

Appendix B

Cultural Resources Assessment



Dizdar Park Renovation and Expansion Project

Cultural Resources Assessment Report

prepared for

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Table of Contents

Executive Summary	1
1 Introduction	3
1.1 Project Site and Description.....	3
1.2 Personnel	8
2 Regulatory Framework.....	9
2.1 California Environmental Quality Act.....	9
2.2 California Health and Safety Code	12
2.3 California Public Resources Code §5097.98.....	12
2.4 Local Regulations	13
3 Natural and Cultural Setting	15
3.1 Environmental Setting	15
3.2 Prehistoric Setting.....	15
3.3 Ethnographic Overview.....	17
3.4 Historic Overview	18
4 Background Research.....	25
4.1 California Historical Resources Information System.....	25
4.2 Archival Research Methods	30
4.3 Inventory Review	30
4.4 Previous Survey Efforts	31
4.5 Sacred Lands File Search and Assembly Bill 52 Support	31
5 Field Survey.....	32
5.1 Methods.....	32
5.2 Results.....	32
6 Impacts Analysis and Conclusions.....	50
6.1 Historical Built Environment Resources.....	51
6.2 Historical and Unique Archaeological Resources.....	53
6.3 Human Remains	54
7 References	55

Tables

Table 1	Previous Cultural Resource Studies Within 0.25-Mile of the Project Site	25
Table 2	Previously Recorded Cultural Resources Within 0.25-Mile of the Project Site	27

Figures

Figure 1	Project Location Map.....	4
Figure 2	Aerial View of Project Site.....	5

Figure 3	Conceptual Site Plan	6
Figure 4	Conceptual Landscaping at the Garden Entry Gateway (Northeastern Corner of the Expanded Park)	7
Figure 5	Historical Aerial Photograph of the Project Site and Vicinity, 1935	21
Figure 6	Historical Aerial Photograph of Project Site and Vicinity, 1941	22
Figure 7	Historical Aerial Photograph of Project Site and Vicinity, 1959	23
Figure 8	Historical Aerial Photograph of the Project Site and Vicinity, 1963	24
Figure 9	Dizdar Park, Facing West	33
Figure 10	Former Ventura County Fire Station No. 54, Facing East	33
Figure 11	Dizdar Park with Former Ventura County Fire Station No. 54 in Background, Facing Northeast	34
Figure 12	Picnic Area With Former Library Building in Background, Facing Northwest	34
Figure 13	Playground Within Park, Facing North	35
Figure 14	Don Adolfo Camarillo Statue With Former Ventura County Fire Station No. 54 in Background, Facing Southeast	35
Figure 15	Ground Exposure Along Eastern Boundary of Park, Facing North	36
Figure 16	Ground Exposure Between Park and Former Ventura County Fire Station No. 54, Facing North	36
Figure 17	Southern Boundary of Park, Facing East	37
Figure 18	Underground Utility	37
Figure 19	Underground Utilities	38
Figure 20	Underground Utilities, Facing North	38
Figure 21	Built Environment Resources in the Project Site	40
Figure 22	Overview of Property, View From Ventura Boulevard Facing Southeast	41
Figure 23	Boarded Window With Painting on West Elevation of Fire Station Garage	42
Figure 24	Dizdar Park, View to the Southeast taken from the Northwest Corner of the Property ..	43
Figure 25	Library Building, North and West Elevations, Facing Southeast	44
Figure 26	Library Building, South and West Elevations, Facing Northeast	44
Figure 27	Statue of Adolfo Camarillo with the Library Building in the Background, Facing Southwest	45
Figure 28	Pleasant Valley Cemetery, Undated	46
Figure 29	Library Building, North and West Elevations, 1962	47

Appendices

Appendix A	California Historical Resources Information System Search Results
Appendix B	Native American Heritage Commission Sacred Lands File Search Results
Appendix C	2019 Historical Resources Assessment of Ventura County Fire Station No. 54
Appendix D	California Department of Parks and Recreation (DPR) 523 Series Forms

Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by Goodale Architecture Planning (GAP) to conduct a cultural resources assessment in support of the Dizdar Park Renovation and Expansion Project (project) located at the southeast corner of the South Glenn Drive-Ventura Boulevard intersection in Camarillo, Ventura County, California. The 1.75-acre project site includes three Ventura County Assessor's Parcels that encompass Dizdar Park and two adjacent vacant buildings, the former Camarillo branch of the Ventura County library system and the former Ventura County Fire Station No. 54. The project involves demolition of the buildings and expansion and renovation of Dizdar Park to include a variety of amenities.

The project is subject to the California Environmental Quality Act (CEQA) and the City of Camarillo (City) is the lead agency under CEQA. This assessment included background and archival research, searches of the California Historical Resources Information System (CHRIS) and Native American Heritage Commission (NAHC) Sacred Lands File (SLF), a cultural resources field survey of the project site, the recordation and evaluation of Dizdar Park and the former library building collectively for historical resources eligibility, and the preparation of this report. Rincon additionally provided support to the City during tribal consultation which occurred under Assembly Bill (AB) 52, the results of which are summarized herein.

The field survey identified two historic aged properties within the project site; in the west, the former library building and surrounding Dizdar Park, and in the east, the property encompassing former Ventura County Fire Station No. 54. The research conducted for this assessment confirmed that former Ventura County Fire Station No. 54 was previously recorded, evaluated, and recommended eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for local designation as a City of Camarillo Landmark. It is therefore considered a historical resource for the purposes of CEQA. As a result of the current assessment, the property comprising the former library building and surrounding Dizdar Park was recorded, evaluated, and recommended ineligible for listing in the NRHP, CRHR, or for local designation as a City of Camarillo Landmark; the property is not considered a historical resource for the purposes of CEQA.

According to the CEQA Guidelines, activities that result in the substantial adverse change of a historical resource have a significant effect on the environment. Impacts to historical resources are considered significant if a project would destroy, damage, or alter those physical features that convey the significance of the resource and justify its eligibility for listing in the CRHR. As the property comprising Dizdar Park and the former library building does not constitute a historical resource per CEQA, the building's demolition and park's expansion and modification by the proposed project would not result in significant impacts to historical resources. However, as a resource eligible for listing in the NRHP, CRHR and local designation, demolition of former Ventura County Fire Station No. 54 would result in a significant impact to a historical resource under CEQA.

Based on the information summarized above, Rincon recommends the following CEQA finding related to built environment historical resources for the proposed project: ***significant and unavoidable impacts to historical resources***. Although impacts to historical resources will remain significant and unavoidable, the following mitigation measures are recommended to reduce impacts to historical resources to the greatest extent feasible: Mitigation Measure (MM) CUL-1, Interpretive

Display, MM CUL-2, Historic American Building Survey. Mitigation measures are outlined in detail in Section 6.1 of this report.

The research conducted for this assessment indicated that the western two thirds of the project site was historically occupied by the Pleasant Valley Cemetery (PVC). However, the PVC was redeveloped between 1941 and 1962 with Dizdar Park and the library building currently within the known cemetery boundaries. While burials were reportedly exhumed from the PVC and reinterred at Ivy Lawn Memorial Park in Ventura prior to redevelopment of the cemetery, the research conducted for this assessment suggests that remains associated with the PVC may still be present below the ground surface within the project site. Therefore, there is the potential to encounter burials and/or remains during ground disturbing activities associated with the project.

The CHRIS search identified 31 previously recorded cultural resources within 0.25-mile of the project site. None of the previously recorded resources identified by the CHRIS search are located within the project site and none are archaeological in nature. The NAHC SLF search returned negative results. The field survey indicated that the project site has undergone previous ground disturbances associated with the construction and maintenance of Dizdar Park, existing buildings, and associated underground utilities that occupy the project site. No cultural resources were identified during the field survey. Additionally, tribal consultation undertaken by the City under AB 52 did not indicate the presence of archaeological resources of Native American origin within the project site.

Based on the information summarized above, Rincon recommends the following CEQA finding related to archaeological resources for the proposed project: ***less than significant impacts to archaeological resources with mitigation incorporated***. To reduce impacts to archaeological resources to a less than significant level, the following mitigation measures are recommended: MM CUL-3, Worker's Environmental Awareness Program (WEAP), MM CUL-4, Archaeological Monitoring, and MM CUL-5, Discovery of Cultural Resources. Mitigation measures are outlined in detail in Section 6.1 of this report.

1 Introduction

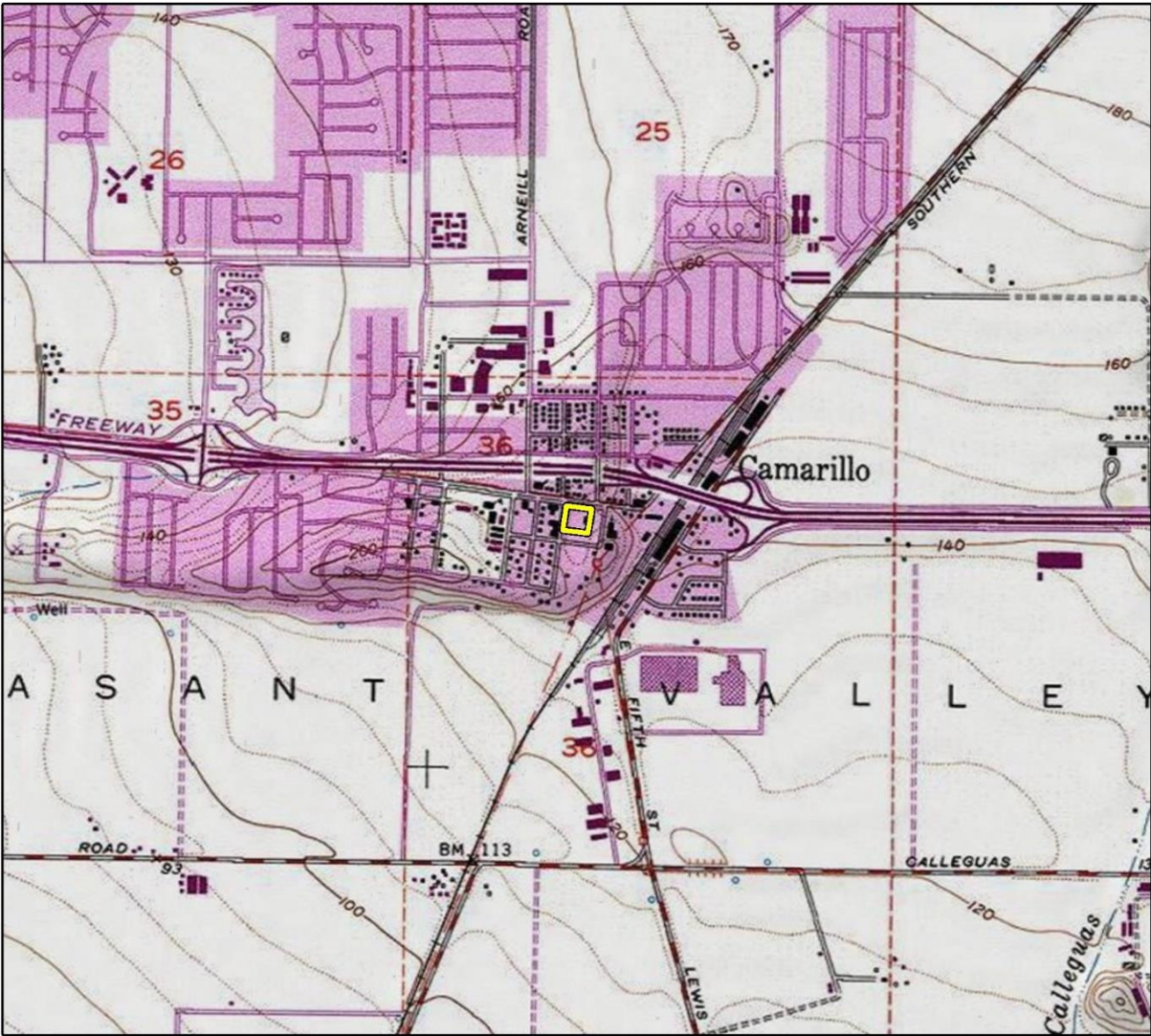
Rincon Consultants, Inc. (Rincon) was retained by Goodale Architecture Planning (GAP) to conduct a cultural resources assessment in support of the Dizdar Park and Renovation and Expansion Project (project) located at the southeastern corner of the South Glenn Drive-Ventura Boulevard intersection in Camarillo, Ventura County, California. This technical report documents the result of the tasks performed by Rincon, specifically the following: background and archival research, searches of the California Historical Resources Information System (CHRIS) and Native American Heritage Commission (NAHC) Sacred Lands File (SLF), a cultural resources field survey of the project site, and the recordation and evaluation of one property for historical resources eligibility. Rincon additionally provided support to the City during tribal consultation that occurred under Assembly Bill (AB) 52, the results of which are summarized herein. This assessment has been completed pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of Camarillo (City) is the lead agency under CEQA.

1.1 Project Site and Description

The project site is located in Township 2 North, Range 21 West, Section 36 of the United States Geological Survey (USGS) *Camarillo California* 7.5-minute quadrangle (Figure 1). It encompasses the following three Ventura County Assessor's Parcel Numbers (APN)s: 162-016-022, -023 and -024. Occupying the northwest portion of the project site is a currently vacant library surrounded by Dizdar Park to the south and east. In the east, the project site is occupied by the vacant former Ventura County Fire Station No. 54 (Figure 2). Adjacent land uses include Ventura Boulevard and commercial buildings to the north, basketball courts and parking lots (part of the adjacent St. Mary Magdalen Parish and School) to the south, a vacant grassy area (also part of the adjacent St. Mary Magdalen Parish) to the east, and South Glenn Drive and commercial buildings to the west.

The proposed project would include demolition of the vacant fire station and former library/vacant office building and the expansion of the existing Dizdar Park, including the addition of new amenities (Figure 3). The project would add a new central plaza feature at the northwest corner of the site with planters, shade trees, trellises, seating, enhanced pavement, and the relocated Adolfo Camarillo statue. A new garden entry gateway with a park sign, enhanced paving, seating, public art, and ornamental trees and landscaping would be developed in the northeast corner of the site (Figure 4). In the southeast corner of the site, a band shell would be constructed to host local events such as small concerts and plays. In the southwest corner of the site, a fire station-themed playground would be developed to reflect the historical use of the site. Additional amenities would include public restrooms, seating, barbeque areas, trash enclosures, shade trees and landscaping, and a meandering walkway throughout the park. A new surface parking lot would be developed on site to the south of the park. Project landscaping and irrigation systems would comply with the City and State Model Water Efficient Landscape Ordinance and the California Green Building Standards Code (CALGreen). The project design was informed by a rigorous public outreach process that gathered input from the community on the amenities, features, landscaping, and other recommendations for expanding and improving Dizdar Park.

Figure 1 Project Location Map



Basemap provided by National Geographic Society, Esri and its licensors © 2021. Camarillo Quadrangle. T02N R21W S36. 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.

 Project Location

0 1,000 2,000 Feet

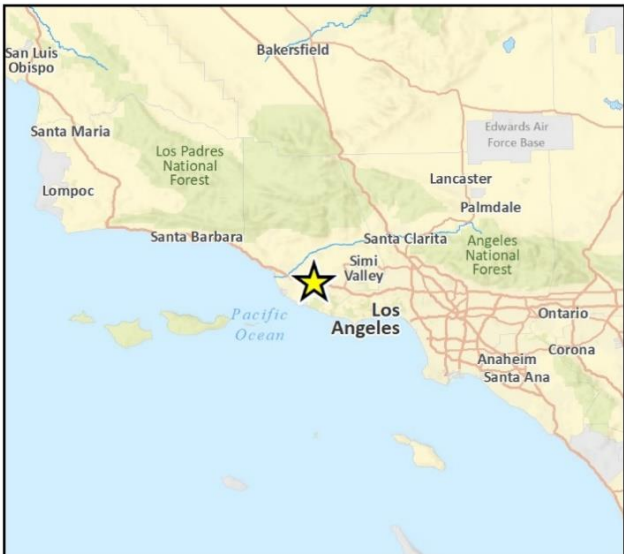


Fig 3 Project Location

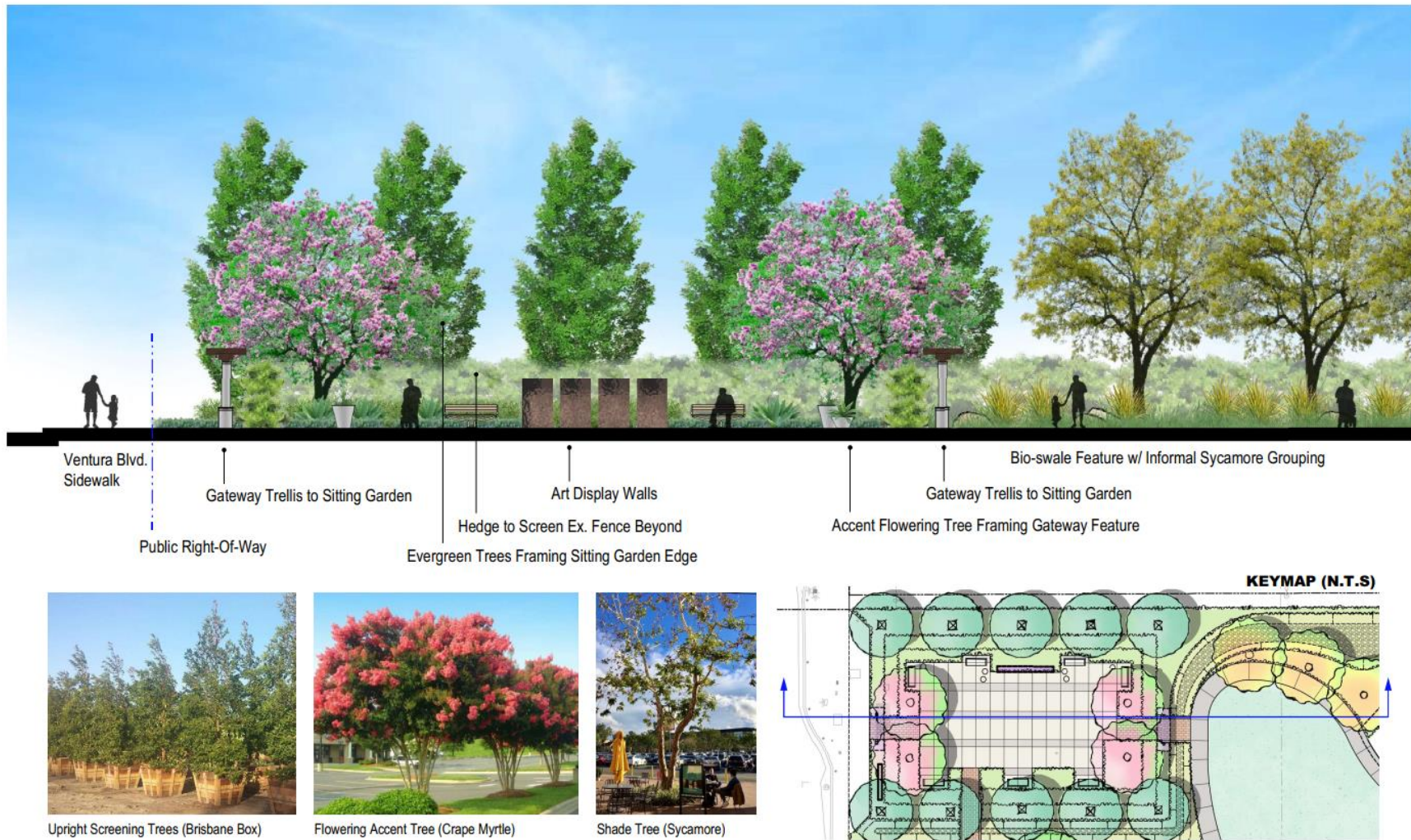
Figure 2 Aerial View of Project Site



Figure 3 Conceptual Site Plan



Figure 4 Conceptual Landscaping at the Garden Entry Gateway (Northeastern Corner of the Expanded Park)



1.2 Personnel

Architectural Historian Rachel Perzel, MA, managed this cultural resources assessment with oversight provided by Senior Architectural Historian, Steven Treffers, MHP. Architectural Historian James Williams, MA, completed the archival research, conducted the historical evaluation and served as a contributing author to this report. Archaeologist Mary Pfeiffer, BA, conducted the field survey and served as a contributing author of this report. Senior Principal Investigator Ken Victorino, MA, Registered Professional Archaeologist (RPA) provided senior-level oversight for archaeological resources. Geographic Information Systems Analysts Allysen Valencia and Annette Tran prepared the figures included in this report. Rincon Principal Shannon Carmack reviewed this report for quality assurance and quality control. The professionals listed above meet the Secretary of the Interior's Professional Qualification Standards in their respective fields (36 CFR Part 61).

2 Regulatory Framework

This section provides a summary of the applicable federal, state, and local laws, ordinances, regulations, and standards that govern cultural resources, in addition to the applicable designation Criteria used for the evaluation of the subject property.

2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires 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 cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (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 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 EIR 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 the 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 (the 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]).

National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and 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 National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- 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 National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

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 (Public Resources Code, 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 (Public Resources Code, 5024.1(b)). Unlike the NRHP however, 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 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one or 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 Assembly Bill 52 of 2014

As of July 1, 2015, Assembly Bill (AB) 52 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources". AB 52 establishes, "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). It further states the CEQA 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) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria, as summarized in CEQA Guidelines Appendix G:

1. Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
2. 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 façade of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

2.2 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 coroner of the county in which the remains are discovered 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.

2.3 California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code §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.

2.4 Local Regulations

City of Camarillo Historic Preservation Ordinance

Title 16 Chapter 42 of the Camarillo Code of Ordinances establishes the regulations and procedures for Historic Preservation in the city. The purpose of the chapter is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation and use of historic buildings and structures within the city that reflect special elements of the city's historical heritage for the following reasons:

- A. To encourage public knowledge, understanding, and appreciation of the city's past;
- B. To foster civic pride in the beauty and personality of the city and in the accomplishments of its past;
- C. To safeguard the heritage of the city by protecting buildings and structures which reflect the city's history;
- D. To protect and enhance property values within the city and to increase economic and financial benefits to the city and its inhabitants;
- E. To identify as early as possible and resolve conflicts between the preservation of historical features and alternative land use;
- F. To conserve building material resources through maintenance and restoration of existing historical buildings and structures;
- G. To take 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. To promote the use of landmarks for the education, enjoyment and welfare of the people of the city; and
- I. To promote awareness of the economic benefits of historic preservation.

