortier, Jana	TEA-21 Rural Roadside Inventory: Native American Consultants and Ethnographic Study for Caltrans District 7, Ventura County		No
VN-03094	2002	Foster, John A.	Historic Resource Evaluation Report- Mason Avenue At-Grade Crossing and Safety Improvements Project, Los Angeles City, California		No
VN-03196	2014	Rendon, Richard	Section 1-6 Consultation LWCF Project LW-56-015, Arroyo Vista Recreational Trail, Moorpark		No
VN-03263	2015	Stone, David and Heather McDaniel	Archaeological Survey Report Moorpark - 2 Gabbert Road, Moorpark Ventura County, California		No
VN-03288	2017	Kay, Michael and Evelyn N. Chandler	Archaeological Survey Report for the Southern California Edison Company Transmission Line Rating Remediation (TLRR) Project for the Moorpark-Santa Clara No. 1 and No. 2 220 Kv Circuits Near Santa Paula, Ventura County, California	56-001693	No

## Previously Recorded Cultural Resources within the Study Area

Based upon the record search conducted by the SCCIC, one previously recorded cultural resource was located within the one-mile records search radius. Table 2 and the discussion that follows provide further details of this resource, which is not located within the Project site.

Table 2: Previously Recorded Cultural Resources within the One-Mile Study Area

Primary Number	Trinomial	Resource Names	Site Description	Within Project Boundary?
P-56-100196	N/A	SCE MN-1	Prehistoric Isolate	No



# PENTAIR INDUSTRIAL EXPANSION PROJECT CULTURAL RESOURCES RECORDS SEARCH, LITURATURE REVIEW, AND PEDESTRIAN SURVEY RESULTS LETTER REPORT

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## Background Research Results

In addition to the records search review, Chambers Group archaeologists completed extensive background research to determine if any additional historic properties, landmarks, bridges, or other potentially significant or listed properties are located within the Project site or one-mile study area. This background research included, but was not limited to, the NRHP, California State Historic Property Data Files, California State Historical Landmarks, California Points of Historical Interest, Office of Historic Preservation Archaeological Determinations of Eligibility, historic aerial imagery accessed via NETR Online, Historic U.S. Geological Survey topographic maps, Built Environment Resource Directory (BERD), and California Department of Transportation (Caltrans) State and Local Bridge Surveys. Additionally, Chambers Group archaeologists reviewed the Ventura County Historical Landmarks inventory designated by the County of Ventura Cultural Heritage Board, as well as the Moorpark Historical Society and local historical newspaper clippings via Newspapers.com, ProQuest Historical Newspapers.com, and the California Digital Newspaper Collection.

As a result of the records search review and archival research, no previously recorded resources or any other listed or potentially significant properties are located within the Project site. However, the Project site is bound to the north by the former Southern Pacific Coast rail line, now Union Pacific / Amtrak / Metrolink line alignment. This alignment is not within the Project site but adjacent to the northern boundary. The former Southern Pacific Railroad alignment reached the Moorpark area by 1900 and substantially contributed to the early development of Moorpark (City of Moorpark 2015; Moorpark Historical Society 2021). Thus, there remains potential to encounter historic materials along the railroad alignment that could be associated with the historic context of Moorpark's development.

Additionally, based on the review of available historic photographs and aerial imagery, Chambers Group archaeologists observed that the Project site has been open space with evidence of sporadic agricultural use and no built environment features visible from 1947 to 2018. Historic topographic maps show the area as open space from 1947 through 2018. The historic aerial imagery and topographic maps indicate that the current alignment of the former Southern Pacific Coast rail line, now Union Pacific / Amtrak / Metrolink line was present from 1921 and runs parallel to the northern boundary of the Project site (United States Department of Agriculture (USDA); NETRonline 2021).

## Native American Heritage Commission Sacred Lands File Search

On November 5, 2021, Chambers Group requested that the Native American Heritage Commission (NAHC) conduct a search of its Sacred Lands File (SLF) to determine if Tribal Cultural Resources (TCR) important to Native Americans have been recorded in the Project site and buffer area. Additional consultation with the tribes indicated in the NAHC SLF letter (Attachment A) would be required to determine the nature of any existing resources located during ground-disturbing activities. PRC Section 21074 defines a resource as a TCR if it meets either of the following criteria:

1. sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or
2. a resource that the lead agency determines, in its discretion, is a tribal cultural resource

On December 23, 2021, Chambers Group received a response from the NAHC stating that the search of its Sacred Lands File was **negative** for the presence of Native American cultural resources within Project site and the record search study area.

