



October 2, 2020

George Gorman  
Senior Environmental Planner  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**RE: Cultural Resources Constraints Analysis for the Sakioka Arctic Storage Building Project, City of Oxnard, Ventura County, California**

Mr. Gorman:

Paleo Solutions, Inc. (Paleo Solutions) was retained in coordination with GPA Consulting (GPA) to conduct a cultural resources constraints analysis in support of the construction of an Arctic Storage Facility to store frozen and chilled products in a state-of-the-art warehouse within the City of Oxnard, Ventura County, California (Arctic project) (Attachment A: Figure 1). This initial research provides an overview of available information regarding previous cultural resource investigations, documented cultural resources within the project area, as well as an indication of the archaeological sensitivity of the area.

## **PROJECT LOCATION**

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The Arctic project is located within the City of Oxnard (City), Ventura County California, south of the Santa Susanna and west of the San Gabriel mountain ranges. Specifically, the project is within the Rio De Santa Clara land grant, within Township 2 North, Range 21 West, as depicted on the *Oxnard* topographic quadrangle (Attachment A: Figure 2).

The Arctic project site is within the Sakioka Farms Business Park Specific Plan (Specific Plan) area (Attachment A: Figure 3). The Specific Plan area spans 430 acres and is defined by the U.S. Highway 101 to the north, Latigo Avenue to the south, Rice Avenue to the west, and approximately 600 feet east of Del Norte Boulevard to the east. The Specific Plan is divided into seven planning areas for the phased development of commercial, business research, and light industrial uses. The Arctic project site would occupy approximately 1,387,657 square feet (31.8 acres) within the southwest quadrant of the Specific Plan area. The project site would be located on Lots 1-5, Tract 5996, at the corner of Rice Avenue and planned Street "A" (Attachment A: Figure 4).

## **PROJECT DESCRIPTION**

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The Arctic project would include a 576,000-square foot cold storage and produce processing facility to support fruit processing and packaging, fruit cooler storage, freezer storage, and blast freezing activities. The facility would include a combined 14,083 square feet of office space, a 1,404-square foot break room, a 49,959-square foot dock, a 30,212-square foot open air canopy dock, space for a future rail dock, 17,008 and 142,927 square feet of coolers, 186,941 square feet of freezer, a 117,017-square foot processing area, 673-square foot and 1,038-

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## **PALEO SOLUTIONS**

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square foot electric rooms, a 538-square foot fire room, and a 4,464-square foot engine room. Rotten fruit would be disposed at the southern end of the facility within a screened area adjacent to planned Street "A."

## **CULTURAL RESOURCES CONSTRAINTS ANALYSIS**

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### **Sakioka Farms Business Park Specific Plan**

In February 2006 a records search was conducted in support of the Sakioka Farms Business Park Specific Plan (Plan) (Langdon Wilson International 2012). The records search identified one previously-recorded isolated artifact within the Plan boundary and five resources within a 0.5-mile radius. Due to the extensive agricultural cultivation in the area, it was determined that any surface and subsurface archeological remains were unlikely. In an abundance of caution, however, two standard conditions of approval (COA) (E-1 and E-2) were implemented to ensure that project impacts would remain less than significant. COA E-1 requires that a qualified archaeologist monitor all initial grading and excavation, and COA E-2 requires that a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the Plan project site.

### **Project Bruin at the Sakioka Farms Business Park**

In March 2020, a Phase I cultural resources assessment was completed for the adjacent Project Bruin at the Sakioka Farms Business Park (Bruin project) by FirstCarbon Solutions (FCS) (Griffin 2020). This assessment included a records search of the Bruin project area and a 0.5-mile (804-m) buffer, Native American outreach, and a pedestrian survey.

The records search was conducted at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, California State University, Fullerton. The Arctic project site is located within the 0.5-mile buffer covered in this records search buffer. The results of the records search indicated that one cultural resource has been recorded 0.4 mile northwest of the Bruin project site and, therefore, to the northwest of the Arctic project site. No known resources were identified within the Bruin or Arctic project areas.