Title 16 Chapter 42 sections 30 and 40 establish that the members of the City of Camarillo Planning Commission shall act as the Landmarks Committee and shall have the following powers and duties:

- A. To oversee a continuing survey of the city so as to evaluate any historic resource and designate any landmarks in accordance with the criteria set forth in Section 16.40.060
- B. To maintain a local register of landmarks;
- C. To recommend removal of a designated landmark;
- D. To review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the city, the county, or the state as they relate to the historic resources of the city;
- E. To recommend to the city council the purchase of fee or less than fee interests in buildings or structures for purposes of historic preservation;
- F. To investigate and report to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historic resource preservation in the city;
- G. To review applications for construction, reconstruction, alteration, relocation or demolition affecting proposed or designated landmarks and approve or deny permits for such actions pursuant to Section 16.40.070 of this chapter;
- H. To cooperate with local, county, state and federal governments and private organizations in the pursuit of the objectives of historic preservation;

- I. To keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations and decisions;
- J. To participate in, promote, and conduct public information, educational, and interpretive programs pertaining to landmarks;
- K. To make any reasonable arrangements to preserve landmarks, including establishment of a private or public fund for preservation of landmarks or contractual agreements with property owners for the maintenance and preservation of façade easements or public access to the buildings or structures;
- L. To ensure that designation of a building or structure as a landmark shall not infringe upon the rights of private owners to make any and all reasonable uses of such landmark which are not inconsistent with the purposes of this chapter; and
- M. To meet at least annually to review the status of landmarks and prepare an annual report for the city council.

Per Section 16.42.060, on the recommendation of the Landmark Committee, the City Council may designate a property as a Landmark if it meets one of the following criteria:

- Criterion 1:** It is associated with persons or events significant in local, state, or national history
- Criterion 2:** It reflects or exemplifies a particular period of national, state, or local history
- Criterion 3:** It embodies the distinctive characteristics of a type, style, period of architecture, or method of construction.

3 Natural and Cultural Setting

3.1 Environmental Setting

The project site is located within the south-central Camarillo city limits, approximately 360 feet south of U.S. Highway 101 and 8.8 miles northeast of the Pacific Ocean. The project site is situated at an elevation of 176 feet above mean sea level. The nearest water source is Conejo Creek located approximately 2.3 miles to the east/southeast of the project site. The soils within the project site include a Zamora loam series consisting of very deep, well drained soils that formed in alluvium from mixed rock sources. Zamora soils are found on alluvial fans, stream terraces and flood plains (California Soils Resource Lab 2021).

3.2 Prehistoric Setting

During the 20th century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Wallace's chronology was based on early studies and lacked the chronological precision of absolute dates (Moratto 1984:159). Wallace's (1955) synthesis has since 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; Mason and Peterson 1994). 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).

Early Man Horizon (ca. 10,000–6000 BCE)

Numerous pre-8000 BCE sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). One of them, the Arlington Springs site on Santa Rosa Island, produced human remains dating to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On San Miguel Island, human occupation at Daisy Cave (SMI-261) has also been dated to nearly 13,000 years ago. This site also included some of the earliest examples of basketry on the Pacific Coast, dating to over 12,000 years old (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), 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 predominance 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, yucca, agave, 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 (Byrd and Raab 2007:220). The Topanga Canyon site in the Santa Monica Mountains is considered one of the definitive Milling Stone Horizon sites in southern California.

Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. In addition to ground stone tools such as manos and metates, chopping, scraping, and cutting tools are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. 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).

Intermediate Horizon (3000 BCE–500 CE)

Wallace’s Intermediate Horizon dates from approximately 3000 BCE to 500 CE and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. 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 predominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

Later Prehistoric Horizon (500 CE–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. More classes of artifacts were 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 asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

According to Warren (1968), the period between 500 CE and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Santa Barbara and Ventura counties; the Tatic or Numic Tradition is present mainly in the region of Los Angeles and

Orange counties; and the Yuman Tradition is present mainly in the San Diego region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric Horizon are considered the result of a migration to the coast of peoples from inland desert regions to the east. The Takic or Numic Tradition was formerly referred to as the “Shoshonean wedge” or “Shoshonean intrusion” (Warren 1968); however, the Chumash were not assimilated or replaced and retained cultural identity.

After 500 CE, a wealth of ornaments, ceremonial, and artistic items characterize the Chumash Tradition (Warren 1968) along the central coast and offshore islands. Ground stone items include bowls, mortars and pestles, balls, grooved stones, doughnut stones, stone beads, pendants, pipes, tubes, and mammal effigies. Projectile points, both large and small, were typically non-stemmed and leaf-shaped, with convex or concave bases. Chipped stone implements also included drills and scrapers. Utilitarian objects were made from bone (e.g., awls, fishhooks, whistles, and tubes) and shell (e.g., fishhooks and abalone shell dishes). Shell beads and ornaments were abundant, and bowls, pestles, pipes, and stone tubes were inlaid with shell beads and engraved. Bowls, pipes, and ornaments were commonly manufactured from steatite.

Characteristic mortuary practices during the Chumash Tradition included burial in crowded cemeteries. Burials are normally flexed, placed face down, and oriented toward the north or west (Warren 1968:5). The interments are typically marked by vertical pieces of whalebone, and have abundant grave goods, such as ornaments, effigies, and utensils.

3.3 Ethnographic Overview

The project site lies in Chumash ethnographic territory, which extends from the current city of Malibu to the south, north to beyond San Luis Obispo, and inland past the Santa Ynez Valley. The Chumash also inhabited the Northern Channel Islands of San Miguel, Santa Rosa, and Santa Cruz. The Chumash language is considered to be an isolated stock and is not associated with any earlier language family. Three branches of the language are recognized: Obsipeño, or Northern Chumash, consisting of two dialects, Central Chumash, consisting of four unique languages of Purisimeño, Ineseño, Barbareño, and Ventureño, and Island Chumash, spoken by the inhabitants of the Northern Channel Islands (Golla 2007).

Chumash villages along the mainland coast of the Santa Barbara Channel from Carpinteria to Goleta had the highest population density, ranging from 500 to 800 individuals, although some claim population counts were into the thousands (Dartt-Newton and Erlandson 2006). Interior villages were substantially smaller, with populations varying anywhere from 15 to 250 people (Glassow et al. 2007). The Chumash lived in large hemispherical dwellings made of poles placed in a circle and gathered at the top with the sides covered with grasses or reeds. Houses were typically arranged in clusters, although sometimes in rows (Gamble 1995). The Chumash also constructed sweatlodges which were semi-subterranean dome shaped structures that functioned to “purify and cleanse the spirit and body” (Gamble 1995:57).

The Chumash are well-known for their plank canoes, or tomols. Tomols facilitated the procurement of marine resources, such as nearshore fish caught with nets, lines and hooks, and deep-sea marine mammals hunted with harpoons (Arnold 1995). Tomols additionally moved people and goods across the Santa Barbara Channel in what was considered a highly sophisticated trade network. Bulk items including acorns, a staple of the Chumash diet, were imported to the Islands, while shell beads, the Chumash form of currency, were exported to the mainland (Arnold 1995). In addition to marine

resources and acorns, Chumash subsistence consisted of piñon pine nuts, berries, mushrooms, chia seeds and other plant resources, and land animals, such as mule deer, coyote, and fox (Grant 1978).

Characteristic mortuary practices among the Chumash included flexed burials placed face down and facing west (Grant 1978). The Chumash buried their dead in crowded cemeteries with abundant grave goods including shell, functional tools, such as mortars and pestles, bone, and formal stone artifacts (Erlandson 1999:107). Status differentiation is noted among burials such as those recovered at Rincon (CA-SBA-1) and on Santa Rosa Island (CA-SRI-41A), with high status individuals displaying more elaborate grave goods. Among the Barbareño Chumash, status differentiation is postulated to signal an increase in cultural complexity stimulated by population increase and its ratio to available territory and resources (Erlandson 1999).

Spanish explorers first arrived in the Santa Barbara Channel region in 1542. Contact had much more of an impact starting in 1770 with the establishment of the missions. Mission life led to severe population decline and culture loss (Johnson 1987). Although the Chumash languages are no longer commonly spoken (Timbrook 1990), many descendants of the Chumash still live in the region and a cultural revitalization has been ongoing since the 20th century (Glassow et al. 2007). Today, the Santa Ynez Band of Chumash Indians, whose reservation is approximately 66 miles (106 kilometers) northwest of the project area, is the only federally recognized Chumash tribe.

3.4 Historic Overview

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. In 1542, Juan Rodriguez Cabrillo led the first European expedition to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

By the 18th century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's post-European contact history, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta California in 1769. That same year Franciscan Father Junípero Serra also founded Mission San Diego de Alcalá, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Graffy 2010).

The mission and presidio relied on chumash labor; eventually, the majority of the native population lived at the mission complex (Cole 1999). Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to

pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

Mexican Period (1822–1848)

The Mexican Period commenced following the culmination of the Mexican Revolution (1810-1821), the result of which was Mexico's success over the Spanish crown. This period is characterized by the privatization of mission lands in California. The passage of the Secularization Act of 1833 enabled Mexican governors in California to distribute mission lands to individuals as land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). During this time, a class of wealthy landowners known as *rancheros* or *Californios* worked large ranches based on cattle hide and tallow production. By 1846 19 ranchos had been formed within present-day Ventura County (Triem 1985).

The Mexican Period ended in early-January 1848, following several decisive battles against the United States. 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 US Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga.

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.

In 1848, the discovery of gold in northern California led to the California Gold Rush, though the first gold was found in 1842 in San Francisquito, about 35 miles northwest of Los Angeles (Workman 1935:107; Guinn 1976). By 1853, the population of California exceeded 300,000. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through the 1850s. However, a severe drought in the 1860s decimated cattle herds and drastically affected *rancheros'* source of income. Thousands of settlers and immigrants continued to pour into the state, particularly after the completion of the transcontinental railroad in 1869. Property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. *Rancheros* often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

In the 1880s, a dramatic boom arrived in southern California, fueled by various factors including increasingly accessible rail travel, agricultural development and improved shipment methods, and favorable advertisement (Dumke 1994). In 1883, the California Immigration Commission designed

an advertisement declaring the state as “the Cornucopia of the World” (Poole 2002:36). New southern Californian towns were promoted as havens for good health and economic opportunity.

Camarillo

The land on which the city of Camarillo was developed was historically part of Rancho Calleguas, a 10,000-acre property granted to José Pedro Ruiz by the Mexican government in 1837. Juan Camarillo, Sr. purchased the rancho from Ruiz’s descendants and others in 1875. After Juan’s death, the rancho passed to his widow and sons, with the eldest, Adolfo Camarillo, taking over ranch operations. Adolfo Camarillo was a generous citizen, donating land for a high school, park, and rights-of-way for the railroad and widening of the highway. Rancho Calleguas and other area ranchos that had once been dependent on raising livestock such as cattle and sheep eventually gave way in the 1870s to other agricultural development, such as the planting of vegetables, nuts, and orchards (Camarillo Ranch Foundation 2018a; San Buenaventura Research Associates 2014). Adjacent land that was not part of any of the ranchos was declared property of the United States government and was promptly occupied by homesteaders (White 1978).

Camarillo was named as such in approximately 1899 after Adolfo Camarillo granted a right-of-way to the Southern Pacific Railroad to lay tracks on his property and establish a station, prompting this to be named after the Camarillo family (Camarillo Ranch Foundation 2018b). The settlement had previously been known as Pleasant Valley. Following the arrival of the railroad, the town developed slowly serving the many farmers in the surrounding area. In 1910, William T. Fulton laid out the town site which included the railroad depot, a church site, and residential parcels. Area ranchers purchased land near the railroad depot and along Ventura Boulevard, which they developed and leased to merchants. Juan Camarillo also commissioned prominent architect Albert C. Martin to design a family chapel, Saint Mary Magdalen. Sited on a knoll overlooking Ventura Boulevard, it was completed in 1914. More than 20 members of the Camarillo family are buried in the family crypt beneath the church. The chapel was given to the Archdiocese of Los Angeles to use as a parish church in 1940. Subsequently, a rectory was built in 1948 and a grade school in 1954 (Slawson 1993; St. Mary Magdalen Church 2023 [sic]). The church building was made a Ventura County Historical Landmark in 1972 (Ventura County Cultural Heritage Board 2016).

Since the mid-20th century, the project site has been associated with various institutional and public uses, including a fire station, community center, public park, and public library. Public services were often provided by Ventura County until Camarillo incorporated in 1964. Library services in Camarillo date back to the 1910s at a minimum, following the establishment of the Ventura County library system in 1916 (Ventura County Library 2020). Camarillo branch locations of the Ventura County library system were housed in a variety of temporary locations throughout the community, including for a time within former Ventura County Fire Station No. 54, until the community’s first purpose-built library was constructed within the project site in 1962 (*Ventura County Star-Free Press* 3/19/1962).

Fire protection services provided by Ventura County were first established in 1935, when a county fire truck was first delivered to Knob Hill garage. However, a few years later, Adolfo Camarillo donated property and funding for the construction of a county fire station within the project site, adjacent to the PVC (Ventura County Fire Department, N.D. and 2017a). The Spanish-style building was constructed in 1941 and has served multiple uses, being referred to as the “first community center at Dizdar Park” (White 1978). It acted as a justice court in the years between 1941 and 1956 and has long been used as a community center (White 1978).

Camarillo remained a relatively small, rural community serving local farmers until circa the 1950s. Development increased substantially after the completion of U.S. Route 101 through the community in 1954. Dramatic population growth and an improved means of transportation resulted in many local farmers selling their land for residential development (Triem 1985).

Focused Developmental History of the Project Site

In the 1890s, the Pleasant Valley Baptist Church acquired the land comprising the project site and developed a portion of it as the PVC (Ventura County Genealogical Society 2021; *Ventura County Star-Free Press* 12/4/1952). The church soon undertook the improvement of the common areas with the construction of paths and roadways. Responsibility for the maintenance of individual plots was delegated to the loved ones of those buried there. Over the years, an estimated 70 to 215 individuals were buried at the PVC, which by 1935 expanded to include over half of the project site, mainly on its west side; the east side of the project site remained undeveloped at that time (Figure 5; Ventura County Genealogical Society 2021; UCSB 1935).

Figure 5 Historical Aerial Photograph of the Project Site and Vicinity, 1935



Between 1941 and 1962, the cemetery and its immediate surroundings were redeveloped with Ventura County Fire Station No. 54, Dizdar Park, and the Camarillo branch of the Ventura County library system. Constructed in 1941, Ventura County Fire Station No. 54 was the first of the facilities to be developed (Figure 6). In 1942, the land adjacent to the fire station was deeded to Ventura County on the condition it be used for “governmental and park purposes” (*Ventura County Star-Free Press* 6/23/1942). In preparation for construction of Dizdar Park, the remains of those buried at the PVC were reportedly exhumed and reinterred at Ivy Lawn Memorial Park in Ventura (Ventura County Genealogical Society 2021; *Ventura County Star-Free Press* 12/4/1952). By one report, more

than 100 bodies were relocated from the cemetery (Ventura County Genealogical Society 2021). Historical aerial photographs suggest the entire property was initially developed solely as Dizdar Park, which was dedicated on Memorial Day 1945 (Figure 7; UCSB 1953; 1959; *Ventura County Star-Free Press* 5/28/1945).

Figure 6 Historical Aerial Photograph of Project Site and Vicinity, 1941



Figure 7 Historical Aerial Photograph of Project Site and Vicinity, 1959

In 1961, the northeast corner of Dizdar Park was redeveloped with a building to serve as a branch of the Ventura County library system. The one-story, Mid-Century Modern Style building opened in June 1962 and served the community until the mid-1970s, when a larger branch was opened (Figure 8; *Ventura County Star-Free Press* 3/19/1962; Shannon 1962; Brown 1999). The building was subsequently used as the Dizdar Recreation Center and housed offices for the Camarillo Chamber of Commerce. The Chamber extensively remodeled the building before relocating to the property circa 2000 (*Los Angeles Times* 4/16/1992; Brown 1999). A review of historical aerial photographs indicates no notable changes have occurred within the project area since the remodeling of the former library building.

Figure 8 Historical Aerial Photograph of the Project Site and Vicinity, 1963



Despite the research conducted for this assessment, it is unclear whether remains associated with the PVC are present beneath the ground surface within the project site. In 1952, during excavation for the planting of a town Christmas tree, workers uncovered two burials. Research for the current assessment found no evidence that any burials have since been discovered. In circa 2011, the City of Camarillo hired Drew Blaisdell of the D. Lewis Co. to scan Dizdar Park using ground penetrating radar (GPR) to locate remaining burials. According to an article published in the *Ventura County Star* in 2011, Blaisdell did not find concrete evidence of graves, such as caskets or buried headstones, but did not conclusively rule out the possibility that human remains could still exist at the site. According to Blaisdell, “If there was any human remains there, it’s probably been dispersed or have already deteriorated over the years.” “People have already dug through there installing pipes years ago. I feel confident that if there were markers still there, or caskets, we would have found it” (Genealogy Trails History Group 2021). As recently as 2017, however, amateur researchers Val Rains and Woody Milleman were confident there were still burials at the former cemetery site. According to an article published in the *Ventura County Star*, the researchers examined church records and other sources, concluding there were as many as five burials still there, but believe they found evidence of “several more” graves that were not relocated (Carlson 2017).

4 Background Research

4.1 California Historical Resources Information System

The results of a CHRIS search conducted on March 12, 2019, at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, were reviewed in support of this assessment. The purpose of the CHRIS search review was to identify previously conducted cultural resource studies and previously recorded cultural resources within the project site and a 0.25-mile radius surrounding it so that its sensitivity for cultural resources could be accurately assessed. Results of the CHRIS search can be found in Appendix A of this report and results of the search are summarized below.

Previously Conducted Studies

The CHRIS search identified 17 previously conducted cultural resource studies within 0.25-mile of the project site (Table 1). None of the studies covered the current project site. Two studies (VN-01557 and VN-02155) were previously conducted adjacent to the project site. However, neither of these studies resulted in the identification of cultural resources.

Table 1 Previous Cultural Resource Studies Within 0.25-Mile of the Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
VN-01557	Romani, John F.	1994	Historic Property Survey Report for the Proposed Construction of a Full Interchange at Lewis Road (sr-30) and the 101 Freeway	Adjacent
VN-02155	Harbert, Claudia	2000	Negative Historic Property Survey Report for US 101 – SR 34 Interchange Project in the City of Camarillo, Ventura County, California	Adjacent
VN-00028	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources and Potential Impact of Proposed Widening and Realignment of the Ventura Freeway (federal Highway 101), Ventura County	Outside
VN-00572	Dames and Moore	1988	Phase 1 Cultural Resources Survey Fiber Optic Cable Project, Burbank to Santa Barbara, California for Us Sprint Communications Company	Outside
VN-00575	Lopez, Robert	1988	An Archaeological Reconnaissance of the Areas Involved in the Proposed Swepi Well Locations and Pipeline Routes Oxnard Plain, Ventura County, CA	Outside
VN-01040	Stelle, K. and A. Gallardo	1982	For Improvement of the Operational Characteristics of Route 101, the Ventura Freeway in Los Angeles and Ventura Counties, Between Route 405 in Los Angeles, and the Santa Clara River in Oxnard	Outside
VN-01102	Singer, Clay A.	1977	Preliminary Cultural Resource Survey and Potential Impact Assessment for Thirteen Areas in Southern Ventura County, California	Outside
VN-01153	Peak and Associates Inc.	1991	Class 3 Cultural Resource Assessment of the Proposed Carpinteria and Southern Reroutes, Santa Barbara, Ventura, and Los Angeles Counties, California	Outside

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
VN-01265	Reed, L.W.	1992	Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project	Outside
VN-01520	Romani, John F.	1982	Archaeological Survey Report for the 07-la/ven 101 Project P.m. 17.1-38.2/0.0-22.7 07351 – 076620	Outside
VN-01539	Huey, Gene	1978	Phase 1 Archaeological Survey Ven 101 P.m. 4.1/23.0 Freeway Widening and Pavement Reconstruction	Outside
VN-01722	Wlodarski, Robert J.	1998	A Phase 1 Archaeological Study for the Lewis Road Widening Project Ventura County, California	Outside
VN-02504	Arrington, Cindy and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	Outside
VN-02978	Sharpe, J. and L. Durio	2004	Groundwater Recovery Enhancement and Treatment (GREAT) Program, Cultural Resources Inventory Report	Outside
VN-02992	Maki, Mary	2008	Phase I Cultural Resources Investigation of Approximately 6.3 Linear Miles and 9.5 Acres for the Calleguas Municipal Water District's Regional Salinity Management Pipeline -Phase 2 Revision, Ventura County, California	Outside
VN-03094	Foster, John A.	2002	Historic Resource Evaluation Report- Mason Avenue At-Grade Crossing and Safety Improvements Project, Los Angeles City, California	Outside
VN-03206	Brunzell, David	2014	Cultural Resources Assessment of the VzT Daily Project, Camarillo, Ventura County, California (BCR Consulting Project No. TRF1411)	Outside

Source: South Central Coastal Information Center 2019

Previously Recorded Cultural Resources

The CHRIS search identified 31 previously recorded cultural resources within 0.25-mile of the project site (Table 2). None of the previously recorded resources identified by the CHRIS search are located within or immediately adjacent to the project site; all of the resources are historic period built environment resources. Although none of the previously recorded resources are immediately adjacent to the project site, five (P-56-150039, P-56-150043, P-56-150044, P-56-150045, and P-56-150049) are in its vicinity. Given the nature of the proposed project and of the existing setting of these buildings, none of the previously recorded resources noted above have the potential to be impacted by the proposed project. They are described further following Table 2

Table 2 Previously Recorded Cultural Resources Within 0.25-Mile of the Project Site

Primary Number	Description	Eligibility Status	Recorder and Year	Relationship to Project Site
P-56-150038	Historic period building - Camarillo Moose Lodge #2047	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150039	Historic period building - Lewis Building, 2433-2447 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (Slawson, D.)	Outside
P-56-150040	Historic period building - 2619, 2627, 2633 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (Slawson, D.)	Outside
P-56-150041	Historic period building - 2557 Ventura Blvd.	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150042	Historic period building - Camarillo Taxi Stand	Ineligible for NRHP	1993 (Slawson, D.)	Outside
P-56-150043	Historic period building - St. Mary Magdalen Church, 2532 Ventura Blvd.	Eligible for NRHP; designated Ventura County Landmark	1994 (Slawson, D.)	Outside
P-56-150044	Historic-period building - 2423, 2429, 2431 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (Slawson, D.)	Outside
P-56-150045	Historic period building - Knob Hill Garage, 2401 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (Slawson, D.)	Outside
P-56-150046	Historic period building - 58 Glenn Drive	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150047	Historic period building - 68 Glenn Drive	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150048	Historic period building - 2369 Ventura Blvd.	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150049	Historic period building - Pleasant Valley Baptist (Evangelical Free Church) 2315 Ventura Blvd.	Eligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150050	Historic period building - 2433 Daily Drive	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150051	Historic period building - 180 Glenn Drive	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150052	Historic period building - 2416 Lomita Street	Ineligible for NRHP	1994 (Slawson, D.)	Outside

Goodale Architecture Planning
Dizdar Park Renovation and Expansion Project

Primary Number	Description	Eligibility Status	Recorder and Year	Relationship to Project Site
P-56-150053	Historic period building - 2438 Lomita Street	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150054	Historic period building - Structure 17, no address	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150055	Historic period building - 2454 Lomita Street	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150056	Historic period building - 2466 Lomita Street	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150057	Historic period building - 189 Fulton Street	Ineligible for NRHP	1994 (Slawson, D.)	Outside
P-56-150058	Historic period building - 166 Fulton Street	Ineligible for NRHP	1993 (Slawson, D.)	Outside
P-56-150059	Historic period building - 176 Fulton Street	Ineligible for NRHP	1993 (Slawson, D.)	Outside
P-56-150060	Historic period building - 190, 192 Fulton St.	Ineligible for NRHP	1993 (Slawson, D.)	Outside
P-56-152825	Historic period building - 2561 E. Ventura Blvd.	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152826	Historic period building - 2551 E. Ventura Blvd.	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152827	Historic period building - 45 N. Glenn Drive	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152828	Historic period building - 2677 E. Daily Drive, 166 Nellora Street	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152829	Historic period building - 2675 E. Daily Drive	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152830	Historic period building - 2675 ½ E. Daily Drive	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152831	Historic period building - 191 Nellora Street	Ineligible for NRHP and CRHR	2000 (Harbert, C.)	Outside
P-56-152832	Historic period building - 177 Fulton Street	Ineligible for the NRHP and CRHR	2000 (Harbert, C.)	Outside

Source: SCCIC 2019

P-56-150039

Resource P-56-150039 is the Lewis Building, a two-story commercial building constructed in 1915 at 2433-2437 Ventura Boulevard, approximately 80 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it ineligible for inclusion in the NRHP or under any local designation criteria due to a loss of integrity but suggested it could be “eligible for special consideration in local planning,” owing to its association with pioneering rancher and businessman John F. Lewis.