The NAHC provided a list of nine Native American tribal contacts that may have knowledge of cultural resources near the Project area (Attachment A). The nine Native American contacts identified by the NAHC include Barbareno/Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians.



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### AB 52 Consultation

The City of Moorpark has stated that they plan to directly undertake the required AB 52 outreach for the Project. As of the date of this report, Chambers Group archaeologists have not been requested to support the AB 52 consultation efforts. Additionally, no responses or requests related to the tribal consultation has been conveyed to Chambers Group to incorporate into this cultural resources assessment and associated recommendations.

### Field Survey Methods

Chambers Group archaeologist and cross-trained paleontologist Ken Hazlett completed a pedestrian survey of the Project site on December 9, 2021. The survey consisted of systematic surface inspection of all areas with transects walked at 10-meter intervals or less to ensure that any evidence of surface-exposed cultural materials and/or evidence of paleontological resources could be identified. Chambers Group examined the ground surface for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discoloration that might indicate the presence of a cultural midden, roads and trails, and depressions and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations). The Project site was photographed using a digital camera and data was recorded using a hand-held global positioning system (GPS) unit with sub-meter accuracy. All field notes, photographs, and records related to the current study are on file at the Chambers Group San Diego office.

### Field Survey Results

No evidence of prehistoric, historic archaeological resources or paleontological resources were identified within the Project site. During the field survey, ground surface visibility within the Project site ranged from approximately 40-60 percent visibility throughout the area, and up to 90 percent visibility within highly disturbed areas such as the established access roads. The entire Project site shows evidence of previous agricultural activity but has remained fallow for some time. However, it appears that there has been more recent discing activity to turn-over or aerate the soils.

### Discussion

As detailed above, Chambers Group conducted a cultural resources records search, literature review, and pedestrian survey within the Pentair Industrial Expansion Project site and surrounding study area in December 2021 and January 2022. The purpose of the review was to gather and analyze information needed to assess the potential for impacts to cultural resources within the proposed Project site.

An archival records search through the CHRIS database at the SCCIC and background study of the Project area were conducted as part of the study. The SCCIC records search identified 31 cultural resources reports and one cultural resource within the one-mile study area; no resources were located within the Project site. Chambers Group also submitted a search request of the NAHC SLF to determine the presence or absence of data regarding any known tribal cultural resources previously reported within the Project area or surrounding vicinity. The NAHC SLF search resulted in negative findings.

The Project site was surveyed on December 9, 2021, by Chamber Group archaeologist Ken Hazlett. No cultural resources were identified during the field survey.

In summary, Chambers Group found no physical evidence of archaeological or paleontological resources within the Project site. This finding is based primarily on the visual examination of the ground surface observable at the surface level during the pedestrian survey effort. However, while no surficial evidence of prehistoric or historic archaeological resources were observed, the area is associated with the early Moorpark development and as such, has the potential to yield historic archaeological materials, likely in a shallow context. The subsurface context within the Project site is considered sensitive for buried cultural resources.



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Additionally, the nature of the previous agricultural related disturbance allows for the potential to encounter intact native soils and geologic formations during the proposed Project construction and increases the risk of encountering intact buried cultural resources at depths below the previous disturbance related to standard agricultural practices (12-36 inches below surface). Similarly, encountering paleontological resources during the more intensive excavation for the proposed industrial buildings and related infrastructure is possible. Please see the associated partner document, *Pentair Industrial Expansion Project Paleontological Records Search, Literature Review, Pedestrian Survey Results Letter Report*, prepared by Chambers Group for more details regarding this Project as related to the investigation, conducted in tandem, for paleontological resources (Chambers Group 2022).