FCS requested a search of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC) for the Bruin project area. A response was received indicating that the SLF search failed to locate the presence of Native American cultural resources within the immediate project area. The NAHC provided a list of six tribal representatives available for consultation. A letter was sent to each of the six tribal representative requesting any additional information they may have for the Bruin project site. No responses had been received as of March 2020.

An FCS archaeologist surveyed the project area to identify any unrecorded cultural resources that may be present. The pedestrian survey covered the entire Project Bruin site using transects spaced at 15-meter intervals. Visibility was poor, ranging from less than 10 percent for the majority of the project area to approximately 90 percent in the easternmost portion of the survey area. Four cement tanks were identified within the Bruin project boundaries. None of the tanks, however, could not be definitively dated.

### **Arctic Cold Oxnard Project Monitoring**

Grading at the Arctic project site was conducted in August 2020. Prior to excavation activities, a cursory walkover was completed of the entire project area by Conejo Archaeological Consultants with negative results (Maki 2020). An archaeological and Native American monitor were present during excavation activities completed in August 2020. This included full-time Native American monitoring of all excavation activities, and initial full-time archaeological monitoring during the first 1.5 weeks of excavation, followed by regular spot-



check visits to examine subsurface sediments for the potential to contain buried archaeological materials (Maki 2020; Ruiz 2020).

One buried concrete irrigation line was observed at a depth of 2 feet below ground surface, amid recent PVC pipelines. The age of the concrete pipe is unknown and it was determined that no further investigation of the pipeline was necessary (Maki 2020). No archaeological or tribal cultural materials were identified within the project area during monitoring (Maki 2020; Ruiz 2020).

## CONCLUSIONS AND RECOMMENDATIONS

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No cultural resources were identified within the Arctic project area as a result of the 2006 records search for the adjacent Bruin project that included the Arctic project, or during the cursory survey and archaeological and Native American monitoring associated with the Arctic project. The project has successfully met the City's mitigation requirements for cultural resources for all work conducted to date. Any additional ground-disturbing activities within the Arctic project area shall be monitored by a Native American monitor, in compliance with COA E-2, with initial monitoring provided by a qualified archaeologist, in compliance with COA E-1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Liz Denniston".

Liz Denniston  
Principal Archaeologist & Project Manager, Paleo Solutions

### Attachments:

Attachment A Figures

### References:

Griffin, Stefanie

2020 Phase I Cultural Resources Assessment: Project Bruin at the Sakioka Farms Business Park: City of Oxnard, Ventura County, California. Prepared for Seefried Industrial Properties, Inc., Phoenix, AZ. Prepared by FirstCarbon Solutions, Irvine, CA.

Langdon Wilson International

2012 Sakioka Farms Business Park Specific Plan. Prepared for Sakioka Farms, Costa Mesa, California. Prepared by Langdon Wilson International, Newport Beach, California.

Maki, Mary

2020 Archaeological Monitoring Results for the Arctic Cold Oxnard Project, Ventura County, California (Fisher Project #19F077). Prepared for Fisher Construction Group, Burlington Washington. Prepared by Conejo Archaeological Consultants, thousand Oaks, California.