P-56-150043

Resource P-56-150043 is St. Mary Magdalen Church, a Spanish Colonial Revival-style ecclesiastical building constructed in 1912 at 2532 Ventura Boulevard, approximately 165 feet east of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it eligible for inclusion in the NRHP under Criterion A for its associations with the historical settlement and development of Camarillo, under Criterion B for its association with the family of Juan Camarillo, and under Criterion C as an outstanding work of the noted architect A.C. Martin. Its period of significance is 1914-1940, corresponding to the period in which the church became part of the Archdiocese of Los Angeles.

P-56-150044

Resource P-56-150044 is a commercial building constructed circa 1915 at 2423-2431 Ventura Boulevard, approximately 85 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended the property ineligible for inclusion in the NRHP or under any local designation criteria but suggested it may be “eligible for special consideration in local planning,” as one of the oldest commercial buildings in Camarillo.

P-56-150045

Resource P-56-150045 is a commercial building constructed circa 1912 at 2401 Ventura Boulevard, approximately 80 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended the property ineligible for inclusion in the NRHP due to a loss of integrity but suggested it could be “eligible for special consideration in local planning,” owing to its associations with local businessman and rancher Joseph F. Lewis.

P-56-150049

Resource P-56-150049 is the Pleasant Valley Baptist Church, a Spanish Colonial Revival-style ecclesiastical building constructed in 1930 at 2315 Ventura Boulevard, approximately 300 feet northwest of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it eligible for inclusion in the NRHP under Criterion C as a good example of the Spanish Colonial Revival-style as applied to a religious property. Its period of significance is 1930 to 1985, the period during which the Pleasant Valley Baptist Church used the facility.

4.2 Archival Research Methods

Archival research for this study was completed between June 2021 and July 2022. Research methodology focused on the review of primary and secondary source materials relating to the history and development of the project area and its immediate surroundings. Sources included, but were not limited to, historical maps, aerial photographs, newspaper articles, and written histories of the area. A list of repositories and materials consulted to identify pertinent information is included below. The results of this archival research are presented in the Findings Section below.

- Historical aerial photographs accessed via the University of California, Santa Barbara (UCSB) Map and Imagery Lab and Nationwide Environmental Title Research Online (NETROnline)
- Historical topographic maps accessed via United States Geological Survey Topoviewer
- Archived copies of *The Ventura County Star-Free Press* accessed via Newspapers.com
- Building permits obtained via the City of Camarillo Department of Building and Safety
- Communication and documentation provided by the Pleasant Valley Historical Society (PVHS)
- Other sources as noted in the references list

4.3 Inventory Review

In addition to the CHRIS search and archival research, Rincon conducted a review of the following inventories of known historical resources to identify cultural resources that have the potential to be impacted by the proposed project:

- NRHP
- California Office of Historic Preservation's (OHP's) Historical Landmarks list
- California OHP's Points of Historical Interest list
- California OHP's Built Environment Resources Directory (BERD) for Ventura County
- Ventura County Points of Interest and Historic Landmarks Lists

Rincon additionally contacted John Novi of the City of Camarillo Planning Department, and Joy Todd of the PVHS.

As a result of these efforts, the following three known or potential built environment historical resources, all of which were also identified by the CHRIS search and are described above, were identified in the vicinity of the project site:

- St. Mary Magdalen Church (Ventura County Landmark #22/determined eligible for NRHP listing/listed in the CRHR)
- Chapel City Church (also known as Pleasant Valley Baptist Church; determined eligible for NRHP listing/listed in the CRHR)
- J.F. Lewis Building (determined ineligible for inclusion in the NRHP, but not evaluated for the CRHR or local designation)

4.4 Previous Survey Efforts

As a result of previous efforts undertaken by Rincon in 2019 in preparation for the current project, one of the buildings within the project site, former Ventura County Fire Station No. 54, was recorded on California Department of Parks and Recreation 523 Series Forms (DPR forms) and evaluated for listing in the NRHP, CRHR, and as a City of Camarillo Landmark (Zamudio-Gurrola and Treffers 2019). As a result of the 2019 historical resources evaluation, former Ventura County Fire Station No. 54 was recommended eligible for listing in the NRHP, CRHR, and as a City of Camarillo Landmark at the local level of significance under Criteria A/1/1 for its role in providing civic and public services to the community, Criteria B/2/1, for its direct association with Adolfo and Juan Camarillo, who were instrumental in the property's development, and Criteria C/3/3, as an excellent example of the Spanish Revival architectural style (Zamudio-Gurrola and Treffers 2019). The property encompassing former Ventura County Fire Station No. 54 is therefore considered a historical resource pursuant to CEQA. The 2019 historical resources evaluation of former Ventura County Fire Station No. 54 is included in Appendix C of this assessment.

4.5 Sacred Lands File Search and Assembly Bill 52 Support

Rincon contacted the NAHC on June 7, 2021, to request a search of the SLF and an AB 52 specific contact list of Native Americans culturally affiliated with the project area. A response was received from the NAHC on June 25, 2021, stating the SLF search had been completed with "negative" results, meaning the search failed to identify the presence of Native American traditional sites and/or places within the quadrangle in which the project site is located. Appendix B provides the results of the SLF search.

Rincon supported the City with AB 52 tribal consultation by providing consultation letters, a tracking table, and instructions for conducting meaningful consultation under AB 52. The letters were drafted on agency letterhead and signed by an agency official. They included a project description and map of the proposed project site and were sent to all Native American contacts identified on the contact list provided by the NAHC in mid-August 2021. Due to responses received, the City conducted formal consultation with Wendy Teeter of the Santa Ynez Band of Chumash Indians via teleconference in late December 2021 and Julie Tumamait of the Barbareño/Ventureño Band of Mission Indians in April 2022. The AB52 consultation did not result in the identification of tribal cultural resources within or in the vicinity of the project site. However, the input and information gained via the AB 52 consultation process informed the mitigation measure recommended in this assessment (see Section 6.1).

5 Field Survey

5.1 Methods

On June 15, 2021, Rincon Archaeologist Mary Pfeiffer, BA, conducted a pedestrian field survey of the project site using five-meter transect intervals oriented generally from west to east. Boot scrapes were conducted in areas with poor ground surface visibility to increase ground visibility and survey reliability. Exposed ground surfaces were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and historic-period debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected. Survey accuracy was maintained using a handheld Global Positioning Satellite unit and a georeferenced map of the project site. Site characteristics and survey conditions were documented using field records and a digital camera. Under the direction of Senior Architectural Historian Steven Treffers, MHP, Ms. Pfeiffer visually inspected all of the built-environment to assess overall condition and integrity, and to identify and document any potential character-defining structures identified within the project site. All buildings were photographed and recorded by Ms. Pfeiffer and later inspected by Architectural Historian, James Williams, for notable architectural elements and alterations. Copies of the survey notes and digital photographs are maintained at Rincon's Ventura office.

5.2 Results

Archaeological Resources

The western portion of the project site is a developed park and the eastern portion is a former fire station (Figure 9 and Figure 10). The park is comprised of three picnic areas with concrete slabs, concrete walkways, an extant building (former library), a playground and a statue of Don Adolfo Camarillo (Figure 12, Figure 13 and Figure 14). The former fire station consists of an extant building in the northeastern corner of the project site and an associated paved lot within the southeastern corner. Overall ground visibility within the project site was poor (less than five percent), obscured by manicured grass, pavement, buildings, sand, mulch and leaf litter. Exposed soil is a light to medium brown silty sand. Ground exposure was limited to the eastern park boundary, tree bases, patches of grass, and the area between the park and former fire station (Figure 15 and Figure 16). Boot scrapes were conducted approximately every two meters (3.2 feet) within the mulched area along the southern boundary of the park (Figure 17). Vegetation consisted of mature trees and ornamental landscaping. Minimal modern refuse in the form of glass fragments, paper and plastic were observed. Disturbances within the project site include building construction and maintenance, concrete and asphalt pavement, fencing, landscaping, and underground utilities (sewer, irrigation, electric and water) (Figure 18, Figure 19 and Figure 20). No historic-period or prehistoric archaeological resources were identified during the field survey.

Figure 9 Dizdar Park, Facing West



Figure 10 Former Ventura County Fire Station No. 54, Facing East



Figure 11 Dizdar Park with Former Ventura County Fire Station No. 54 in Background, Facing Northeast



Figure 12 Picnic Area With Former Library Building in Background, Facing Northwest



Figure 13 Playground Within Park, Facing North



Figure 14 Don Adolfo Camarillo Statue With Former Ventura County Fire Station No. 54 in Background, Facing Southeast



Figure 15 Ground Exposure Along Eastern Boundary of Park, Facing North



Figure 16 Ground Exposure Between Park and Former Ventura County Fire Station No. 54, Facing North



Figure 17 Southern Boundary of Park, Facing East



Figure 18 Underground Utility



Figure 19 Underground Utilities



Figure 20 Underground Utilities, Facing North



Built Environment Resources

The project area consists of three Ventura County Assessor's parcels encompassing a total of 1.7 acres that contain Dizdar Park flanked to the east with the former Ventura County Fire Station No. 54 and to the northwest with the former library building (Figure 21). Separated by a strip of the L-shaped park, the buildings are located at the north end of the project site, fronting Ventura Boulevard. The park occupies most of the south end of the property. As the fire station was previously recorded and evaluated in 2019, the current assessment included only the preparation of an updated DPR form for the property. Due to their shared developmental history, the current assessment recorded Dizdar Park and the former library building as a single property on DPR forms and evaluated the property for cultural resources eligibility. The results of these assessments are summarized below and DPR forms are included in Appendix D.

Figure 21 Built Environment Resources in the Project Site



Former Ventura County Fire Station No. 54

As previously noted, the property comprising former Ventura County Fire Station No. 54 was recorded on DPR forms and evaluated by Rincon as part of a previous survey effort in 2019 (Appendix C). The 2019 effort included the development of a detailed physical description, property history and historical evaluation of the property. It recommended the property eligible for listing in the NRHP, CRHR, and as a City of Camarillo Landmark at the local level of significance under Criteria A/1/1 for its role in providing civic and public services to the community, Criteria B/2/1, for its direct association with Adolfo and Juan Camarillo, who were instrumental in the property's development, and Criteria C/3/3, as an excellent example of the Spanish Revival architectural style (Criteria C/3/3) (Zamudio-Gurrola and Treffers 2019).

The survey conducted for this assessment confirmed that the fire station remains in a condition similar to that which was observed in 2019 (Figure 22). Since that time, paintings have been added to several of the boarded windows (Figure 23) but otherwise, the building remains in a consistent condition. The research conducted as part of this assessment did not identify any information that would conflict with the previous survey findings. The property appears to remain eligible for listing in the NRHP, CRHR and as a City of Camarillo Landmark and is therefore considered a historical resource per CEQA.

Figure 22 Overview of Property, View From Ventura Boulevard Facing Southeast



Figure 23 Boarded Window With Painting on West Elevation of Fire Station Garage



Dizdar Park and Library

PHYSICAL DESCRIPTION

Dizdar Park (APN 162-0-160-240) and the former library building (APN 162-0-160-220) are situated on a one-acre property at the southeast of the Ventura Boulevard-South Glenn Drive intersection. Dizdar Park makes up most of the property, with the library building occupying the northwest quadrant.

Constructed in 1945, Dizdar Park is a municipal park consisting of an expansive lawn, children's playground, and picnic areas (Figure 24). The centrally located, sand-lined playground features a free-standing swing set and a play structure made up of slides and climbing equipment. The park's terrain is generally level and, in addition to the lawn, is planted with mature trees of several varieties and a long hedgerow tracing the rear portion of the park's east boundary. Concrete walkways link the public rights-of-way along Ventura Boulevard and South Glenn Drive to the interior of the park.

The former library building is a one-story institutional building constructed in 1962 in the Mid-Century Modern style and extensively remodeled with Spanish Colonial Revival- and Classical Revival-style elements circa 2000 (Figure 25 and Figure 26). Built on a rough T-plan, it sits on a concrete foundation and is capped with a roof that is alternately flat with rolled composition cladding and front-gabled with barrel-tile cladding. Non-original stucco envelops the wood-frame structural system. On the north elevation, a colonnaded pergola leads to the main entrance, which features a slightly recessed glazed metal door. Several additional entrances are located on the east, west, and south elevations and display solid wood and glazed metal doors. Although the original

window walls, clerestory windows, and fixed aluminum sash windows remain in place, the sills and wood false lintels of some of the smaller windows are likely modifications, as is a deeply recessed window on the north-elevation projection. The building's Spanish Colonial Revival styling is confined to the north elevation projection and characterized by the aforementioned stucco siding, clay-tile roof, and deeply recessed window. In contrast to the north elevation's Classical Revival styling, the remainder of the building features such details as a stuccoed base and broadly overhanging cornice, in addition to columns supporting the pergolas on the north, south, and west elevations. The building is in good condition but exhibits extensive alteration.

Landscaping includes a lawn, shrubs, and mature trees. Situated to the northeast of the building is a metal statue depicting Adolfo Camarillo, riding horseback mounted to a low concrete base. A plaque affixed to the base reads "Don Adolfo Camarillo" (Figure 27). Additionally, an El Camino Real mission bell, visible in Figure 25, is affixed among shrubbery in front of the building to the northeast.

Figure 24 Dizdar Park, View to the Southeast taken from the Northwest Corner of the Property



Figure 25 Library Building, North and West Elevations, Facing Southeast



Figure 26 Library Building, South and West Elevations, Facing Northeast



Figure 27 Statue of Adolfo Camarillo with the Library Building in the Background, Facing Southwest



PROPERTY HISTORY

As discussed above, the land comprising Dizdar Park and the former library were originally developed as the PVC, an early cemetery in the community known as Pleasant Valley prior to its renaming as Camarillo in approximately 1899 (Figure 28). The Pleasant Valley Baptist Church opened the PVC in 1891 after acquiring four acres of land at the southeast corner of Old Conejo Road (now named Ventura Boulevard) and Glenn Drive, an area that encompassed the present sites of Dizdar Park, the former library, and Ventura County Fire Station No. 54. While the church maintained the foot paths and landscaping, the upkeep of individual plots was left to relatives of those interred. Many graves were those of some of the community's earliest residents. In 1929, the church's Board of Trustees sold to Juan Camarillo, Jr. a 2.74-acre portion of the property that had not been developed for memorial uses. A portion of this property immediately west of the current Dizdar Park was eventually transferred to the County and used to develop Ventura County Fire Station No. 54. The remainder continued to function as a cemetery (Milleman and Rains 2015; White 1978). Above, Figure 5 depicts the used and unused sections of the PVC in 1935, prior to the development of the fire station.

Figure 28 Pleasant Valley Cemetery, Undated



Source: The Museum of Ventura County

As later generations relocated from Camarillo or otherwise lost their connection to the cemetery, the cemetery fell into neglect, and by the early 1940s, the community eyed the land for other uses. In June 1942, the Pleasant Valley Baptist Church Board of Trustees entered into an agreement with the Ventura County Board of Supervisors, by which the remaining cemetery property would be transferred to the County once human remains were relocated, provided the land be used for “governmental and park purposes” (*Ventura County Star-Free Press* 6/23/1942). Local water company owner Mike Dizdar funded the removal of more than 100 burials. Removal of the graves began in 1941 and may have continued until 1944. The following year, the County began development of the park, which was named in Dizdar’s honor. The park was dedicated in a May 1945 event, with Adolfo Camarillo serving as the master ceremonies and leading political and religious figures in attendance (*Ventura County Star-Free Press* 5/28/1945). None of the headstones, paths, or other above-ground built-environment features of the cemetery remain at the site.

By the early 1960s, local leaders began considering plans to develop a new Camarillo branch of the Ventura County Library. Up to then, the community’s library was housed in a revolving collection of sites, most, if not all, of which were used primarily for other purposes, such as a schoolhouse, café, store, and the Ventura County Fire Station No. 54 (*Ventura County Star-Free Press* 3/19/1962). In 1961, when the Board of Supervisors approved preliminary plans to build the Camarillo Library at a projected cost of approximately \$41,000 (*Ventura County Star-Free Press* 5/16/1961; 6/28/1961). Construction of the new branch began by December 1961, with the construction work carried out by Hight Construction Company at a cost of \$41,440 (*Ventura County Star-Free Press* 12/20/1961). On March 18, 1962, the library at Dizdar Park opened as 16th branch of the County’s library system (*Ventura County Star-Free Press* 12/20/1961; 3/19/1962). A photograph accompanying a newspaper article published that month in the *Ventura County Star-Free Press* depicts the library as a modest building designed with such Mid-Century Modern-style architectural features as a multi-pane

window wall, broad overhang, walkway shelter with simple metal pole supports, general horizontal emphasis, and a lack of ornament (Figure 29; Shannon 1962). The library's inaugural staff included librarians Judith Yagodka and Adele Flynn, the latter of whom had worked for the Camarillo Library system since 1933 (*Ventura County Star-Free Press* 12/7/1961; Shannon 1962). Staff stocked the shelves with an initial shipment of 4,000 to 5,000 books, a number far short of the library's reported 15,000-book capacity (Shannon 1962). This figure is reputed to have vastly outnumbered the capacity of the "tiny" collection at the library's previous location, next door at fire station/community center (*Ventura County Star-Free Press* 12/7/1961).

Figure 29 Library Building, North and West Elevations, 1962



Source: Ventura County Star-Free Press via Newspapers.com

As discussed above, the library operated at its Dizdar Park location until the mid-1970s, when the larger facility was opened at 3100 Ponderosa Drive (Brown 1999). Following the relocation, the building was home to the Dizdar Recreation Center. In 1999, the Camarillo Chamber of Commerce announced it was raising funds to finance its relocation to the former library. To coincide with the organization's relocation, the Chamber planned \$125,000 in renovations. Per a contemporary news item in the *Los Angeles Times*, "the building is to have an old Spanish façade and will display progress reports of the redevelopment of Ventura Boulevard from Lewis Road to Carmen Drive" (Brown 1999). In October 2007, the City of Camarillo installed and dedicated the statue of Adolfo Camarillo, which was by Mexican artist Guillermo Castaño, just east of the former library building. The statue was designed (VenturaWeekly.com 2007). There have been no notable changes to the property since then. The research conducted for this assessment failed to identify consequential information related to the history of the mission bell located in front of the library building. A review of archival photographs of the library building lends that the bell was added to the property following 1962.

HISTORICAL RESOURCES EVALUATION

The property containing Dizdar Park and the former library building is recommended ineligible for inclusion in the NRHP or CRHR or designation as a City of Camarillo Landmark due to lack of historical and/or architectural significance.

The property was first developed as the PVC in 1891 but was converted to a park in the 1940s. The conversion of the property to a park resulted in the removal of all memorial and infrastructural elements of the cemetery and nearly all the graves. Although the last documented discovery of human burials at the site was made in 1952, investigations described above concluded that some bodies may remain buried on the property. Even so, due to the redevelopment of the site there are no visible remnants of the cemetery. As such, the property does not convey its historical associations with the PVC. Dizdar Park was constructed on the site in 1945, and the former library building was developed in 1962 as the Camarillo branch of the Ventura County library system. Research for this study suggested they were an ordinary park and library building, respectively, and found no evidence either was significant in relation to the historical development of public recreational or educational facilities in Camarillo or in the context of any other event important to the history of the city, state, region, or nation. The subject property is therefore recommended ineligible under NRHP Criterion A, CRHR Criterion 1, portions of City of Camarillo Criterion 1 pertaining to associations with historical events, and City of Camarillo Criterion 2.

The property also lacks associations with individuals known to have made significant historical contributions. Mike Dizdar is the most plausible candidate, due to his ownership and expansion of the Camarillo Water Company and efforts in the removal of burials from the PVC and initial development of the park bearing his name. However, his efforts as related to Dizdar Park are unrelated to his accomplishments in relation to the Camarillo Water Company. His contributions related to the park represent the ordinary, if necessary, steps in the growth of a community and do not meet the thresholds for significance under NRHP Criterion B, CRHR Criterion 2, or the portions of City of Camarillo Criterion 1 pertaining to associations with important individuals. In addition, there is no evidence that any members of the Pleasant Valley Baptist Church Board of Directors, Ventura County Board of Supervisors, or the Camarillo Library staff is notable for their contributions to the establishment or operations of the park or library. Therefore, the property is recommended ineligible under NRHP Criterion B, CRHR Criterion 2, and City of Camarillo Criterion 1.

In terms of their design, Dizdar Park and the former Camarillo Library building are undistinguished examples of a municipal park and a public institutional building, respectively. Dizdar Park's design features picnic areas and a playground within an area landscaped with a lawn, a hedgerow, and mature trees. Background research and visual observation did not suggest any of its features or its overall design were innovative, possessed artistic merit, or were otherwise suggestive of the best of municipal park design and construction.