## Recommendations

Based on the results of the records search review, survey, and background research, Chambers Group archaeologists observed that the Proposed Project site is previously disturbed and is currently a vacant parcel of land located within a largely urban context. Under most circumstances this would indicate that the potential for buried cultural resources and/or human remains within the Proposed Project area is low. Further, NAHC SLF search results were negative. However, background research revealed that the Project site is bound to the north by the Southern Pacific Railroad alignment that greatly contributed to the early development of Moorpark in the early 1900s. As previously noted in the historic context, the town of Moorpark was named as such by Robert W. Poindexter in anticipation of the Southern Pacific Rail being constructed and the inherent growth that it represented by connecting the Moorpark area with the larger Los Angeles metropolitan area and the coastal communities (Moorpark Historical Society 2021). Thus, there is potential to discover historical resources that could potentially provide further details related to the historic context along the railroad alignment, and within the Project site. Additionally, the potential to encounter intact buried native formations and associated prehistoric age cultural resources remains.

Chambers Group recommends the following mitigation measures be considered and implemented in support of this Project with the intent to reduce potential impacts to cultural resources to less than significant. If any cultural resources are identified, they would need to be evaluated for eligibility for the CRHR. Evaluation for archaeological sites consists of an archaeological testing program. For historical structures, evaluation by an architectural historian may be necessary. If determined eligible by the CEQA lead agency or the State Historic Preservation Office, mitigation, consisting of data recovery for archaeological sites and documentation for historical structures, would be required if preservation is not feasible.

**MM CUL-1** Prior to issuance of grading permits, the applicant shall be required to obtain the services of a qualified project archaeologist to remain on-call for the duration of the proposed ground disturbing construction activity. The archeologist selected must be approved in writing by the Community Development Director. Prior to construction commencing, all construction personnel associated with earth moving equipment, drilling, grading, or excavating, shall be provided with basic training. The training shall be completed by the applicant retained project archaeologist and shall include written notification of the restrictions regarding disturbance and/or removal of any portion of archaeological deposits and the procedures to follow should a potential resource be identified during construction activity. The construction contractor, or its designee, shall be responsible for implementation of this measure. A tribal monitor shall be provided an opportunity to attend the pre-construction briefing, if requested. The project archaeologist shall be on-call and available to contact in the event of any unanticipated discovery of archaeological or historical resources during the proposed construction activity. If any archeological or historical resources are uncovered during grading or excavation operations, all grading or excavation shall immediately cease in the immediate area, a 50-foot buffer area around the discovery shall be cordoned off, and the discovery must be left untouched. The applicant, in consultation with the project archeologist, shall assure the preservation of the resource and immediately contact the Community Development Director by phone, in writing by email or hand



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delivered correspondence informing the Director of the find. In the absence of the Director, the applicant shall so inform the City Manager. Additionally, all consulting Native American Tribal groups that requested notification of any unanticipated discovery of archaeological resources on the Project shall be notified appropriately. The applicant retained project archeologist shall provide an assessment regarding the sensitivity of the discovery and, if avoidance is not feasible, recommend the appropriate treatment and/or recovery procedures for discovery. The applicant shall pay for all costs associated with the investigation and, if required, the treatment and/or recovery of the discovery.

**MM-CUL-2**

At the completion of all ground-disturbing activities, the project archaeologist shall prepare an Archaeological Resources Monitoring Report summarizing all monitoring efforts and observations, as performed, and any and all prehistoric or historic archaeological finds as well as providing follow-up reports of any finds to the South-Central Coastal Information Center (SCCIC), as required.

**Unanticipated discovery of Human Remains:** In the event that human remains are discovered during ground-disturbing activities, then the Proposed Project would be subject to California Health and Safety Code 7050.5, CEQA Section 15064.5, and California Public Resources Code Section 5097.98. If human remains are found during ground-disturbing activities, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Ventura County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the County Coroner shall notify the NAHC, which shall notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Chambers Group is available to assist with any further support or document preparation related to Cultural Resources, including tribal consultation. Please contact Meghan Gibson, Senior Project Manager, at (213) 623-1859 extension 7511, or the Cultural Resources Team Lead at the contact information below if you have any questions or comments regarding this report.

Sincerely,

**CHAMBERS GROUP, INC.**

A handwritten signature in black ink, appearing to read "Lucas Tutschulte".