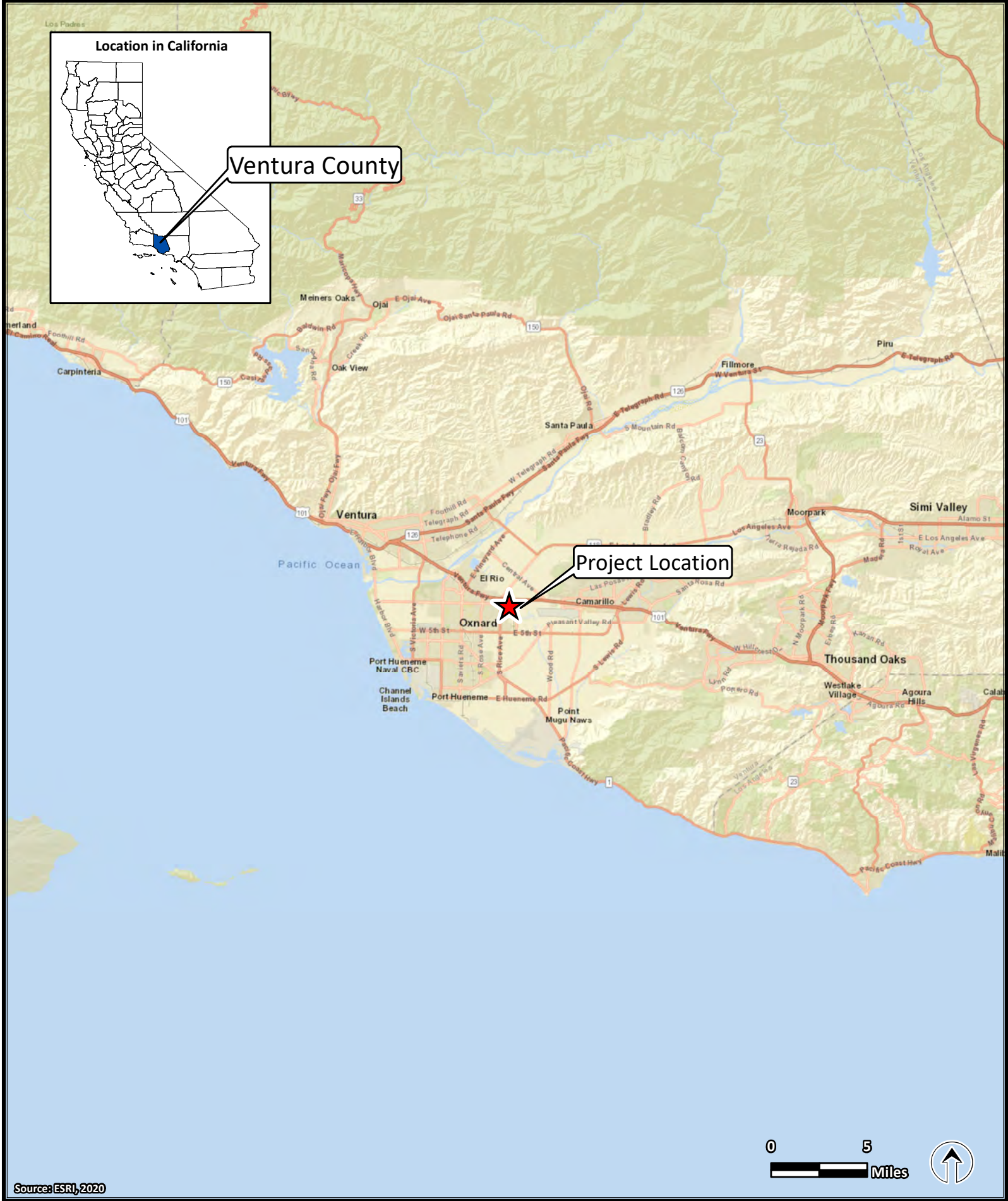
Ruiz, Susie

2020 Native American Monitoring Form: Arctic Cold Storage. Prepared for Fisher Construction Group, Burlington Washington. Prepared by Ventureno Chumash, Oxnard, California.