Likewise, the library building has been substantially altered since its original construction and now exhibits elements of Spanish Colonial Revival- and Classical Revival-style architecture. Its features are not exemplary of either style and do not represent a distinctive combination of the styles. Rather, it is an ordinary institutional building bearing eclectic architectural elements. Additionally, there is no evidence that the Hight Construction Company is a significant builder. Based on the preceding, Dizdar Park and the former Camarillo Library building do not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the designers responsible for the park and the library are not known, there is no evidence the either would be a good example of the work of any master architect. Therefore, the property is recommended ineligible under NRHP Criterion C, CRHR Criterion 3, and City of Camarillo Criterion 3.

The results of the CHRIS and SLF searches, field survey, and background research did not indicate that the property may yield important information about prehistory or history. As noted previously, the research conducted as part of the current assessment suggests that the conversion of the PVC to a park in the 1940's resulted in the removal of all memorial and infrastructural elements of the cemetery and nearly all the graves, thereby compromising the integrity of any potential below grade remains associated with the PVC. Due to a loss of integrity, it is unlikely that remnants of the PVC that may remain below grade may contribute important information about history. The property is therefore recommended ineligible under NRHP Criterion D and CRHR Criterion 4.

6 Impacts Analysis and Conclusions

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 § 15064.5?
- B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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.

Compliance with the Standards

According to Section 15064.5(b) of the CEQA Guidelines, projects which may cause a substantial adverse change in the significance of a historical resource would result in a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §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 California Register (CEQA Guidelines §15064.5[b][2][A]).

For the purposes of CEQA, impacts to a historical resource are considered mitigated below a level of significance when the project conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Standards) (CEQA Guidelines §15126.4 [b][1]). The goal of the Standards serves to preserve the historic materials and distinctive character of a historical resource. Character-defining features are the tangible, visual elements of a building—including its setting, shape, materials, construction, interior spaces, and details—that collectively creates its historic identity and conveys its historic significance.

The Standards establish professional standards and provide advice on the preservation and protection of historic properties and make broad-brush recommendations for maintaining, repairing, replacing historic materials, and designing new additions or making alterations. They cannot be used, in and of themselves, to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, once an appropriate treatment is selected, the Standards provide philosophical consistency to the work. There are Standards for four distinct but interrelated approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

According to the Standards, rehabilitation is deemed appropriate “when repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment.” The following lists the Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

6.1 Historical Built Environment Resources

The field survey identified two historic aged properties in the project site, in the west, the former Camarillo branch of the Ventura County library system and surrounding Dizdar Park, and in the east, the property encompassing the former Ventura County Fire Station No. 54. The research conducted for this assessment confirmed that former Ventura County Fire Station No. 54 was previously recorded, evaluated, and recommended eligible for listing in the NRHP, CRHR, and for local designation as a City of Camarillo Landmark. It is therefore considered a historical resource for the purposes of CEQA. As a result of the current assessment, the property comprising the library building and Dizdar Park and was recorded, evaluated, and recommended ineligible for listing in the

NRHP, CRHR, or local designation; it is not considered a historical resource for the purposes of CEQA.

According to the CEQA Guidelines, activities that adversely affect the significance of a resource listed in or eligible for listing in the CRHR have a significant effect on the environment. Impacts to historical resources are considered significant if a project would destroy, damage, or alter those physical features that convey the significance of the resource and justify its eligibility for listing in the CRHR. As the property comprising Dizdar Park and the former library building does not constitute a historical resource per CEQA, the building's demolition and park's expansion and modification as a result of the proposed project would not result in significant impacts to historical resources. However, as a resource eligible for listing in the NRHP, CRHR and as a City of Camarillo Landmark, demolition of the former Ventura County Fire Station No. 54 would result in a significant impact to a historical resource under CEQA.

Based on the information summarized above, Rincon recommends the following CEQA finding related to built environment historical resources for the proposed project: ***significant and unavoidable impacts to historical resources***. Although impacts will remain significant and unavoidable, the following mitigation measures are recommended to reduce impacts to the greatest extent feasible.

Recommended Mitigation

CUL-1 Interpretative Display

The proposed project shall include a permanent, high-quality, on-site, publicly accessible interpretive display. The interpretive display shall commemorate the history of the former Ventura County Fire Station No. 54 property. It may include interpretive signage with a historic narrative and may feature historic and/or current photographs. It may additionally integrate salvaged portions of the building as part of the interpretive display. The interpretive display shall be designed by a professional exhibit specialist or other similarly qualified professional. All text included in the interpretive display shall be developed or approved by a historian that meets the Secretary of the Interior's Professional Qualification Standards (PQS) in history and/or architectural history (48 Federal Register 44716). Plans for the display shall be subject to review and approval by the City of Camarillo City Council, based on input from the community and the Camarillo City Manager.

CUL-2 Historic American Buildings Survey (HABS)

Prior to the demolition of former Ventura County Fire Station No. 54, the City shall document the building in a HABS Historical Report. The report shall comply with the Secretary of the Interior's *Standards and Guidelines for Architectural and Engineering Documentation* (68 Federal Register 43159), Level III. At a minimum, the HABS Historical Report shall include a sketch plan, photographs with large-format negatives of exterior and interior views of the building, and a short form narrative historical report. The HABS Historical Report shall be donated to the Library of Congress via the National Park Service (NPS) Washington office. Digital copies of the report shall be made available to the Pleasant Valley Historical Society and the City of Camarillo Library – Local History Room.

6.2 Historical and Unique Archaeological Resources

The background research conducted for this assessment indicated that the western two thirds of the project site was historically occupied by the PVC. However, the PVC was redeveloped between 1941 and 1962 with Dizdar Park and the library building currently within the known cemetery boundaries. While burials were exhumed from the PVC and reinterred at Ivy Lawn Memorial Park in Ventura prior to redevelopment of the cemetery, the research conducted for this assessment indicates that human remains associated with the PVC may still be present below the ground surface within the project site. Therefore, there is the potential to encounter burials and/or human remains during ground disturbing activities associated with the project.

The CHRIS search identified 31 previously recorded cultural resources within 0.25-mile of the project site. None of the previously recorded resources identified by the CHRIS search are located within the project site and none are archaeological in nature. The NAHC SLF search returned negative results. The field survey indicated that the project site has undergone previous ground disturbances associated with the construction and maintenance of Dizdar Park, existing buildings, and associated underground utilities that occupy the project site. No cultural resources were identified during the field survey. Additionally, tribal consultation undertaken by the City under AB 52 did not indicate the presence of archaeological resources of Native American origin within the project site.

Based on the information summarized above, Rincon recommends the following CEQA finding related to archaeological resources for the proposed project: ***less than significant impacts with mitigation incorporated***. The following mitigation measures are recommended to reduce impacts to a less than significant level.

Recommended Mitigation

CUL-3 Workers Environmental Awareness Program (WEAP)

A qualified archaeologist who meets or exceeds the Secretary of Interior's PQS for archaeology (NPS 1983) shall conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. Archaeological sensitivity training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find. The WEAP training document shall include materials which convey the information noted above, which shall be maintained in an area accessible to all construction personnel so that it may be reviewed regularly by construction staff.

CUL-4 Archaeological Monitoring

A qualified archaeologist who meets or exceeds the Secretary of Interior's PQS for archaeology (NPS 1983) shall direct archaeological monitoring during all project-related activities requiring mechanical excavation within the boundaries of the former historic-period Pleasant Valley Cemetery (PVC), which includes Dizdar Park and the vacant office building. Project activities requiring only hand excavation would not require archaeological monitoring. If archaeological resources are encountered during ground-disturbing activities, including those encountered during hand excavation, work within a minimum of 50 feet of the find shall halt until the qualified archaeologist evaluates the find pursuant to *CEQA Guidelines* Section 15064.5(f) and the procedures outlined in Mitigation Measure CUL-5 are implemented as necessary.

CUL-5 *Discovery of Cultural Resources*

In the event cultural resources, including, but not limited to, headstones or grave markers associated with the former historic-period PVC, are encountered during ground-disturbing activities, work within 50 feet of the cultural resource(s) shall halt and an archaeologist meeting the Secretary of the Interior's PQS for archaeology (NPS 1983) shall be contacted immediately, if not already on-site, to evaluate the find, pursuant to *CEQA Guidelines* Section 15064.5(f). If the archaeologist determines further information is needed to evaluate significance, a testing plan shall be prepared by the archaeologist, submitted to the City for review and approval, and implemented prior to resuming project ground-disturbing activities within 50 feet of the cultural resource(s). If the find is determined to be significant and eligible for the California Register of Historical Resources, and the resource cannot be avoided, the qualified archaeologist shall then prepare a data recovery plan designed to gather information about the resources for City review and approval, and implement the data recovery plan. Data recovery of significant cultural resource(s) described in the data recovery plan, if necessary, shall include but not be limited to, manual excavations, site recordation, photography, mapping, or drawing to adequately gather the scientifically consequential information from and about the archaeological resource(s). Any artifacts recovered during the testing or data recovery shall be documented and collected for curation at a facility/location to be determined by the qualified archaeologist. All cultural resource work shall follow accepted professional standards, including submittal of Department of Parks and Recreation forms to the South Central Coastal Information Center. In the event that cultural resources of Native American origin are identified, the City shall consult with and involve the Santa Ynez Band of Chumash Indians or other local Native American tribes in the assessment and treatment of the find. During testing and/or data recovery, ground disturbance and construction work may continue in other parts of the project site that are distant enough from the find not to impact it, as determined by the qualified archaeologist.

6.3 Human Remains

Due to the former presence of the PVC within the proposed project site, it is possible that human remains are extant below grade within the project site. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a 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. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.

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Appendix A

California Historical Resources Information System Search Results

Report List

Camarillo CDD, #19-07261

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-00028		1975	Rosen, Martin D.	Evaluation of the Archaeological Resources and Potential Impact of Proposed Widening and Realignment of the Ventura Freeway (federal Highway 101), Ventura County	University of California, Los Angeles Archaeological Survey	
VN-00572		1988	Dames and Moore	Phase 1 Cultural Resources Survey Fiber Optic Cable Project, Burbank to Santa Barbara, California for Us Sprint Communications Company	Dames & Moore	56-000027, 56-000196, 56-000202, 56-000240, 56-000241, 56-000341, 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	Robert Lopez, Archaeological Consultant	56-000631, 56-000665, 56-000666
VN-01040		1982	Stelle, Kenneth and Albert Gallardo	For Improvement of the Operational Characteristics of Route 101, the Ventura Freeway in Los Angeles and Ventura Counties, Between Route 405 in Los Angeles, and the Santa Clara River in Oxnard	Caltrans and Federal Highway Administration	56-000654
VN-01102		1977	Singer, Clay A.	Preliminary Cultural Resource Survey and Potential Impact Assessment for Thirteen Areas in Southern Ventura County, California	ARI	56-000003, 56-000004, 56-000005, 56-000013, 56-000014, 56-000031, 56-000032, 56-000033, 56-000075, 56-000076, 56-000077, 56-000087, 56-000135, 56-000136, 56-000137, 56-000138, 56-000140, 56-000142, 56-000148, 56-000149, 56-000150, 56-000158, 56-000163, 56-000164, 56-000165, 56-000458, 56-000478, 56-000479, 56-000481, 56-000490
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	Peak & Associates	56-001089
VN-01265		1992	Reed, L.W.	Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project	Peak and Associates	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

Report List

Camarillo CDD, #19-07261

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-01520		1982	Romani, John F.	Archaeological Survey Report for the 07-la/ven 101 Project P.m. 17.1-38.2/0.0-22.7 07351 - 076620	California Department of Transportation	19-000041, 19-000042, 19-000044, 19-000111, 19-000133, 19-000238, 19-000315, 19-000320, 19-000321, 19-000345, 19-000420, 19-000461, 19-000462, 19-000463, 19-000464, 19-000466, 19-000642, 19-000669, 19-000776, 19-000862, 19-000890, 19-000964, 19-000970, 19-000972, 19-001027, 19-001064, 19-001099, 56-000271, 56-000565, 56-000620, 56-000654, 56-000761
VN-01539		1978	Huey, Gene	Phase 1 Archaeological Survey Ven 101 P.m. 4.1/23.0 Freeway Widening and Pavement Reconstruction	Caltrans	56-000015, 56-000069, 56-000186, 56-000223, 56-000224, 56-000251, 56-000490
VN-01557		1994	Romani, John F.	Historic Property Survey Report for the Proposed Construction of a Full Interchange at Lewis Road (sr-30) and the 101 Freeway	Greenwood and Associates	56-150038, 56-150039, 56-150040, 56-150041, 56-150042, 56-150043, 56-150044, 56-150045, 56-150046, 56-150047, 56-150048, 56-150049, 56-150050, 56-150051, 56-150052, 56-150053, 56-150054, 56-150055, 56-150057, 56-150058, 56-150059, 56-150060, 56-150061
VN-01722		1998	Wlodarski, Robert J.	A Phase 1 Archaeological Study for the Lewis Road Widening Project Ventura County, California	Historical, Environmental, Archaeological, Research, Team	56-000174
VN-02155		2000	Harbert, Claudia	Negative Historic Property Survey Report for US 101 - Sr 34 Interchange Project in the City of Camarillo, Ventura County, California	Caltrans District 7	
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-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-02992		2008	Maki, Mary	Phase I Cultural Resources Investigation of Approximately 6.3 Linear Miles and 9.5 Acres for the Calleguas Municipal Water District's Regional Salinity Management Pipeline - Phase 2 Revision, Ventura County, California		

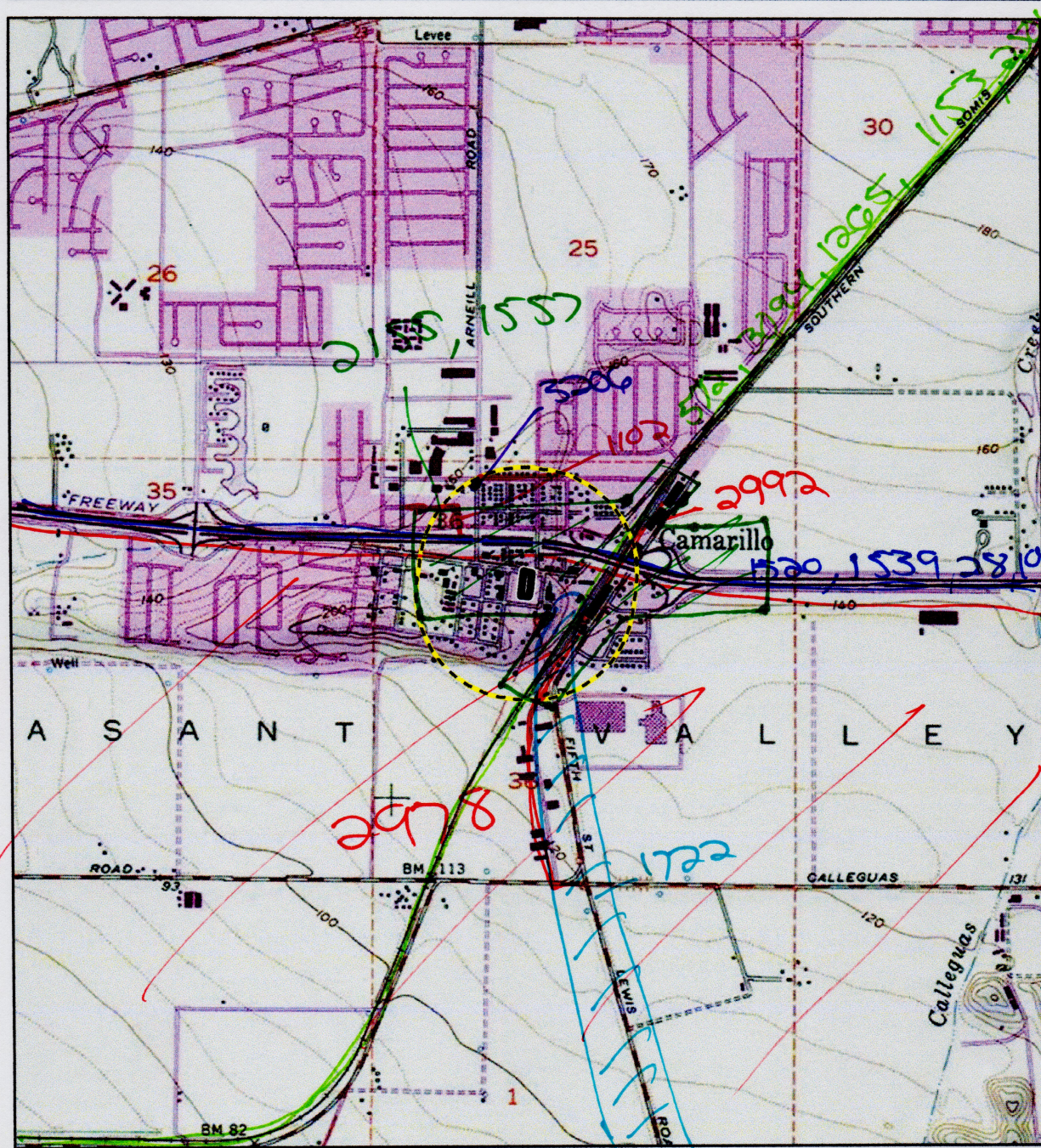
Report List

Camarillo CDD, #19-07261

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
VN-03094		2002	Foster, John A.	Historic Resource Evaluation Report- Mason Avenue At-Grade Crossing and Safety Improvements Project, Los Angeles City, California	Greenwood and Associates	
VN-03206		2014	Brunzell, David	Cultural Resources Assessment of the VzT Daily Project, Camarillo, Ventura County, California (BCR Consulting Project No. TRF1411)	BCR Consulting	56-150043, 56-150049

19-07261

Cultural Resource Study



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
572,
3094,
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2992

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1539,
28,
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Imagery provided by National Geographic Society, Esri and its licensors © 2019. Camarillo Quadrangle. T02N R21W S36. 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.

 Quarter-Mile Buffer
 Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Reports

pg.

1 of 1

Records Search Map



Rincon Consultants, Inc.



Record Search Report Proximity Sheet

Project Name: Camallo CDP, 2474 Vt. Blvd
#19-07261

Report Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
2992			✓
1520			✓
1539			✓
2155		✓	
1557		✓	
2978			✓ mt
572			✓
1265			✓
3094			✓
1153			✓
2504			✓
3206			✓
1722		✓	
575			✓
1102			✓
28			✓

1040

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1 of 1

✓

Resource List

Camarillo CDD, #19-07261

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-56-150038		Resource Name - Structure 5 - Camarillo Moose Lodge #2047	Building	Historic	HP13 (Community center/social hall)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150039		Resource Name - Lewis Bldg; Resource Name - Structure 6 - Dutch Inn, Ski Hut, Las Posas Press	Building, Other	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150040		Resource Name - Structure 2 - Buckhorn Saloon, A-1 Anthony's Upholstery, Paradise Clothing Company	Building	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150041		Resource Name - Structure 4 - The Male Room	Building	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150042		Resource Name - Structure 3 - Camarillo Taxi Stand	Building	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150043		Resource Name - Structure 1 - St Mary Magdalen Church	Building	Historic	HP16 (Religious building)	1993 (D. Slawson, Greenwood & Associates)	VN-01557, VN-03206
P-56-150044		Resource Name - Structure 7 - Camarillo Vacuum & Supply, Barber Styling Shop, ZoLin Hair & Nail Salon	Building	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150045		Resource Name - Structure 8 - Camarillo Plumbing and Paint; Other - Knob Hill Garage	Building	Historic	HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150046		Resource Name - Structure 9	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150047		Resource Name - Structure 10	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150048		Resource Name - Structure 11 - Camarillo Flower Shop	Building	Historic	HP02 (Single family property); HP06 (1-3 story commercial building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150049		Resource Name - Pleasant Valley Baptist Church; Resource Name - Structure 12 - Evangelical Free Church	Building	Historic	HP02 (Single family property); HP16 (Religious building)	1994 (D. Slawson, Greenwood & Associates)	VN-01557, VN-03206
P-56-150050		Resource Name - Structure 13	Building, Other	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150051		Resource Name - Structure 14	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557

Resource List

Camarillo CDD, #19-07261

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-56-150052		Resource Name - Structure 15	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood and Associates)	VN-01557
P-56-150053		Resource Name - Structure 16	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150054		Resource Name - Structure 17	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150055		Resource Name - Structure 18	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150056		Resource Name - Structure 19	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	
P-56-150057		Resource Name - Structure 20	Building	Historic	HP02 (Single family property)	1994 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150058		Resource Name - Structure 21	Building	Historic	HP02 (Single family property)	1993 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150059		Resource Name - Structure 22	Building	Historic	HP02 (Single family property)	1993 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-150060		Resource Name - Structure 23	Building	Historic	HP02 (Single family property)	1993 (D. Slawson, Greenwood & Associates)	VN-01557
P-56-152825		Resource Name - Gabe's Blvd Barber Shop; OHP Property Number - 126741	Building	Historic	HP06 (1-3 story commercial building)	2000 (C. Harbert, Caltrans)	
P-56-152826		Resource Name - Camarillo Liquor; OHP Property Number - 126742	Building	Historic	HP06 (1-3 story commercial building)	2000 (C. Harbert, Caltrans)	
P-56-152827		Resource Name - Jeanne's Corner; OHP Property Number - 126743	Building	Historic	HP06 (1-3 story commercial building)	2000 (C. Harbert, Caltrans)	
P-56-152828		Resource Name - 2677 E Daily Dr or 166 Nellora St; OHP Property Number - 126744	Building	Historic	HP02 (Single family property)	2000 (C. Harbert, Caltrans)	
P-56-152829		Resource Name - Ed's Haircutting; OHP Property Number - 126745	Building	Historic	HP06 (1-3 story commercial building)	2000 (C. Harbert, Caltrans)	
P-56-152830		Resource Name - Spiritual Psychic Reader; OHP Property Number - 126746	Building	Historic	HP06 (1-3 story commercial building)	2000 (C. Harbert, Caltrans)	

Resource List

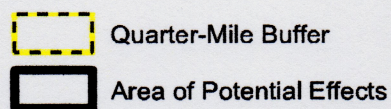
Camarillo CDD, #19-07261

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-56-152831		Resource Name - 191 Nellora Street; OHP Property Number - 126747	Building	Historic	HP02 (Single family property)	2000 (C. Harbert, Caltrans)	
P-56-152832		Resource Name - 177 Fulton Street; OHP Property Number - 126748	Building	Historic	HP02 (Single family property)	2000 (C. Harbert, Caltrans)	