**Lucas Tutschulte**

*Cultural Department Lead*  
858.541.2800 Ext 7114  
9620 Chesapeake Drive, Suite 202  
San Diego, CA 92123

**Attachments**

Attachment A: NAHC SLF Records Search Results Letter

Attachment B: (Confidential): Record Search Results



# PENTAIR INDUSTRIAL EXPANSION PROJECT CULTURAL RESOURCES RECORDS SEARCH, LITERATURE REVIEW, AND PEDESTRIAN SURVEY RESULTS LETTER REPORT

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City of Moorpark

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Warren

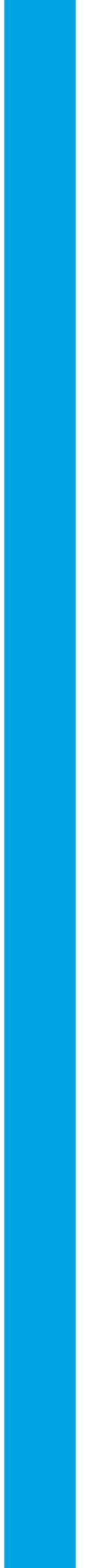
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**ATTACHMENT A – NAHC SLF RECORDS SEARCH RESULTS LETTER**



# Attachment A: NAHC SLF Records Search Results Letter



STATE OF CALIFORNIA

Gavin Newsom, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

December 23, 2021

Kellie Kandybowicz  
The Chambers Group, Inc.

Via Email to: [kkandybowicz@chambersgroupinc.com](mailto:kkandybowicz@chambersgroupinc.com)

Re: 21321 Pentair Industrial Expansion Project, Ventura County

Dear Ms. Kandybowicz:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Native American Heritage Commission  
Native American Contact List  
Ventura County  
12/23/2021**

**Barbareno/Ventureno Band of  
Mission Indians**

Julie Tumamait-Stenslie,  
Chairperson  
365 North Poli Ave  
Ojai, CA, 93023  
Phone: (805) 646 - 6214  
jtumamait@hotmail.com  
Chumash

**Barbareno/ Ventureno Band of  
Mission Indians**

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brendamguzman@gmail.com  
Chumash

**Barbareno/ Ventureno Band of  
Mission Indians**

Annette Ayala,  
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Ventura, CA, 93001  
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Chumash

**Barbareno/ Ventureno Band of  
Mission Indians**

Patrick Tumamait,  
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Ojai, CA, 93023  
Phone: (805) 216 - 1253  
Chumash

**Chumash Council of  
Bakersfield**

Julio Quair, Chairperson  
729 Texas Street  
Bakersfield, CA, 93307  
Phone: (661) 322 - 0121  
chumashtribe@sbcglobal.net  
Chumash

**Coastal Band of the Chumash  
Nation**

Mariza Sullivan, Chairperson  
P. O. Box 4464  
Santa Barbara, CA, 93140  
Phone: (805) 665 - 0486  
cbcntribalchair@gmail.com  
Chumash

**Northern Chumash Tribal  
Council**

Violet Walker, Chairperson  
P.O. Box 6533  
Los Osos, CA, 93412  
Phone: (760) 549 - 3532  
violetsagewalker@gmail.com  
Chumash

**San Luis Obispo County  
Chumash Council**

Mark Vigil, Chief  
1030 Ritchie Road  
Grover Beach, CA, 93433  
Phone: (805) 481 - 2461  
Fax: (805) 474-4729  
Chumash

**Santa Ynez Band of Chumash  
Indians**

Kenneth Kahn, Chairperson  
P.O. Box 517  
Santa Ynez, CA, 93460  
Phone: (805) 688 - 7997  
Fax: (805) 686-9578  
kkahn@santaynezchumash.org  
Chumash

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 21321 Pentair Industrial Expansion Project, Ventura County.

CONFIDENTIAL. This document is confidential under California Government Code 6254.10 and the National Historic Preservation Act, Section 304, and other applicable federal, state, and local laws and regulations prohibiting public and unauthorized disclosure of records related to cultural resources. Recipients of this document acknowledge they are authorized to receive these materials and are responsible for maintaining the confidential nature of the contents related to cultural resources identified in this document and will not disclose confidential information to the public and/or unauthorized persons.

**ATTACHMENT B (CONFIDENTIAL) – RECORD SEARCH RESULTS**