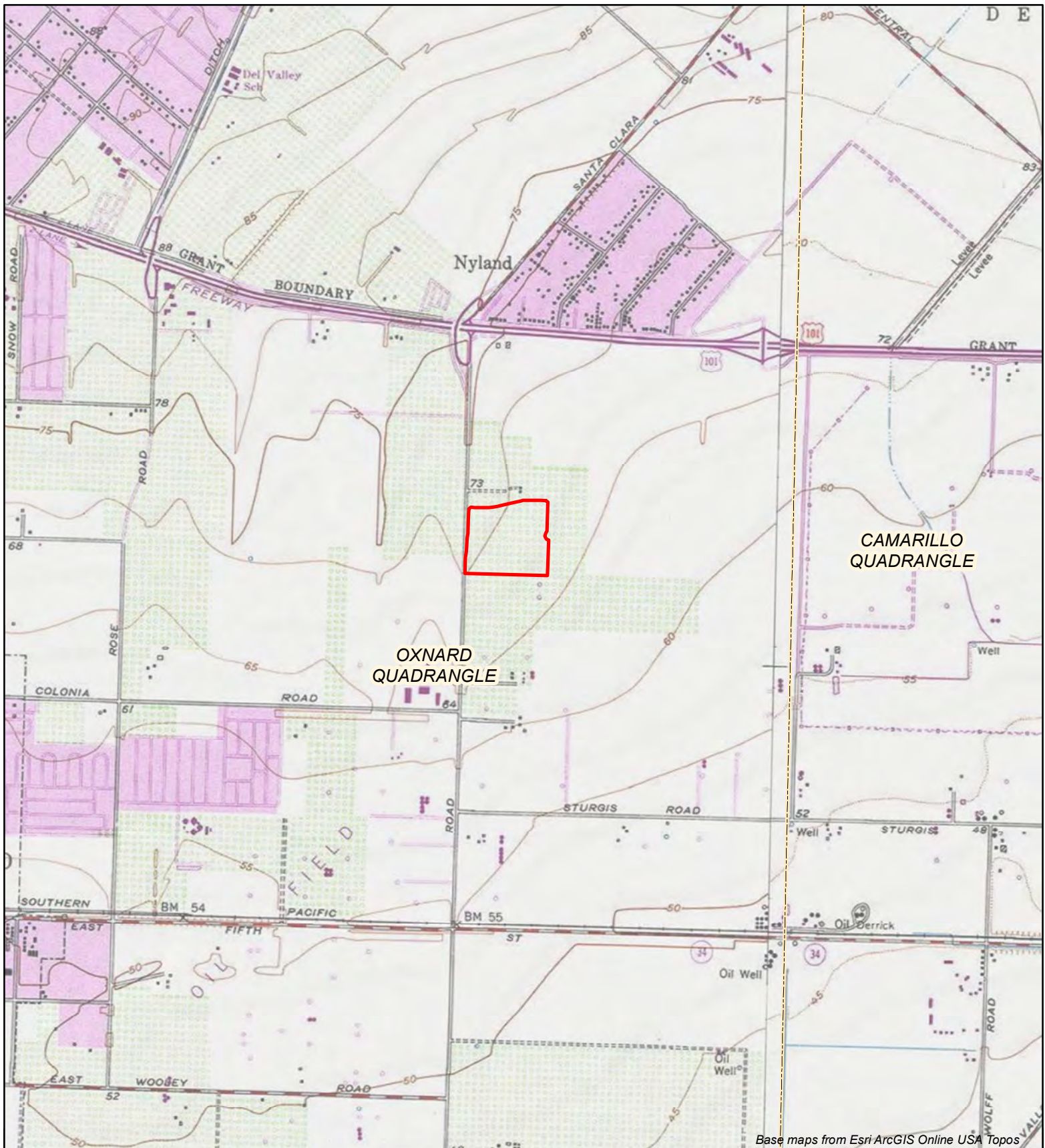
# **ATTACHMENT A**

## **Figures**



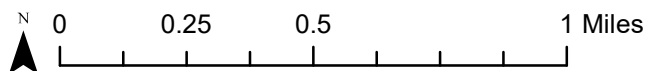
**FIGURE 1. REGIONAL LOCATION  
Sakioka Arctic Cold Storage**