Cultural Resource Study



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0 1,000 2,000 Feet

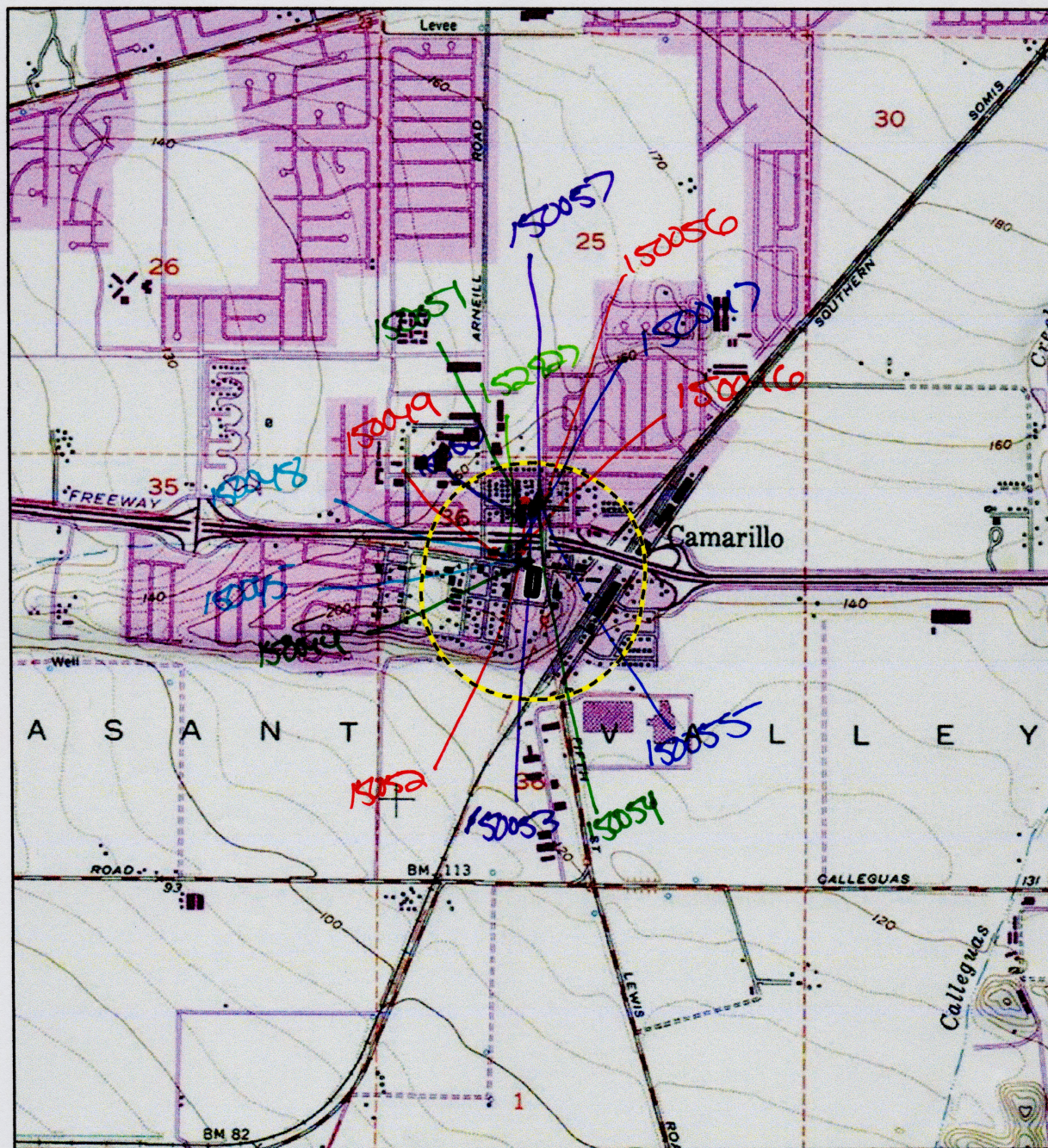
0 250 500 Meters

1:24,000

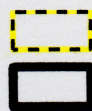
Records Search Map

Rincon Consultants, Inc.

Cultural Resource Study



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Area of Potential Effects



0 250 500 Meters

1:24,000

Records Search Map

Rincon Consultants, Inc.

Resources

Pg.

2 of 2



Resource
Record Search Report Proximity Sheet

Project Name: Camarillo CDD, 2474 Vta. Blvd
19-07261

Report Number Resource	Within Project Site	Adjacent to Project Site	Outside of Project Site
-56 150043			✓
150042			✓
150040			✓
152825			✓
150041			✓
152826			✓
150038			✓
152830			✓
152829			✓
152828			✓
152831			✓
150059			✓
150060			✓
150058			✓
152832			✓
150039			✓



Record Search Resources Proximity Sheet

Project Name: Camarillo

19-07201

Resource Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
150044			✓
150045			✓
150048			✓
150049			✓
152827			✓
150046			✓
150047			✓
150050			✓
150051			✓
150052			✓
150053			✓
150054			✓
150055			✓
150056			✓
150057			✓

Pg. 2 of 2

Appendix B

Native American Heritage Commission Sacred Lands File Search Results

**NATIVE AMERICAN HERITAGE COMMISSION**

June 25, 2021

Mary Pfeiffer
City of CamarilloVia Email to: mpfeiffer@rinconconsultants.comCHAIRPERSON
Laura Miranda
LuiseñoVICE CHAIRPERSON
Reginald Pagaling
ChumashSECRETARY
Merri Lopez-Keifer
LuiseñoPARLIAMENTARIAN
Russell Attebery
KarukCOMMISSIONER
William Mungary
Paiute/White Mountain
ApacheCOMMISSIONER
Julie Tumamait-Stenslie
ChumashCOMMISSIONER
[Vacant]COMMISSIONER
[Vacant]COMMISSIONER
[Vacant]EXECUTIVE SECRETARY
Christina Snider
Pomo**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Dizdar Park Renovations and Former Fire Station Project, Ventura County

Dear Ms. Pfeiffer:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Ventura County
6/25/2021**

***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

***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
cbctribalchair@gmail.com
Chumash

***Northern Chumash Tribal
Council***

Fred Collins, Spokesperson
P.O. Box 6533
Los Osos, CA, 93412
Phone: (805) 801 - 0347
fcollins@northernchumash.org
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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Dizdar Park Renovations and Former Fire Station Project, Ventura County.

Appendix C

2019 Historical Resources Assessment of Former Ventura County Fire Station No. 54



2474 Ventura Boulevard, Camarillo

Historical Resources Evaluation Report

prepared for

City of Camarillo Department of Community Development

601 Carmen Drive
Camarillo, California 93010

prepared by

Rincon Consultants, Inc.

180 N. Ashwood Avenue
Ventura, California 93003

April 2019



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers
rinconconsultants.com

Please cite this report as follows:

Zamudio-Gurrola, Susan and Steven Treffers. 2019. *Historical Resources Evaluation Report for 2474 Ventura Boulevard, Camarillo, Ventura County, California*. Rincon Consultants Project No. 19-07261. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

Table of Contents

Executive Summary	1
Purpose and Scope.....	1
Dates of Investigation	1
Summary of Findings.....	1
1 Introduction	2
1.1 Personnel	2
2 Regulatory Framework	5
2.1 National Register of Historic Places	5
2.2 California Register of Historical Resources	6
2.3 City of Camarillo Historic Preservation Ordinance	6
3 Natural and Cultural Setting	9
3.1 Historic Overview	9
Spanish Period (1769–1822)	9
Mexican Period (1822–1848)	9
American Period (1848–Present)	10
Camarillo	10
4 Background Research	12
4.1 California Historical Resources Information System.....	12
Previous Studies	12
VN-01557	13
VN-02155	14
Previously Recorded Resources	14
4.2 Archival Research Methods	16
5 Field Survey Methods	17
6 Findings	18

6.1	Physical Description	18
6.2	Property History	22
6.3	Historical Evaluation	28
6.4	Conclusions	29
7	References	30

Tables

Table 1	Previous Studies within a 0.5-Mile Radius of the Subject Property	12
Table 2	Previously Recorded Cultural Resources within 0.5 mile of the Subject Property.....	14

Figures

Figure 1	Vicinity Map	3
Figure 2	Location of Subject Property.....	4
Figure 3	Overview of property, view from Ventura Boulevard facing southeast.....	18
Figure 4	Closeup of formal entrance on west elevation, view east.....	19
Figure 5	View of courtyard and exterior corridors, view to the southeast	19
Figure 6	Closeup of fire truck parking area and apartment, view south	20
Figure 7	West elevation, view southeast.....	21
Figure 8	East elevation and partial north elevation, view southwest	21
Figure 9	South elevation, view northeast	22
Figure 10	Juan Camarillo's 2.74-Acre Purchase of Eastern and Southern Portions of the Pleasant Valley Cemetery Property (Source: Milleman and Rains 2015)	23
Figure 11	Juan Camarillo's Donations to Develop the Subject Building (Left) and to St. Mary Magdalen (Right) (Source: Milleman and Rains 2015)	24
Figure 12	Photo of Building from Dedication Program (Source: Pleasant Valley Historical Society) ...	25
Figure 13	View of Building with St. Mary Magdalen in background, c. 1940s (Source: Pleasant Valley Historical Society 2014)	26
Figure 14	View of Fire Station, c. 1980s (Source: Ventura County Fire Department, n.d.).....	27

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Executive Summary

Purpose and Scope

Rincon Consultants, Inc. (Rincon) was retained by the City of Camarillo (City) to conduct a historical resources evaluation of the property at 2474 Ventura Boulevard (APN 162-0-160-230), Camarillo, Ventura County, California (subject property).

This study was performed to determine if the subject property meets the definition of a historical resource in accordance with the California Environmental Quality Act (CEQA) in order to inform future project planning efforts. This study included a cultural resources records search, an intensive pedestrian survey of the subject property, archival research, and a historical resources evaluation summarized in this report. California Department of Parks and Recreation (DPR) 523 Series forms were prepared for the property and included as an Appendix. All work was completed in compliance with CEQA and local regulations.

Dates of Investigation

Rincon archaeologist Tricia Dodds conducted a California Historical Resources Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton on March 12, 2019. Rincon architectural historian Susan Zamudio-Gurrola conducted an intensive-level pedestrian survey of the subject property on March 4, 2019 and archival research throughout March 2019.

Summary of Findings

The CHRIS records search did not identify any previously-recorded archaeological or built environment resources within or immediately adjacent to the subject property. Archival research revealed the subject property was once part of the Pleasant Valley Cemetery (PVC); however, the burials that were once located within the subject property were relocated to another part of the cemetery when the cemetery was downsized and a portion of it was sold in 1929. Additional, recent documentation indicates the majority of the burials at the PVC have been relocated elsewhere and no visible elements of the cemetery remain. The pedestrian survey identified one built environment resource over 45 years of age: a one and one-half story vacant building constructed in 1941 that has served primarily as a fire station as well as other community uses. The subject property was evaluated for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Camarillo Landmark. The evaluation found that the subject property is eligible for listing in the NRHP and CRHR at the local level of significance, and as a local landmark, for its role in providing civic and public services to the community (including serving as Camarillo's first fire station, community center and library) (Criteria A/1/1), its direct association with Adolfo and Juan Camarillo who were instrumental in the property's development (Criteria B/2/1), and as an excellent example of the Spanish Revival architectural style (Criteria C/3/3). The subject property is therefore a historical resource for the purposes of CEQA.

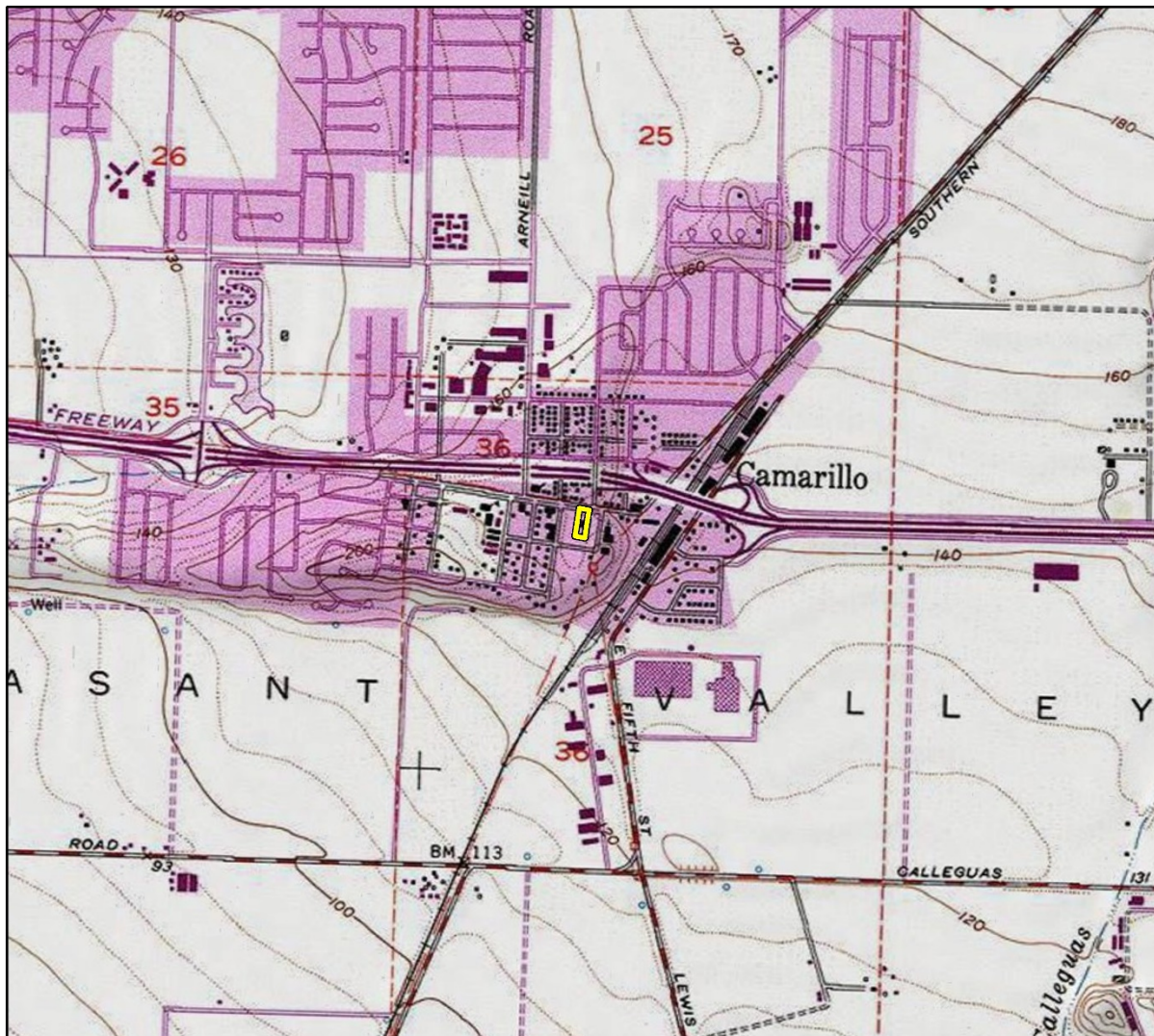
1 Introduction

Rincon was retained by the City of Camarillo to conduct a historical resources evaluation of the property at 2474 Ventura Boulevard, Camarillo, Ventura County, California. This historical resources evaluation was prepared in compliance with the requirements of CEQA and applicable local regulations. It includes a cultural resources records search, an intensive pedestrian survey of the subject property, archival research, and the preparation of this report and DPR 523 Series forms.

1.1 Personnel

Rincon Architectural Historian Susan Zamudio-Gurrola, MHP, conducted the pedestrian survey and archival research, and is the primary author of this report. Senior Architectural Historian Steven Treffers, MHP, provided senior oversight for the study. Ms. Zamudio-Gurrola and Mr. Treffers both meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Rincon Archaeologist Tricia Dodds conducted the cultural resources records search. Rincon GIS Analyst Allysen Valencia prepared the figures found in the report. Rincon Principal Shannon Carmack reviewed this report for quality control.

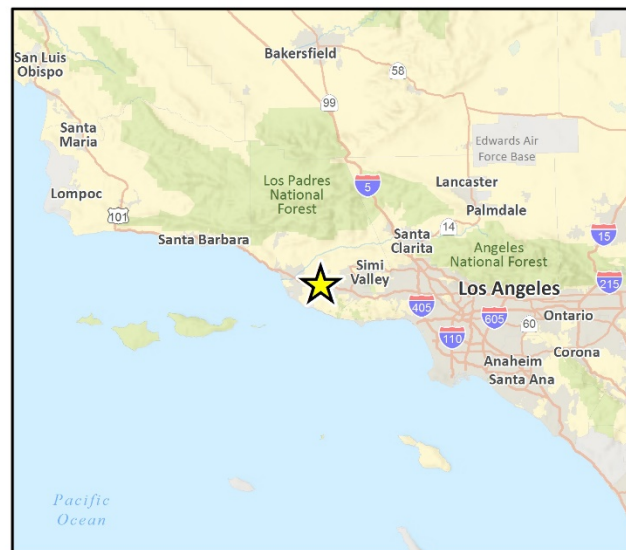
Figure 1 Vicinity Map



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Camarillo Quadrangle. T02N R21W S36. 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.

 Subject Property

0 1,000 2,000 Feet



CRFig 1 Vicinity Map_v2

Figure 2 Location of Subject Property



2 Regulatory Framework

This section provides a summary of the applicable federal, state, and local laws, ordinances, regulations, and standards that govern cultural resources, in addition to the applicable designation Criteria used for the evaluation of the subject property.

2.1 National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (NRHP) as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment.” (CFR 36 CFR 60.2) The NRHP recognizes properties that are significant at the national, state, and local levels and may include districts, sites, buildings, structures, and objects. Resources eligible for listing in the NRHP must meet one or more of the following criteria.

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody 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;
- D. Have 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, or enough of their historic character or appearance to be “recognizable as historical resources and to convey the reasons for their significance” (California Office of Historic Preservation 2006). The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- 1) Location: The place where the historic property was constructed or the place where the historic event occurred;
- 2) Design: The combination of elements that create the form, plan, space, structure, and style of a property;
- 3) Setting: The physical environment of a historic property;
- 4) Materials: Materials are 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;
- 5) Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- 6) Feeling: A property’s expression of the aesthetic or historic sense of a particular period of time;
- 7) Association: The direct link between an important historic event or person and a historic property (National Park Service 2002).

2.2 California Register of Historical Resources

The Criteria for listing properties in the California Register of Historical Resources (CRHR) were developed in accordance with previously established eligibility Criteria for the NRHP. The California Office of Historic Preservation (OHP) regards “any physical evidence of human activities over 45 years old” as meriting recordation and evaluation. According to Public Resources Code (PRC) Section 5024.1(c) (1–4), a resource may be considered historically significant if it retains integrity and meets at least one of the following criteria. A property may be listed in the CRHR if it meets one or more of the following Criteria and must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.”

- 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 to 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;
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

Activities that adversely alter the significance of a resource listed in or eligible for listing in the CRHR have a significant effect on the environment under CEQA. Impacts to historical resources are thus considered significant if a project would physically destroy or damage all or part of a resource, change the character of the use of the resource or physical feature within the setting of the resource that contributes to its significance, or introduce visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

2.3 City of Camarillo Historic Preservation Ordinance

Title 16 Chapter 42 of the Camarillo Code of Ordinances establishes the regulations and procedures for Historic Preservation in the city. The purpose of the chapter is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation and use of historic buildings and structures within the city that reflect special elements of the city’s historical heritage for the following reasons:

- A. To encourage public knowledge, understanding, and appreciation of the city’s past;
- B. To foster civic pride in the beauty and personality of the city and in the accomplishments of its past;
- C. To safeguard the heritage of the city by protecting buildings and structures which reflect the city’s history;
- D. To protect and enhance property values within the city and to increase economic and financial benefits to the city and its inhabitants;
- E. To identify as early as possible and resolve conflicts between the preservation of historical features and alternative land use;
- F. To conserve building material resources through maintenance and restoration of existing historical buildings and structures;

- G. To take 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. To promote the use of landmarks for the education, enjoyment and welfare of the people of the city; and
- I. To promote awareness of the economic benefits of historic preservation.

Title 16 Chapter 42 sections 30 and 40 establish that the members of the City of Camarillo Planning Commission shall act as the Landmarks Committee and shall have the following powers and duties:

- A. To oversee a continuing survey of the city so as to evaluate any historic resource and designate any landmarks in accordance with the criteria set forth in Section 16.40.060
- B. To maintain a local register of landmarks;
- C. To recommend removal of a designated landmark;
- D. To review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the city, the county, or the state as they relate to the historic resources of the city;
- E. To recommend to the city council the purchase of fee or less than fee interests in buildings or structures for purposes of historic preservation;
- F. To investigate and report to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historic resource preservation in the city;
- G. To review applications for construction, reconstruction, alteration, relocation or demolition affecting proposed or designated landmarks and approve or deny permits for such actions pursuant to Section 16.40.070 of this chapter;
- H. To cooperate with local, county, state and federal governments and private organizations in the pursuit of the objectives of historic preservation;
- I. To keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations and decisions;
- J. To participate in, promote, and conduct public information, educational, and interpretive programs pertaining to landmarks;
- K. To make any reasonable arrangements to preserve landmarks, including establishment of a private or public fund for preservation of landmarks or contractual agreements with property owners for the maintenance and preservation of facade easements or public access to the buildings or structures;

- L. To ensure that designation of a building or structure as a landmark shall not infringe upon the rights of private owners to make any and all reasonable uses of such landmark which are not inconsistent with the purposes of this chapter; and
- M. To meet at least annually to review the status of landmarks and prepare an annual report for the city council.

An eligible property may be designated as a landmark if it meets one or more of the following criteria:

1. It is associated with persons or events significant in local, state, or national history; or
2. It reflects or exemplifies a particular period of national, state, or local history; or
3. It embodies the distinctive characteristics of a type, style, period of architecture, or method of construction. (Title 16 Chapter 42 § 60).

3 Natural and Cultural Setting

3.1 Historic Overview

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

Spanish Period (1769–1822)

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, Rolle 2003). 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. This was the first of 21 missions erected by the Spanish between 1769 and 1823. In addition to the missions, four presidios (military forts) and three pueblos (towns) were established throughout the state (State Lands Commission 1982). Founded in 1782 as the ninth in the mission chain, Mission San Buenaventura is approximately 16 miles northwest of the subject property (California Missions Foundation, n.d.).

During this period, Spain also granted ranchos to prominent citizens and soldiers, though very few in comparison to the subsequent Mexican Period. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927a). The missions were responsible for administering the local Indians as well as converting the population to Christianity (Engelhardt 1927b). 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 (1822–1848)

The Mexican Period commenced following the culmination of the Mexican Revolution (1810-1821), the result of which was Mexico's success over the Spanish crown. This period is characterized by the privatization of mission lands in California. The passage of the Secularization Act of 1833 enabled Mexican governors in California to distribute mission lands to individuals as land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). During this time a class of wealthy landowners known as *rancheros* or *Californios* worked large ranches based on cattle hide and tallow production. By 1846 nineteen ranchos had been formed within present-day Ventura County (Triem 1985).