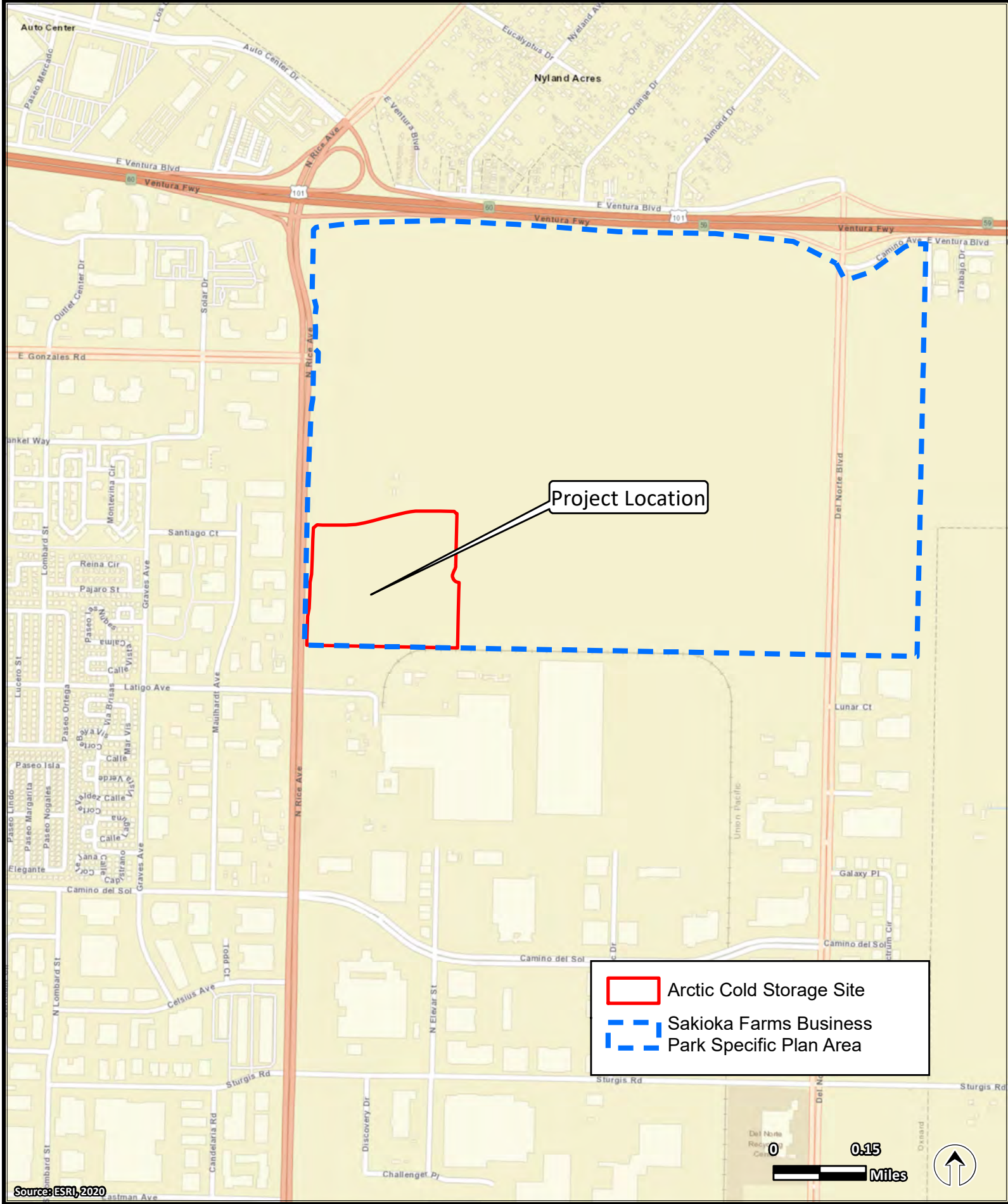


**FIGURE 2. PROJECT LOCATION ON QUADRANGLE**  
**Sakioka Arctic Cold Storage**

- Project Area
- USGS 7.5' Quadrangle







**FIGURE 3. PROJECT LOCATION**  
**Sakioka Arctic Cold Storage**





**FIGURE 4. PROJECT VICINITY**  
**Sakioka Arctic Cold Storage**