The Mexican Period ended in early January 1848, following several decisive battles against the United States. 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 US Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga.

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.

In 1848, the discovery of gold in northern California led to the California Gold Rush, though the first gold was found in 1842 in San Francisquito, about 35 miles northwest of Los Angeles (Workman 1935: 107; Guinn 1976). By 1853, the population of California exceeded 300,000. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. However, a severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. Thousands of settlers and immigrants continued to pour into the state, particularly after the completion of the transcontinental railroad in 1869. Property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

In the 1880s, a dramatic boom arrived in southern California, fueled by various factors including increasingly accessible rail travel, agricultural development and improved shipment methods, and favorable advertisement (Dumke 1994). In 1883, the California Immigration Commission designed an advertisement declaring the state as “the Cornucopia of the World” (Poole 2002:36). New southern Californian towns were promoted as havens for good health and economic opportunity.

Camarillo

The land on which the city of Camarillo was developed was part of a large land grant called Rancho Calleguas, a 10,000 acre property granted to José Pedro Ruiz by the Mexican government in 1837. Juan Camarillo, Sr. purchased the rancho from Ruiz's descendants and others in 1875. After Juan's death, the rancho passed to his widow and sons, with the eldest, Adolfo Camarillo, taking over ranch operations. Adolfo Camarillo was a generous citizen, donating land for a high school, park, and rights-of-way for the railroad and widening of the highway. Rancho Calleguas and other area ranchos that had once been dependent on raising livestock such as cattle and sheep eventually gave way in the 1870s to other agricultural development, such as the planting of vegetables, nuts, and orchards (Impact Sciences 2017; Camarillo Ranch Foundation 2018a; San Buenaventura Research Associates 2014). Adjacent land that was not part of any of the ranchos was declared property of the United States government and was promptly occupied by homesteaders (White 1978).

Camarillo was named as such in approximately 1899 after Adolfo Camarillo granted a right-of-way to the Southern Pacific Railroad to lay tracks on his property and establish a station, prompting this to be named after the Camarillo family (Camarillo Ranch Foundation 2018b). The settlement had previously been known as Pleasant Valley. Following the arrival of the railroad, the town developed slowly serving the many farmers in the surrounding area. William T. Fulton laid out the town site in

1910 which included the railroad depot, a church site, and residential parcels. Area ranchers purchased land near the railroad depot and along Ventura Boulevard, which they developed and leased to merchants. Juan Camarillo also commissioned prominent architect Albert C. Martin to design a family chapel, Saint Mary Magdalen. Sited on a knoll overlooking Ventura Boulevard, it was completed in 1914. More than twenty members of the Camarillo family are buried in the family crypt beneath the church. The chapel was given to the Archdiocese of Los Angeles to use as a parish church in 1940. Subsequently, a rectory was built in 1948 and a grade school in 1954 (Slawson 1993; St. Mary Magdalen Church 2023 [sic]). The church building was made a Ventura County Historical Landmark in 1972 (Ventura County 2016).

Camarillo remained a relatively small, rural community serving local farmers until circa the 1950s. Development increased substantially after the completion of U.S. Route 101 through the community in 1954. Dramatic population growth and an improved means of transportation resulted in many local farmers selling their land for residential development (Triem 1985; Romani 1994).

The County of Ventura provided the community with fire protection services and a deputy sheriff prior to its incorporation. In 1935 the Ventura County Fire Protection District delivered Camarillo's first fire truck which was stored at the Knob Hill garage at 2401 Ventura Boulevard, (presently at the intersection of Ventura Boulevard and South Glenn Drive). A few years later Adolfo Camarillo donated property and funding for a county fire station a short distance east of the aforementioned garage (Ventura County Fire Department, N.D. and 2017a). The Spanish-style building was constructed in 1941 and has served multiple uses, being referred to as the "first community center at Dizdar Park" (White 1978). The building also acted as a justice court in the years between 1941 and 1956 (White 1978).

Camarillo grew to approximately 10,000 residents by the time it formally incorporated in 1964. Annexations between 1965 and 1978 enlarged the city from approximately 12 square miles to 17 square miles (White 1978). Today, the city encompasses nearly twenty square miles and boasts a population of over 66,000 residents (City of Camarillo, n.d.).

4 Background Research

4.1 California Historical Resources Information System

Rincon Consultants completed a California Historical Resources Information System records search on March 12, 2019 at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The search was performed to identify previously conducted cultural resource studies and previously recorded cultural resources within a 0.5-mile radius of the site. Background research also included a review of the NRHP, CRHR, California Historical Landmarks, California Points of Historic Interest, and the California Historic Resources Inventory list, as well as a review of available historic U.S. Geological Survey 7.5- and 15-minute quadrangle maps. Non-confidential results from the records search can be found in Appendix A of this report.

Previous Studies

The CHRIS records search identified 17 cultural resource studies previously conducted within a 0.5-mile radius (Table 1), three of which were adjacent to the subject property.

Table 1 Previous Studies within a 0.5-Mile Radius of the Subject Property

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
VN-00028	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources and Potential Impact of Proposed Widening and Realignment of the Ventura Freeway (federal Highway 101), Ventura County	Outside
VN-00572	Dames and Moore	1988	Phase 1 Cultural Resources Survey Fiberv Optic Cable Project, Burbank to Santa Barbara, California for Us Sprint Communications Company	Outside
VN-00575	Lopez, Robert	1988	An Archaeological Reconnaissance of the Areas Involved in the Proposed Swepi Well Locations and Pipeline Routes Oxnard Plain, Ventura County, CA	Outside
VN-01040	Stelle, K. and A. Gallardo	1982	For Improvement of the Operational Characteristics of Route 101, the Ventura Freeway in Los Angeles and Ventura Counties, Between Route 405 in Los Angeles, and the Santa Clara River in Oxnard	Outside
VN-01102	Singer, Clay A.	1977	Preliminary Cultural Resource Survey and Potential Impact Assessment for Thirteen Areas in Southern Ventura County, California	Outside
VN-01153	Peak and Associates Inc.	1991	Class 3 Cultural Resource Assessment of the Proposed Carpinteria and Southern Reroutes, Santa Barbara, Ventura, and Los Angeles Counties, California	Outside
VN-01265	Reed, L.W.	1992	Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project	Outside

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
VN-01520	Romani, John F.	1982	Archaeological Survey Report for the 07-la/ven 101 Project P.m. 17.1-38.2/0.0-22.7 07351 - 076620	Outside
VN-01539	Huey, Gene	1978	Phase 1 Archaeological Survey Ven 101 P.m. 4.1/23.0 Freeway Widening and Pavement Reconstruction	Outside
VN-01557	Romani, John F.	1994	Historic Property Survey Report for the Proposed Construction of a Full Interchange at Lewis Road (sr-30) and the 101 Freeway	Adjacent
VN-01722	Wlodarski, Robert J.	1998	A Phase 1 Archaeological Study for the Lewis Road Widening Project Ventura County, California	Adjacent
VN-02155	Harbert, Claudia	2000	Negative Historic Property Survey Report for US 101 - Sr 34 Interchange Project in the City of Camarillo, Ventura County, California	Adjacent
VN-02504	Arrington, Cindy and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	Outside
VN-02978	Sharpe, J. and Durio, L.	2004	Groundwater Recovery Enhancement and Treatment (GREAT) Program, Cultural Resources Inventory Report	Outside
VN-02992	Maki, Mary	2008	Phase I Cultural Resources Investigation of Approximately 6.3 Linear Miles and 9.5 Acres for the Calleguas Municipal Water District's Regional Salinity Management Pipeline -Phase 2 Revision, Ventura County, California	Outside
VN-03094	Foster, John A.	2002	Historic Resource Evaluation Report- Mason Avenue At-Grade Crossing and Safety Improvements Project, Los Angeles City, California	Outside
VN-03206	Brunzell, David	2014	Cultural Resources Assessment of the VzT Daily Project, Camarillo, Ventura County, California (BCR Consulting Project No. TRF1411)	Outside

Source: SCCIC 2019

VN-01557

In 1994 John F. Romani of Greenwood Associates prepared a Historic Property Survey Report for the Proposed Construction of a Full Interchange at Lewis Road (SR-30) and the 101 Freeway. Included were a negative Archaeological Survey Report and a Historic Architectural Survey Report. The Project Limits of the study spanned from approximately Flynn Road on the east to Arneill Road on the west; however, the subject property was not included in the project APE. DPR forms were completed for 23 of the properties constructed prior to 1945. Two buildings and a grove of trees appeared eligible for listing in the NRHP. These are: St. Mary Magdalen Church, located approximately 200 feet to the east and on the opposite side of the athletic field adjacent to the subject property; the Pleasant Valley Baptist (aka Evangelical Free) Church, located 0.10 mile to the west, and the Adolfo Camarillo Heritage Grove which spanned between Mission Oaks Boulevard and U.S. 101, and between Calleguas Creek and approximately Dawson Drive.

VN-02155

In 2000 Claudia Harbert of Caltrans prepared a Historic Property Survey Report for the US 101-SR 34 Interchange Project. Included were a negative Archaeological Survey Report and a Supplemental Historic Architectural Survey Report (HASR) which amended the original 1994 HASR by evaluating properties in the original APE that had turned fifty years old between 1994 and 2000. No new parcels were added to the APE. As previously described under VN-01557 above, the subject property was not included in the project APE. Three previously evaluated resources were identified: the St. Mary Magdalen Church, the Evangelical Free Church, and the Adolfo Camarillo Heritage Grove, which had been found eligible for the NRHP in 1994. Harbert did not find any additional cultural resources eligible for listing in the NRHP or CRHR.

Previously Recorded Resources

The CHRIS records search identified 31 cultural resources previously recorded within a 0.5-mile radius (Table 2), none of which are within or immediately adjacent to the subject property.

Table 2 Previously Recorded Cultural Resources within 0.5 mile of the Subject Property

Trinomial Number	Description	Eligibility Status	Recorded by and Year	Relationship to Project Site
P-56-150038	Historic-era Building Camarillo Moose Lodge #2047	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150039	Historic-era Building Lewis Building, 2433-2447 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150040	Historic-era Building 2619, 2627, 2633 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150041	Historic-era Building 2557 Ventura Blvd.	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150042	Historic-era Building Camarillo Taxi Stand	Ineligible for NRHP	1993 (D. Slawson, Greenwood & Associates)	Outside
P-56-150043	Historic-era Building St. Mary Magdalen Church, 2532 Ventura Blvd.	Eligible for NRHP; designated Ventura County Landmark	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150044	Historic-era Building 2423, 2429, 2431 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (D. Slawson, Greenwood & Associates)	Outside

Trinomial Number	Description	Eligibility Status	Recorded by and Year	Relationship to Project Site
P-56-150045	Historic-era Building Knob Hill Garage, 2401 Ventura Blvd.	Ineligible for NRHP; deserves special consideration in local planning	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150046	Historic-era Building 58 Glenn Drive	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150047	Historic-era Building 68 Glenn Drive	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150048	Historic-era Building 2369 Ventura Blvd.	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150049	Historic-era Building Pleasant Valley Baptist (Evangelical Free Church) 2315 Ventura Blvd.	Eligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150050	Historic-era Building 2433 Daily Drive	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150051	Historic-era Building 180 Glenn Drive	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150052	Historic-era Building 2416 Lomita Street	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150053	Historic-era Building 2438 Lomita Street	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150054	Historic-era Building Structure 17, no address	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150055	Historic-era Building 2454 Lomita Street	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150056	Historic-era Building 2466 Lomita Street	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150057	Historic-era Building 189 Fulton Street	Ineligible for NRHP	1994 (D. Slawson, Greenwood & Associates)	Outside
P-56-150058	Historic-era Building 166 Fulton Street	Ineligible for NRHP	1993 (D. Slawson, Greenwood & Associates)	Outside
P-56-150059	Historic-era Building 176 Fulton Street	Ineligible for NRHP	1993 (D. Slawson, Greenwood & Associates)	Outside
P-56-150060	Historic-era Building 190, 192 Fulton St.	Ineligible for NRHP	1993 (D. Slawson, Greenwood & Associates)	Outside
P-56-152825	Historic-era Building 2561 E. Ventura Blvd.	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152826	Historic-era Building 2551 E. Ventura Blvd.	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside

Trinomial Number	Description	Eligibility Status	Recorded by and Year	Relationship to Project Site
P-56-152827	Historic-era Building 45 N. Glenn Drive	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152828	Historic-era Building 2677 E. Daily Drive, 166 Nellora Street	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152829	Historic-era Building 2675 E. Daily Drive	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152830	Historic-era Building 2675 ½ E. Daily Drive	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152831	Historic-era Building 191 Nellora Street	Ineligible for NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside
P-56-152832	Historic –era Building 177 Fulton Street	Ineligible for the NRHP and CRHR	2000 (C. Harbert, Caltrans)	Outside

Source: SCCIC 2019

4.2 Archival Research Methods

Archival research for this study was completed in March 2019. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject property and surroundings. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. A list of repositories that were consulted to identify pertinent materials is included below. In addition to those listed, Rincon consulted the NRHP, the CRHR, and the Historic Resources Inventory to identify known cultural resources that may be impacted by the proposed undertaking.

- Ventura County Directories accessed digitally via Ancestry.com
- Historic aerial photographs accessed via the University of California, Santa Barbara Map and Imagery Lab
- Historic topographic maps accessed via United States Geological Survey
- *Los Angeles Times*, *Ventura County Star*, *Oxnard Press Courier*, *Piru News*, and *The Camarillo Acorn* newspaper articles
- City of Camarillo building permit records
- Ventura County Historical Landmarks & Points of Interest list, 2016
- City of Camarillo General Plan Community Design Element 2012
- Pleasant Valley Historical Society
- Ventura County Fire Department and Ventura County Fire Department Historical Foundation
- Other sources as noted in the references list

5 Field Survey Methods

Rincon Architectural Historian Susan Zamudio-Gurrola conducted an intensive pedestrian survey of the subject property on March 4, 2019. The purpose of the survey was to identify and photograph built environment resources on the subject property. The field survey consisted of a visual inspection of all built environment features of the property, including buildings, structures, and associated features. Ms. Susan Zamudio-Gurrola assessed the overall condition and integrity of the building located on the subject property, and identified and documented its character-defining features. Field documentation included notes and digital photographs of the property to support field observations.

6 Findings

As a result of the field survey and background research, Rincon identified one built environment resource that is over 45 years of age, described in further detail in the following sections. No other cultural resources were identified.

6.1 Physical Description

The subject property consists of a 0.83-acre rectangular parcel containing a one and one-half story building constructed in 1941 in the Spanish Revival style. Sited around a courtyard, the building is sheathed in smooth stucco and features a roughly U-shaped footprint (Figure 3). The northern end of the building, closest to Ventura Boulevard, is topped by a side-gabled roof covered with concrete S tile. A formal entrance is located on the west elevation and consists of a small portico with a flat roof supported by cylindrical columns (Figure 4). Beneath, a stoop covered with square clay tiles leads to a single entry door surrounded by wooden casing. Although the door was covered with a piece of plywood for security at the time of the survey, it appears to be wood and features an antique knob and plate. Above the portico, on the gable face, is a circular vent featuring an intricate geometrical pattern. Two iron lanterns are mounted on the wall on either side of the portico. The northern elevation faces Ventura Boulevard and contains three windows which were covered with plywood at the time of the survey.

Figure 3 Overview of property, view from Ventura Boulevard facing southeast



Figure 4 Closeup of formal entrance on west elevation, view east



The courtyard-facing central section of the building features an exterior corridor created by the broadly overhanging roof, supported by square wooden posts (Figure 5). Concrete S tile covers the roof, and the exposed rafter tails have tapered ends. A wooden railing spans between some of the support posts. The walkway surface appears to be concrete. Several doors open onto the exterior corridor and include: French doors with louvered windows, and single wooden doors with glazing.

Figure 5 View of courtyard and exterior corridors, view to the southeast



The southwest end of the building is a two-story section composed of a garage at ground level and an apartment on the upper level (Figure 6). Its hipped roof is also covered by concrete S tile. Overhanging eaves showcase exposed rafter tails with tapered ends, and the eave at the northwest corner appears to have a slight flare. The northern elevation features the entrance to the fire truck parking garage, a window at ground level, and two windows on the upper level. The metal roll-up door appears to be non-original. Lettering above the garage door identifying the building as Ventura County Fire Station No. 54 has been removed. The western elevation features a window at ground level and three windows at the upper level (Figure 7). Although covered with plyboard on the exterior for security, windows were observable from the interior and include metal-framed, multi-light casement windows, and what appears to be a fixed metal sash window in the bathroom. A ground-floor entrance accessible from the courtyard consists of a single wooden door with glazing in the upper half.

Figure 6 Closeup of fire truck parking area and apartment, view south



Figure 7 West elevation, view southeast



The building's east elevation shows the central, lower portion of the building flanked by sections with side-gables. Also noted on the gable face is a circular decorative vent as previously described on the west elevation. Numerous windows face the open field adjacent to the property (Figure 8).

Figure 8 East elevation and partial north elevation, view southwest



Although not closely inspected due to security fencing, the rear (south) elevation was observed to feature another exterior corridor or porch supported by square posts, various windows and a roll-up garage door which appears to be non-original (Figure 9).

Figure 9 South elevation, view northeast



A long paved driveway leads from Ventura Boulevard directly to the garage where the fire engines were housed. A grass strip separates the driveway from the building's portico entrance. Additional landscaping includes: a grass lawn at the northern edge of the property; hedges around the northern portion of the building; a grass lawn, palm tree and planter beds in the courtyard; and a tree and shrubs outside of the garage. Paved walkways lead to the portico entrance and to the courtyard from the public sidewalk and the driveway. Along the eastern edge of the property is a narrow, paved driveway leading to the rear half of the property which is completely paved.

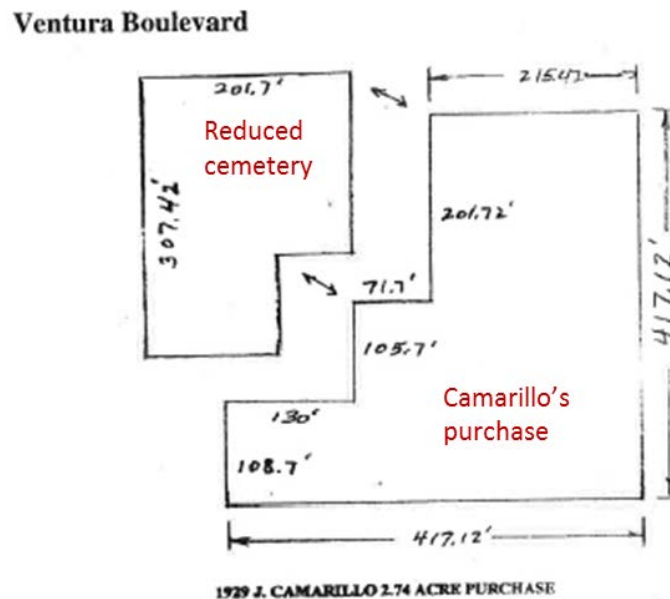
Historic photos indicate that a small portion of the tower at its apex has been removed. The garage doors and possibly a few of the entry doors appear to have been replaced. Besides this, it does not appear that the building has undergone any major alterations. It retains a high level of integrity.

6.2 Property History

The subject property was once part of an early cemetery in the community known as Pleasant Valley prior to its renaming as Camarillo in approximately 1899. The Pleasant Valley Cemetery (PVC) was formally established by the Pleasant Valley Baptist Church in 1891 when the church acquired four acres of land at the southeast corner of Old Conejo Road (Ventura Boulevard today) and Glenn Drive. While the church maintained common areas, paths and roadways, individual plots were the responsibility of each plot owner. Over the subsequent decades, descendants of those buried at PVC moved out of the area, maintenance was neglected, and the growing community voiced complaints about the state of the cemetery. During the 1920s, the church's Board of Trustees decided to sell unused portions of the cemetery. Juan Camarillo, Jr. purchased 2.74 acres of the property in 1929

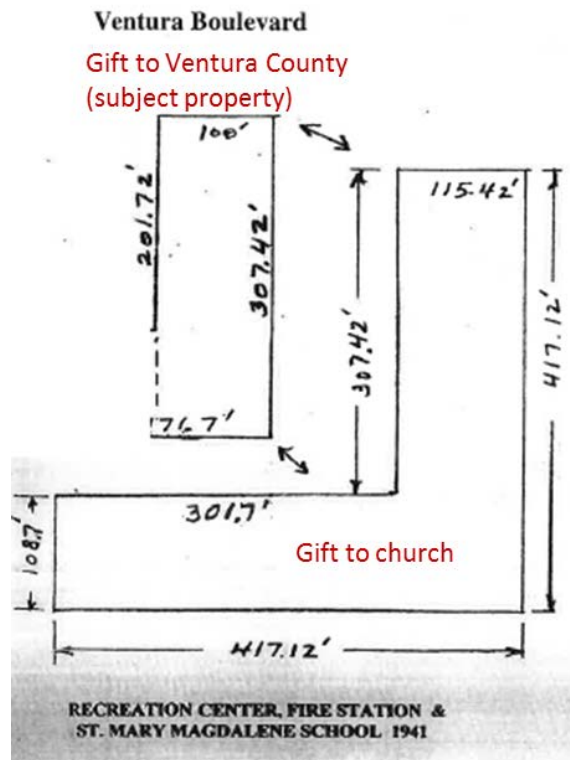
(Milleman and Rains 2015; White 1978). The Camarillos had developed a large family chapel and commercial property just east of the cemetery near the intersection of present-day Ventura Boulevard and Lewis Road (Slawson 1994). Camarillo's acquisition generally consisted of the eastern and southern portions of the cemetery property (Figure 10). The smaller northwest portion of the property remained as the PVC. Some burials that were located on what would be sold to Juan Camarillo were relocated to other plots within the PVC before the sale (Milleman and Rains 2015).

Figure 10 Juan Camarillo's 2.74-Acre Purchase of Eastern and Southern Portions of the Pleasant Valley Cemetery Property (Source: Milleman and Rains 2015)



As the community of Camarillo grew and development increased, the need arose for public services such as improved fire protection, and municipal and community spaces. In 1939 Adolfo Camarillo donated a rectangular portion of the 2.74-acre property, and funds from the deceased Juan Camarillo's estate, to the County of Ventura for the development of a fire station and equipment yard (*Piru News* 1939; Milleman and Rains 2015; Ventura County Fire, n.d.) (Figure 11). He also donated another, larger, portion of the 2.74-acre property to the nearby St. Mary Magdalen Church – the family chapel that was gifted to the Los Angeles Archdiocese in 1940. Lastly, a small portion of the property was absorbed into a park that was developed on the PVC property (Milleman and Rains 2015; Slawson 1993).

Figure 11 Juan Camarillo's Donations to Develop the Subject Building (Left) and to St. Mary Magdalen (Right) (Source: Milleman and Rains 2015)



Prior to incorporation in 1964, the City of Camarillo's fire protection services were provided by the County of Ventura. The Ventura County Fire Protection District delivered Camarillo's first fire truck in 1935 which was housed at the Knob Hill Garage located on the north side of Ventura Boulevard at its intersection with Glenn Drive. In 1940 the fire protection district hired Eugene Putnam as its first paid personnel in Camarillo where he served as Fire Captain for over twenty years (Ventura County Fire Department, n.d. and 2017). In 1941 the subject building was constructed, only a short distance east of the Knob Hill Garage, to serve not only as the fire station and living quarters for the fire captain and his family, but also as the town's first community center, a library, a court room, and offices for civic officials. It was made possible largely through the donated land and funding from the estate of the late Juan E. Camarillo. The remaining funds were provided by the County (*Oxnard Press Courier* 1941).

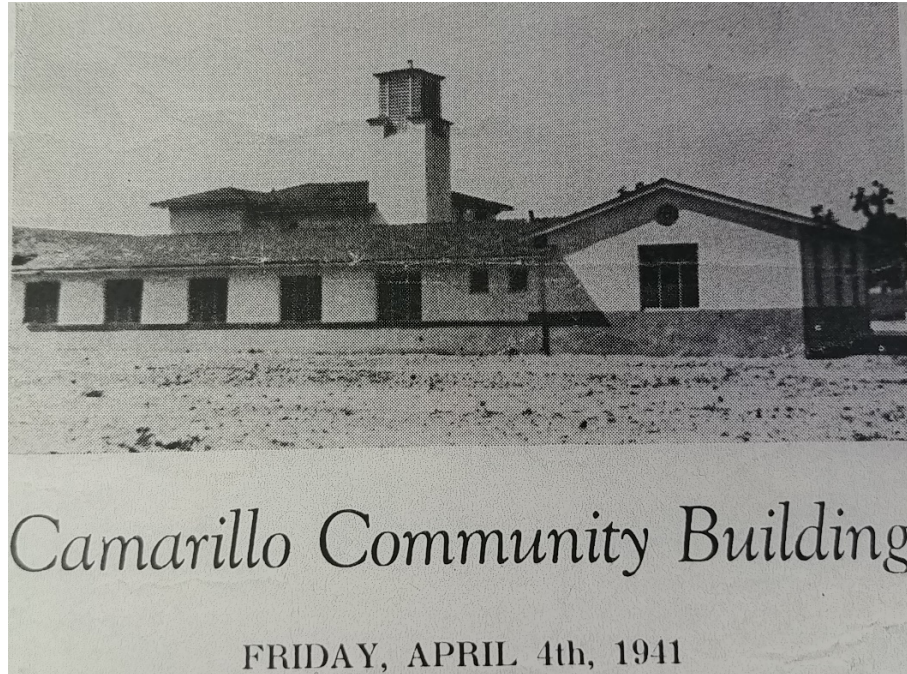
The building's architect was Harold Burket, son-in-law of Adolfo Camarillo, and the contractor was Eric Flodine. A local newspaper provided an account of the building's dedication:

The Camarillo Community Center, recently completed civic structure in the nearby city, was dedicated yesterday afternoon in a drizzling rain, dedicated to the memory of old California and its rich history, to the cause of everlasting patriotism of the Flag hoisted on the center flagpole and to the memory of the late Juan E. Camarillo and the Camarillo family whose generosity made the construction of the building possible (*Oxnard Press Courier* 1941).

Visitors had the opportunity to tour the new firehouse, library, recreation room and civic offices. A flag was presented to the center by the American Legion, and Judge Louis C. Drapeau gave a closing

speech. Many county officials as well as the building's architect and contractor were present at the dedication (*Oxnard Press Courier* 1941).

Figure 12 Photo of Building from Dedication Program (Source: Pleasant Valley Historical Society)



The building's location was well-situated on the community's primary commercial thoroughfare and advantageous for citizens and students who regularly utilized its library and community space. Built in the Spanish Revival style, the building's architectural style was likely deliberately planned to complement the Camarillo family's monumental St. Mary Magdalen church, which is in clear view in the backdrop of the building.

Figure 13 View of Building with St. Mary Magdalen in background, c. 1940s (Source: Pleasant Valley Historical Society 2014)



In 1954 the County Fire Chief organized the department into four battalions with assigned numbers. Camarillo's fire station became known as Station 32 and was placed in Battalion 3 along with Thousand Oaks' Station 31. In the late 1950s Station 32 was re-named Station 54 (Ventura County Fire Department, n.d.).

The subject building has played an important role in the community, fulfilling various needs. It housed the city's first fire station and first community center, a court room between 1941 and 1956, the Camarillo library between approximately 1941 and 1962, and county offices and archives (White 1978; Rother 1992). Organizations such as the American Legion Post 741 and Auxiliary, and the Chamber of Commerce were also once housed in the building (R.L. Polk & Co. 1957, 1959 and 1960). Its community/recreational use included hosting large events such as school dances and wedding receptions (McDonald 1996). Camarillo's 1993 "Man of the Year", Rod Franz, once described the building by saying: "It wasn't just a firehouse. It was the focus of the community and functioned just like today's City Hall." (McDonald 1996; Davis 1993).

However, by the early 1990s the fire station was considered inadequate for modern firefighting equipment due to the need for additional space and taller ceiling heights. In addition, the building was in need of repairs. In 1992 the Ventura County Fire Department allocated funds to build a new facility on Pickwick Drive, and groundbreaking took place in early 1995 (Rother 1992; Mitchell 1995). Station 54 moved to its new location later that year (Ventura County Fire Department, n.d.).

Figure 14 View of Fire Station, c. 1980s (Source: Ventura County Fire Department, n.d.)



The City of Camarillo purchased the subject property from the County in 1996 (Estrada 2011; Childs 2019). Since that time various uses have been considered according to local newspapers including a restaurant, shopping center, museum and community center (McDonald 1996; Estrada 2011). However, the building appears to have remained mostly vacant and utilized for storage for the City (Dransfeldt 2015).

Historic photographs indicate that a small portion of the tower at its apex has been removed. In addition, the letters identifying the building as Ventura County Fire Station No. 54 have been removed, and the some of the doors appear to be replacement doors. The building otherwise has not undergone any major alterations, therefore retains a high level of integrity of design, materials and workmanship. Building permit records describe work conducted on the property, much of which was performed in the interior of the building or on the portion of the parcel to the south of the building. This included: construction of a metal hose drying tower in 1969; addition of a restroom and plumbing work in 1971; replacement of an existing natural gas line in 1977; corrective electrical work and interior alterations in 1978; re-roofing in 1983, 1984 and 1992; a remodeling between 1980 and 1981 which appears to have taken place on the interior based on details described on the building/plumbing/electrical permits; the addition of a vault for diesel and gasoline fuel at the rear of the property in 1992; the removal of a small garage and adjacent fuel pumps behind the fire station between 1984 and 2019 (City of Camarillo, various). The building retains a high level of integrity to its original design, architectural style and materials.

6.3 Historical Evaluation

National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and City of Camarillo Landmark Criteria

The property at 2474 Ventura Boulevard appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria A/1. Serving as a multi-purpose municipal and community building, the subject property provided important civic and public services such as the city's first fire station and community center, courtroom space before Camarillo's courthouse was constructed, and library space before the first free-standing library building was constructed. The building also provided community space where social events such as school dances and weddings took place. These areas were regularly and heavily used by local residents. As such, the building served a vital role in the community for over 50 years.

The subject property also appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria B/2 for its association with the Camarillo family. The development of the building was made possible as a direct result of the Camarillo family's donation of the land and funding to support its construction. Because of Adolfo and Juan Camarillo's direct involvement in the subject property, it is illustrative of the family's important achievements within the city. As the city's namesake, the family was instrumental in the development and progress of the community. Their contributions on that block of Ventura Boulevard alone included the subject building, St. Mary Magdalen church, and commercial buildings near the intersection of Ventura Boulevard and Lewis Road (no longer extant).

For these same reasons described above, the property appears eligible for designation as a City Landmark under Criterion 1 for its association with persons or events significant in local, state, or national history.

In addition, the property appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria C/3 as it embodies the distinctive characteristics of the Spanish Revival style. Harold Burket, a well-known local architect and son-in-law of Adolfo Camarillo, designed the building in a Spanish Revival style that complements the Camarillo family chapel, St. Mary Magdalen, which is prominently visible in the building's background to the east. Burket is credited with noteworthy buildings in Ventura including the Ventura Post Office, the Firestone Tires building, Community Presbyterian Church, and the annex at Ventura City Hall (Historic Resources Group 2007; Community Presbyterian Church 2012). The subject property serves as an excellent example of the Spanish Revival style as applied to an institutional/civic building. It showcases a variety of character-defining features of the Spanish Revival style including a U-shaped footprint around a courtyard, gabled roofs clad with S tile, overhanging eaves and exposed rafter tails with tapered ends, stucco cladding, exterior corridors created by broadly overhanging eaves supported by square wooden posts, geometric pattern decorating two circular vents, and multi-light windows. For this same reason, the property appears eligible for designation as a City Landmark under Criterion 3.

There is no information to indicate that the property has the potential to yield information important in prehistory or history (Criteria D/4).

Historic photographs indicate that a small portion of the tower at its apex has been removed. The garage doors and possibly a few of the entry doors appear to have been replaced. Besides this, it does not appear that the building has undergone any major alterations. It retains a high level of integrity of location, setting, design, materials, workmanship, feeling and association.

The property's period of significance begins in 1941, corresponding with the building's construction date, and ends in 1969, which corresponds to the 50-year threshold for National Register eligibility.

6.4 Conclusions

Rincon concludes that the subject property at 2474 Ventura Boulevard is eligible for listing in the NRHP and CRHR at the local level of significance and for designation as a City of Camarillo Landmark. It is therefore considered a historical resource for the purposes as CEQA and should be treated as such as the City proceeds with future projects. Activities that adversely alter the significance of a resource listed in or eligible for listing in the CRHR have a significant effect on the environment under CEQA. Impacts to historical resources are considered significant if a project would destroy, damage, or alter those physical features that convey the significance of the resource and justify its eligibility for listing in the CRHR.

Minimization of impacts may include preservation in place, adaptive reuse or relocation, or Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) documentation. The appropriate level of mitigation would be developed in consultation with the City of Camarillo as the lead agency.

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Appendix A (Extracted)

Records Search Results

Appendix B

Resource Records (DPR Forms)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 35; 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: 2474 Ventura Boulevard

P1. Other Identifier: Camarillo Community Center; Ventura County Fire Department Engine Company No. 54

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Camarillo

Date:

T 2N; R 21W;

¼ of

¼ of Sec

; S.B. B.M.

c. Address: 2474 Ventura Boulevard

City: Camarillo

Zip: 93010

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 162-0-160-230 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property consists of a 0.83-acre rectangular parcel containing a one and one-half story building constructed in 1941 in the Spanish Revival style. Sited around a courtyard, the building is sheathed in smooth stucco and features a roughly U-shaped footprint. The northern end of the building, closest to Ventura Boulevard, is topped by a side-gabled roof covered with concrete S tile. A formal entrance is located on the west elevation and consists of a small portico with a flat roof supported by cylindrical columns. Beneath, a stoop covered with square clay tiles leads to a single entry door surrounded by wooden casing. Although the door was covered with a piece of plywood for security at the time of the survey, it appears to be wood and features an antique knob and plate. Above the portico, on the gable face, is a circular vent featuring an intricate geometrical pattern. Two iron lanterns are mounted on the wall on either side of the portico. The northern elevation faces Ventura Boulevard and contains three windows which were covered with plywood at the time of the survey.

The central section of the building faces the courtyard and features an exterior corridor created by the broadly overhanging roof, supported by square wooden posts. Concrete S tile covers the roof, and the exposed rafter tails have tapered ends. A wooden railing spans between some of the support posts. The walkway surface appears to be concrete. Several doors open onto the exterior corridor and include: French doors with louvered windows, and single wooden doors with glazing in the upper half. See continuation sheet, p. 4.

***P3b. Resource Attributes:** HP13. Community Center; HP14. Government Building (Fire station, offices, court room); HP15. Educational Building (Library)

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
Overview of property from Ventura Blvd., view southeast, 3/4/2019

***P6. Date Constructed/Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
1941 (Oxnard Press Courier 1941)

***P7. Owner and Address:**
City of Camarillo

***P8. Recorded by:**
Susan Zamudio-Gurrola
Rincon Consultants, Inc.
180 N. Ashwood Ave.
Ventura, CA 93003

***P9. Date Recorded:** 3/29/2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Zamudio-Gurrola, Susan and Steven Treffers. 2019. *Historical Resources Evaluation Report for 2474 Ventura Boulevard, Camarillo, Ventura County, California*. Rincon Consultants Project No. 19-07261. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 7

*Resource Name or #: 2474 Ventura Boulevard

*Map Name: USGS Camarillo Quadrangle

*Scale: 1:24,000 *Date of Map: 1950 (rev. 1967)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 7

*NRHP Status Code 3S; 5S3

*Resource Name or # 2474 Ventura Boulevard

B1. Historic Name: Camarillo Community Center; Ventura County Fire Department Engine Company No. 54

B2. Common Name:

B3. Original Use: Community center, fire station, library, court room, offices B4. Present Use: Vacant

*B5. Architectural Style: Spanish Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Completed in 1941; construction of a metal hose drying tower in 1969; addition of a restroom and plumbing work in 1971; replacement of an existing natural gas line in 1977; corrective electrical work and interior alterations in 1978; re-roofing in 1983, 1984 and 1992; a remodeling between 1980 and 1981 which appears to have taken place on the interior based on details described on the building/plumbing/electrical permits; the addition of a vault for diesel and gasoline fuel at the rear of the property in 1992; the removal of a small garage and adjacent fuel pumps behind the fire station between 1984 and 2019 (City of Camarillo, various). A small portion of the tower at its apex has been removed at an unknown date. The garage doors appear to be non-original

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Harold Burket

b. Builder: Eric Flodine

*B10. Significance: Theme: Civic and community development

Area: Camarillo, Ventura County, California

Period of Significance: 1941-1969 Property Type: Civic and community building Applicable Criteria: A/1, C/3

The subject property was once part of an early cemetery in the community known as Pleasant Valley prior to its renaming as Camarillo in approximately 1899. The Pleasant Valley Cemetery (PVC) was formally established by the Pleasant Valley Baptist Church in 1891 when the church acquired four acres of land at the southeast corner of Old Conejo Road (today's Ventura Blvd.) and Glenn Drive. While the church maintained common areas and paths, individual plots were the responsibility of each plot owner. Over the subsequent decades, descendants of those buried at PVC moved out of the area, maintenance was neglected, and the growing community voiced complaints about the state of the cemetery. During the 1920s the church's Board of Trustees decided to sell unused portions of the cemetery. Juan Camarillo, Jr. purchased 2.74 acres of the property in 1929 (Milleman and Rains 2015; White 1978). The Camarillos had developed a large family chapel and commercial property just east of the cemetery near the intersection of present-day Ventura Blvd. and Lewis Road (Slawson 1994). Camarillo's acquisition generally consisted of the eastern and southern portions of the cemetery property. The smaller northwestern portion of the property remained as the PVC. Some burials that were located on what would be sold to Juan Camarillo were relocated to other plots within the PVC before the sale (Milleman and Rains 2015).

As the community grew and development increased, the need arose for public services such as improved fire protection, and municipal and community spaces. In 1939 Adolfo Camarillo donated a rectangular portion of the 2.74-acre property, and funds from the deceased Juan Camarillo's estate, to the County of Ventura for the development of a fire station and equipment yard (Piru News 1939; Milleman and Rains 2015; Ventura County Fire, n.d.). He also donated another, larger, portion of the 2.74-acre property to the nearby St. Mary Magdalen Church – the family chapel that was gifted to the Los Angeles Archdiocese in 1940. Lastly, a small portion of the property was absorbed into a park that was developed on the PVC property (Milleman and Rains 2015; Slawson 1993).

Prior to incorporation in 1964, Camarillo's fire protection services were provided by the County of Ventura. See continuation sheet, p. 4.

B11. Additional Resource Attributes: (List attributes and codes)

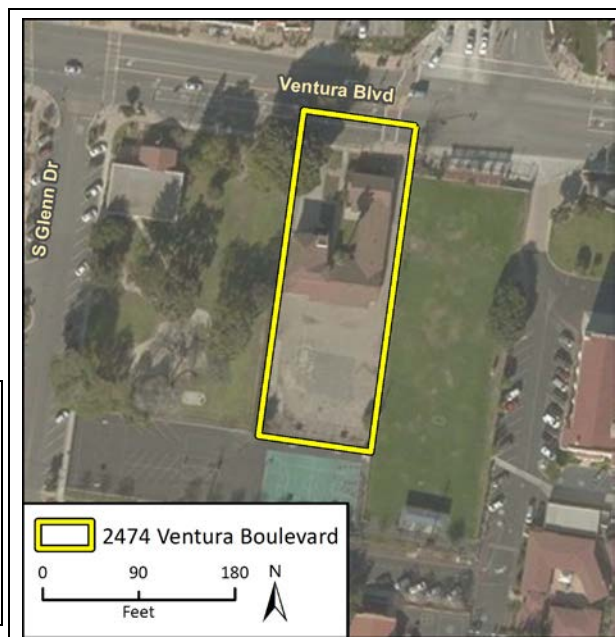
*B12. References: See continuation sheet, p. 6.

B13. Remarks:

*B14. Evaluator: Susan Zamudio-Gurrola

*Date of Evaluation: March 29, 2019

(This space reserved for official comments.)



*Recorded by: Susan Zamudio-Gurrola

*Date: March 29, 2019

☒ Continuation

☐ Update

P3a. Description, continued:

The southwest end of the building is a two-story section composed of a garage at ground level and an apartment on the upper level. Its hipped roof is also covered by concrete S tile. Overhanging eaves showcase exposed rafter tails with tapered ends, and the eave at the northwest corner appears to have a slight flare. The northern elevation features the entrance to the fire truck parking garage, a window at ground level, and two windows on the upper level. The metal roll-up door appears to be non-original. Lettering above the garage door identifying the building as Ventura County Fire Station No. 54 has been removed. The western elevation features a window at ground level and three windows at the upper level. Although covered with plyboard on the exterior for security, windows were observable from the interior and include metal-framed, multi-light casement windows, and what appears to be a fixed metal sash window in the bathroom. A ground-floor entrance accessible from the courtyard consists of a single wooden door with glazing in the upper half.

The building's east elevation shows the central, lower portion of the building flanked by sections with side gables. Also noted on the gable face is a circular decorative vent as previously described on the west elevation. Numerous windows face the open field adjacent to the property. Although not closely inspected due to security fencing, the south elevation displays another exterior corridor or porch supported by square posts, various windows, and a roll-up garage door which appears to be non-original.

A long paved driveway leads from Ventura Boulevard directly to the garage where the fire engines were housed. A grass strip separates the driveway from the building's portico entrance. Additional landscaping includes: a grass lawn at the northern edge of the property; hedges around the northern portion of the building; a grass lawn, palm tree and planter beds in the courtyard; and a tree and shrubs outside of the garage. Paved walkways lead to the portico entrance and to the courtyard from the public sidewalk and the driveway. Along the eastern edge of the property is a narrow, paved driveway leading to the rear half of the property which is completely paved.

Historic photographs indicate that a small portion of the tower at its apex has been removed. The garage doors and possibly a few of the entry doors appear to have been replaced. Besides this, it does not appear that the building has undergone any major alterations, thus retains a high level of integrity.

B10. Significance, continued:

The Ventura County Fire Protection District delivered Camarillo's first fire truck in 1935 which was housed at the Knob Hill Garage located on the north side of Ventura Boulevard at its intersection with Glenn Drive. In 1940 the fire protection district hired Eugene Putnam as its first paid personnel in Camarillo where he served as Fire Captain for over twenty years (Ventura County Fire Department, n.d. and 2017). In 1941 the subject building was constructed, only a short distance east of the Knob Hill Garage, to serve not only as the fire station and living quarters for the fire captain and his family, but also as the town's first community center, a library, a court room, and offices for civic officials. It was made possible largely through the donated land and funding from the estate of the late Juan E. Camarillo. The remaining funds were provided by the County (*Oxnard Press Courier* 1941).

The building's architect was Harold Burket, son-in-law of Adolfo Camarillo, and the contractor was Eric Flodine. A local newspaper provided an account of the building's dedication:

The Camarillo Community Center, recently completed civic structure in the nearby city, was dedicated yesterday afternoon in a drizzling rain, dedicated to the memory of old California and its rich history, to the cause of everlasting patriotism of the Flag hoisted on the center flagpole and to the memory of the late Juan E. Camarillo and the Camarillo family whose generosity made the construction of the building possible (*Oxnard Press Courier* 1941).

Visitors had the opportunity to tour the new firehouse, library, recreation room and civic offices. A flag was presented to the center by the American Legion, and Judge Louis C. Drapeau gave a closing speech. Many county officials as well as the building's architect and contractor were present at the dedication (*Oxnard Press Courier* 1941).

The building's location was well-situated on the community's primary commercial thoroughfare and advantageous for citizens and students who regularly utilized its library and community space. Built in the Spanish Revival style, the building's architectural style was likely deliberately planned to complement the Camarillo family's monumental St. Mary Magdalen church, which is in clear view in the backdrop of the building.

In 1954 the County Fire Chief organized the department into four battalions with assigned numbers. Camarillo's fire station became known as Station 32 and was placed in Battalion 3 along with Thousand Oaks' Station 31. In the late 1950s Station 32 was re-named Station 54 (Ventura County Fire Department, n.d.). See continuation sheet, p. 5.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 5 of 7

*Resource Name or # 2474 Ventura Boulevard

*Recorded by: Susan Zamudio-Gurrola

*Date: March 29, 2019

☒ Continuation

☐ Update

B10. Significance, continued:

The subject building has played an important role in the community, fulfilling various needs. It housed the city's first fire station and first community center, a court room between 1941 and 1956, the Camarillo library between approximately 1941 and 1962, and county offices and archives (White 1978; Rother 1992). Organizations such as the American Legion Post 741 and Auxiliary, and the Chamber of Commerce were also once housed in the building (R.L. Polk & Co. 1957, 1959 and 1960). Its community/recreational use included hosting large events such as school dances and wedding receptions (McDonald 1996). Camarillo's 1993 "Man of the Year", Rod Franz, once described the building by saying: "It wasn't just a firehouse. It was the focus of the community and functioned just like today's City Hall." (McDonald 1996; Davis 1993).

However, by the early 1990s the fire station was considered inadequate for modern firefighting equipment due to the need for additional space and taller ceiling heights. The building was in need of repairs as well. In 1992 the Ventura County Fire Department allocated funds to build a new facility on Pickwick Drive, and groundbreaking took place in early 1995 (Rother 1992; Mitchell 1995). Station 54 moved to its new location later that year (Ventura County Fire Department, n.d.).

The City of Camarillo purchased the subject property from the County in 1996 (Estrada 2011; Childs 2019). Since that time various uses have been considered according to local newspapers including a restaurant, shopping center, museum and community center (McDonald 1996; Estrada 2011). However, the building appears to have remained mostly vacant and utilized for storage for the City (Dransfeldt 2015).

Historic photographs indicate that a small portion of the tower at its apex has been removed. In addition, the letters identifying the building as Ventura County Fire Station No. 54 have been removed, and some of the doors appear to be replacement doors. The building otherwise has not undergone any major alterations, therefore retains a high level of integrity of design, materials and workmanship. Building permit records describe work conducted on the property, much of which was performed in the interior of the building or on the portion of the parcel to the south of the building. This included: construction of a metal hose drying tower in 1969; addition of a restroom and plumbing work in 1971; replacement of an existing natural gas line in 1977; corrective electrical work and interior alterations in 1978; re-roofing in 1983, 1984 and 1992; a remodeling between 1980 and 1981 which appears to have taken place on the interior based on details described on the building/plumbing/electrical permits; the addition of a vault for diesel and gasoline fuel at the rear of the property in 1992; the removal of a small garage and adjacent fuel pumps behind the fire station between 1984 and 2019 (City of Camarillo, various). The building retains a high level of integrity to its original design, architectural style and materials.

Evaluation:

The property at 2474 Ventura Boulevard appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria A/1. Serving as a multi-purpose municipal and community building, the subject property provided important civic and public services such as the city's first fire station and community center, courtroom space before Camarillo's courthouse was constructed, and library space before the first free-standing library building was constructed. The building also provided community space where social events such as school dances and weddings took place. These areas were regularly and heavily used by local residents. As such, the building served a vital role in the community for over 50 years.

The subject property also appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria B/2 for its association with the Camarillo family. The development of the building was made possible as a direct result of the Camarillo family's donation of the land and funding to support its construction. Because of Adolfo and Juan Camarillo's direct involvement in the subject property, it is illustrative of the family's important achievements within the city. As the city's namesake, the family was instrumental in the development and progress of the community. Their contributions on that block of Ventura Boulevard alone included the subject building, St. Mary Magdalen church, and commercial buildings near the intersection of Ventura Boulevard and Lewis Road (no longer extant).

For these same reasons described above, the property appears eligible for designation as a City Landmark under Criterion 1 for its association with persons or events significant in local, state, or national history.

In addition, the property appears to be eligible for listing in the NRHP and CRHR at the local level under Criteria C/3 as it embodies the distinctive characteristics of the Spanish Revival style. Harold Burket, a well-known local architect and son-in-law of Adolfo Camarillo, designed the building in a Spanish Revival style that complements the Camarillo family chapel, St. Mary Magdalen, which is prominently visible in the building's background to the east. Burket is credited with noteworthy buildings in Ventura including the Ventura Post Office, the Firestone Tires building, the Community Presbyterian Church, and the annex at Ventura City Hall (Historic Resources Group 2007; Community Presbyterian Church 2012). See continuation sheet, p. 6.

*Recorded by: Susan Zamudio-Gurrola

*Date: March 29, 2019

☒ Continuation

☐ Update

B10. Significance, continued:

The property serves as an excellent example of the Spanish Revival style as applied to an institutional/civic building. It showcases a variety of character-defining features of the Spanish Revival style including a U-shaped footprint around a courtyard, gabled roofs clad with S tile, overhanging eaves and exposed rafter tails with tapered ends, stucco cladding, exterior corridors created by broadly overhanging eaves supported by square wooden posts, geometric pattern decorating two circular vents, and multi-light windows. For this same reason, the property appears eligible for designation as a City Landmark under Criterion 3.

There is no information to indicate that the property has the potential to yield information important in prehistory or history (Criteria D/4).

Historic photographs indicate that a small portion of the tower at its apex has been removed. The garage doors and possibly a few of the entry doors appear to have been replaced. Besides this, it does not appear that the building has undergone any major alterations. It retains a high level of integrity of location, setting, design, materials, workmanship, feeling and association. The period of significance for the property begins in 1941, corresponding with the building's construction date, and ends in 1969, which corresponds to the 50-year threshold for National Register eligibility.

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See continuation sheet, p. 7.

*Recorded by: Susan Zamudio-Gurrola

*Date: March 29, 2019

☒ Continuation

☐ Update

B12. References, continued:

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2017b "Station 54". Electronic document. Accessed March 25, 2019 at <http://www.vcfd.org/station-54>

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Courtyard, view to the southeast.



West elevation, view to the east.



Partial view of north elevation, view to the south.



North elevation of fire station, view to the south.

Appendix D

California Department of Parks and Recreation (DPR) 523 Series Forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: Dizdar Park and Former Camarillo Library

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles

*b. USGS 7.5' Quad: Camarillo Date: 1968 Township 2N, Range 21W, Section 36

S.B.B.M.

c. Address: 2400 East Ventura Boulevard City: Camarillo

Zip: 93010

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 162-0-160-220 and 162-0-160-240

***P3a. Description:**

Dizdar Park (APN 162-0-160-240) and the former library building (APN 162-0-160-220) are situated on a one-acre property at the southeast of the Ventura Boulevard-South Glenn Drive intersection. Dizdar Park makes up most of the property, with the library building occupying the northwest quadrant.

Constructed in 1945, Dizdar Park is a municipal park consisting of an expansive lawn, children's playground, and picnic areas. The centrally located, sand-lined playground features a free-standing swing set and a play structure made up of slides and climbing equipment. The park's terrain is generally level and, in addition to the lawn, is planted with mature trees of several varieties and a long hedgerow tracing the rear portion of the park's east boundary. Concrete walkways link the public rights-of-way along Ventura Boulevard and South Glenn Drive to the interior of the park.

See continuation sheet, p. 4.

*P3b. Resource Attributes: HP15. Educational building; HP31. Urban open space

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Former Camarillo Library, north and west elevations.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Dizdar Park: 1945; Camarillo Library: 1962

*P7. Owner and Address:

N/A

*P8. Recorded by:

Mary Pfeiffer & James Williams
Rincon Consultants
180 North Ashwood Avenue
Ventura, CA 93001

*P9. Date Recorded:

June 15, 2021

*P10. Survey Type:

Intensive

***P11. Report Citation:**

Williams, James, Rachel Perzel, Mary Pfeiffer, Steven Treffers, Ken Victorino and Shannon Carmack. 2022. Dizdar Park and Renovation and Expansion Project Cultural Resource Assessment. Rincon Consultants, Inc., Project No. 20-10250.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

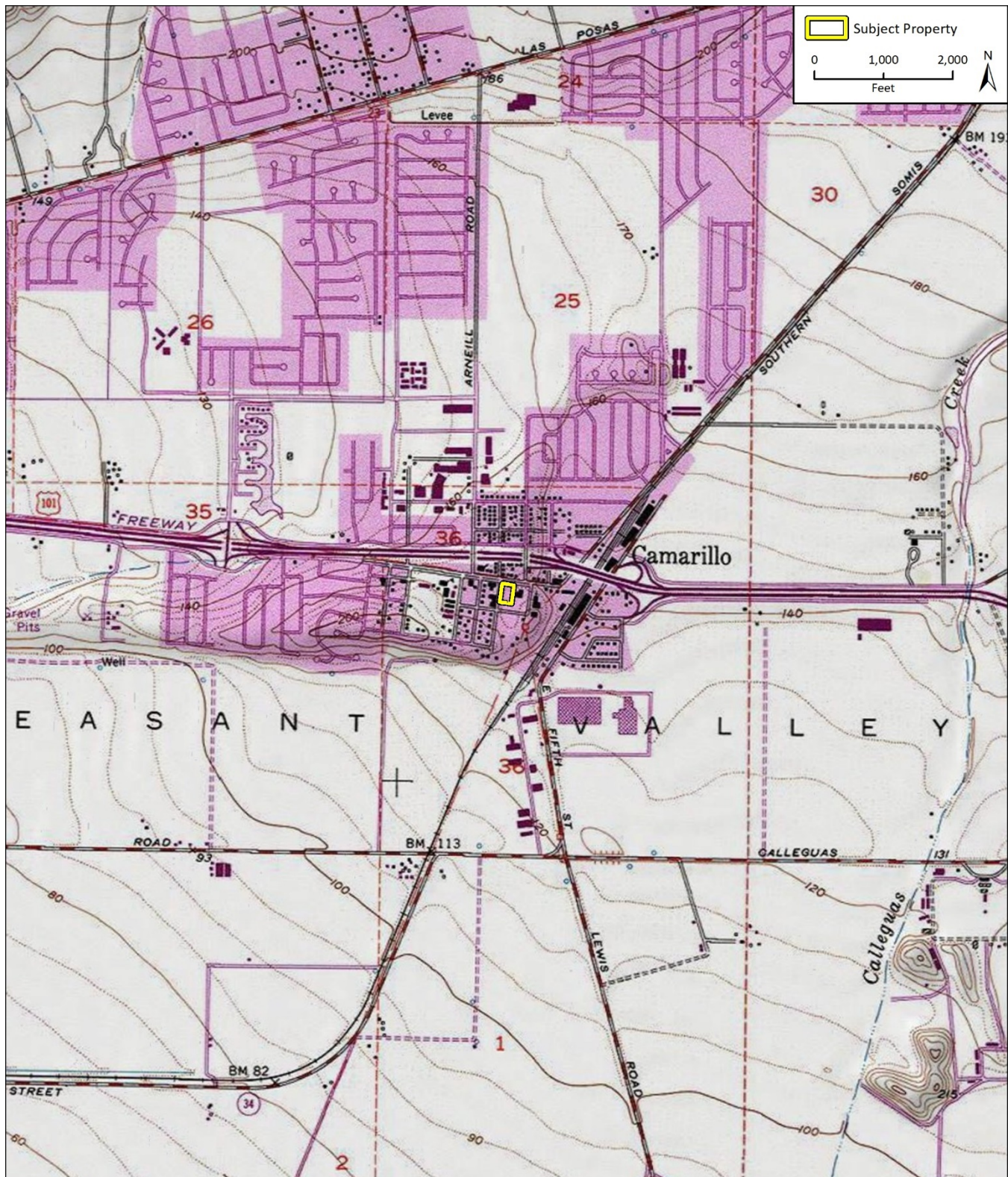
Page 2 of 7

*Resource Name or # Dizdar Park and Former Camarillo Library

*Map Name: Camarillo

*Scale: 1:24,000

*Date of map: 1968



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Dizdar Park and Former Camarillo Library

*NRHP Status Code 6Z

Page 3 of 7

B1. Historic Name: Pleasant Valley Cemetery; Camarillo Library
B2. Common Name: Dizdar Park; Camarillo Chamber of Commerce
B3. Original Use: Recreation; public library B4. Present Use: Recreation; vacant
*B5. Architectural Style: Spanish Colonial Revival; Classical Revival

***B6. Construction History:**

The property was originally developed in 1891 as Pleasant Valley Cemetery. The graves and above-ground memorial and infrastructural elements were removed starting in the early 1940s, and the property was developed as a Dizdar Park. In 1962, the Camarillo Library was constructed. Several alterations to the building were carried out circa 2000, including the addition of barrel-tile roof cladding, colonnaded pergolas, and a cornice.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The land comprising Dizdar Park and the former Camarillo Library were originally developed as the Pleasant Valley Cemetery (PVC), an early cemetery in the community known as Pleasant Valley prior to its renaming as Camarillo in approximately 1899. The Pleasant Valley Baptist Church opened the PVC in 1891 after acquiring four acres of land at the southeast corner of Old Conejo Road (now named Ventura Boulevard) and Glenn Drive, an area that encompassed the present sites of Dizdar Park, the former library, and Ventura County Fire Station No. 54. While the church maintained the foot paths and landscaping, the upkeep of individual plots was left to relatives of those interred. Many graves were those of some of the community's earliest residents. In 1929, the church's Board of Trustees sold to Juan Camarillo, Jr. a 2.74-acre portion of the property that had not been developed for memorial uses. A portion of this property immediately west of the current Dizdar Park was eventually transferred to the County and used to develop Ventura County Fire Station No. 54. The remainder continued to function as a cemetery (Milleman and Rains 2015; White 1978). The figure on page 5 depicts the used and unused sections of the PVC in 1935, prior to the development of the fire station. As later generations relocated from Camarillo or otherwise lost their connection to the cemetery, the cemetery fell into neglect, and by the early 1940s, the community eyed the land for other uses. In June 1942, the Pleasant Valley Baptist Church Board of Trustees entered into an agreement with the Ventura County Board of Supervisors, by which the remaining cemetery property would be transferred to the County once human remains were relocated, provided the land be used for "governmental and park purposes" (Ventura County Star-Free Press 6/23/1942). Local water company owner Mike Dizdar funded the removal of more than 100 burials. Removal of the graves began in 1941 and may have continued until 1944. The following year, the County began development of the park, which was named in Dizdar's honor. The park was dedicated in a May 1945 event, with Adolfo Camarillo serving as the master ceremonies and leading political and religious figures in attendance (Ventura County Star-Free Press 5/28/1945). None of the headstones, paths, or other above-ground built-environment features of the cemetery remain at the site.

See continuation sheet, p. 5.

B11. Additional Resource Attributes: N/A

***B12. References:**

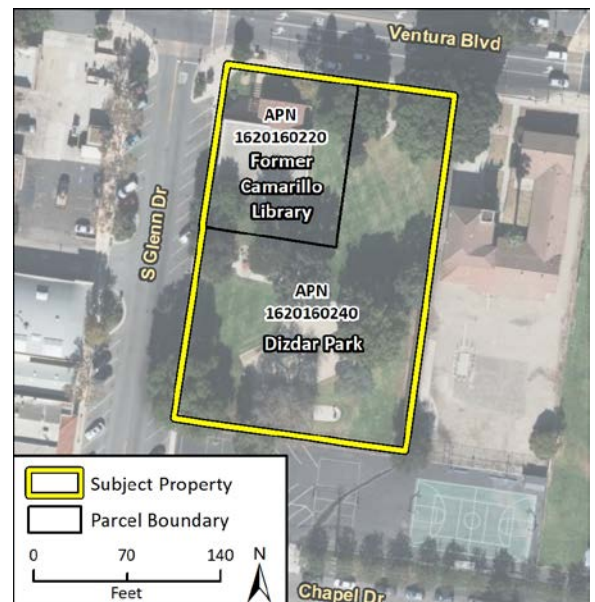
See continuation sheet, p. 7.

B13. Remarks:

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: June 11, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Page 4 of 7

*Resource Name or # Dizdar Park and Former Camarillo Library

*Recorded by: Mary Pfeiffer and James Williams, Rincon Consultants *Date: June 15, 2021 ☒ Continuation ☐ Update

P3a. Description (continued):

The former library building is a one-story institutional building constructed in 1962 in the Mid-Century Modern style and extensively remodeled with Spanish Colonial Revival- and Classical Revival-style elements circa 2000. Built on a rough T-plan, it sits on a concrete foundation and is capped with a roof that is alternately flat with rolled composition cladding and front-gabled with barrel-tile cladding. Non-original stucco envelops the wood-frame structural system. On the north elevation, a colonnaded pergola leads to the main entrance, which features a slightly recessed glazed metal door. Several additional entrances are located on the east, west, and south elevations and display solid wood and glazed metal doors. Although the original window walls, clerestory windows, and fixed aluminum sash windows remain in place, the sills and wood false lintels of some of the smaller windows are likely modifications, as is a deeply recessed window on the north-elevation projection. The building's Spanish Colonial Revival styling is confined to the north elevation projection and characterized by the aforementioned stucco siding, clay-tile roof, and deeply recessed window. In contrast to the north elevation's Classical Revival styling, the remainder of the building features such details as a stuccoed base and broadly overhanging cornice, in addition to columns supporting the pergolas on the north, south, and west elevations. The building is in good condition but exhibits extensive alteration.

Landscaping includes a lawn, shrubs, and mature trees. Situated to the northeast of the building is a metal statue depicting Adolfo Camarillo, riding horseback mounted to a low concrete base. A plaque affixed to the base reads "Don Adolfo Camarillo." Additionally, an El Camino Real mission bell is affixed among shrubbery in front of the building to the northeast.



Dizdar Park, view to the southeast taken from the northwest corner of the property



Statue of Adolfo Camarillo with the Library Building in the Background, Facing Southwest

CONTINUATION SHEET

Page 5 of 7

*Resource Name or # Dizdar Park and Former Camarillo Library

*Recorded by: Mary Pfeiffer and James Williams, Rincon Consultants *Date: June 15, 2021 ☒ Continuation ☐ Update



Library Building, South and West Elevations, Facing Northeast

B10. Significance (continued):

By the early 1960s, local leaders began considering plans to develop a new Camarillo branch of the Ventura County Library. Up to then, the community's library was housed in a revolving collection of sites, most, if not all, of which were used primarily for other purposes, such as a schoolhouse, café, store, and Ventura County Fire Station No. 54 (Ventura County Star-Free Press 3/19/1962). In 1961, the Board of Supervisors approved preliminary plans to build the Camarillo Library at a projected cost of approximately \$41,000 (Ventura County Star-Free Press 5/16/1961; 6/28/1961). Construction of the new branch began by December 1961, with the construction work carried out by Hight Construction Company at a cost of \$41,440 (Ventura County Star-Free Press 12/20/1961). On March 18, 1962, the library at Dizdar Park opened as 16th branch of the County's library system (Ventura County Star-Free Press 12/20/1961; 3/19/1962). A photograph accompanying a newspaper article published that month in the Ventura County Star-Free Press depicts the library as a modest building designed with such Mid-Century Modern-style architectural features as a multi-pane window wall, broad overhang, walkway shelter with simple metal pole supports, general horizontal emphasis, and a lack of ornament (Shannon 1962). The library's inaugural staff included librarians Judith Yagodka and Adele Flynn, the latter of whom had worked for the Camarillo Library system since 1933 (Ventura County Star-Free Press 12/7/1961; Shannon 1962). Staff stocked the shelves with an initial shipment of 4,000 to 5,000 books, a number far short of the library's reported 15,000-book capacity (Shannon 1962). This figure is reputed to have vastly outnumbered the capacity of the "tiny" collection at the library's previous location, next door at fire station/community center (Ventura County Star-Free Press 12/7/1961).



Historical aerial photograph depicting Pleasant Valley Cemetery with Dizdar Park and the former Camarillo Library outlined in red, 1935

Continued on the next page.

CONTINUATION SHEET

*Recorded by: Mary Pfeiffer and James Williams, Rincon Consultants *Date: June 15, 2021 ☒ Continuation ☐ Update

B10. Significance (continued):

The library operated at its Dizdar Park location until the mid-1970s, when the larger facility was opened at 3100 Ponderosa Drive (Brown 1999). Following the relocation, the subject building was home to the Dizdar Recreation Center. In 1999, the Camarillo Chamber of Commerce announced it was raising funds to finance its relocation to the former library. To coincide with the organization's relocation, the Chamber planned \$125,000 in renovations. Per a contemporary news item in the Los Angeles Times, "the building is to have an old Spanish façade and will display progress reports of the redevelopment of Ventura Boulevard from Lewis Road to Carmen Drive" (Brown 1999). In October 2000, the City of Camarillo installed and dedicated the statue of Adolfo Camarillo, which was by Mexican artist Guillermo Castaño, a just east of the former library building. The statue was designed (VenturaWeekly.com 2007). There have been no notable changes to the property since then. The research conducted for this evaluation failed to identify consequential information related to the history of the mission bell located in front of the library building. A review of archival photographs of the library building suggests that the bell was added to the property sometime after 1962.

Historical Resources Evaluation

The property containing Dizdar Park and the former library building is recommended ineligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) or designation as a City of Camarillo Landmark due to lack of historical and/or architectural significance.

The property was first developed as the PVC in 1891 but was converted to a park in the 1940s. The conversion of the property to a park resulted in the removal of all memorial and infrastructural elements of the cemetery and nearly all the graves. Although the last documented discovery of human burials at the site was made in 1952, investigations described above concluded that some bodies may remain buried on the property. Even so, due to the redevelopment of the site there are no visible remnants of the cemetery. As such, the property does not convey its historical associations with the PVC. Dizdar Park was constructed on the site in 1945, and the former library building was developed in 1962 as the Camarillo branch of the Ventura County library system. Research for this evaluation suggested they were an ordinary park and library building, respectively, and found no evidence either was significant in relation to the historical development of public recreational or educational facilities in Camarillo or in the context of any other event important to the history of the city, state, region, or nation. The subject property is therefore recommended ineligible under NRHP Criterion A, CRHR Criterion 1, portions of City of Camarillo Criterion 1 pertaining to associations with historical events, and City of Camarillo Criterion 2.

The property also lacks associations with individuals known to have made significant historical contributions. Mike Dizdar is the most plausible candidate, due to his ownership and expansion of the Camarillo Water Company and efforts in the removal of burials from the PVC and initial development of the park bearing his name. However, his efforts as related to Dizdar Park are unrelated to his accomplishments in relation to the Camarillo Water Company. His contributions related to the park represent the ordinary, if necessary, steps in the growth of a community and do not meet the thresholds for significance under NRHP Criterion B, CRHR Criterion 2, or the portions of City of Camarillo Criterion 1 pertaining to associations with important individuals. In addition, there is no evidence that any members of the Pleasant Valley Baptist Church Board of Directors, Ventura County Board of Supervisors, or the Camarillo Library staff is notable for their contributions to the establishment or operations of the park or library. Therefore, the property is recommended ineligible under NRHP Criterion B, CRHR Criterion 2, and City of Camarillo Criterion 1.

In terms of their design, Dizdar Park and the former Camarillo Library building are undistinguished examples of a municipal park and a public institutional building, respectively. Dizdar Park's design features picnic areas and a playground within an area landscaped with a lawn, a hedgerow, and mature trees. Background research and visual observation did not suggest any of its features or its overall design were innovative, possessed artistic merit, or were otherwise suggestive of the best of municipal park design and construction.

Likewise, the library building has been substantially altered since its original construction and now exhibits elements of Spanish Colonial Revival- and Classical Revival-style architecture. Its features are not exemplary of either style and do not represent a distinctive combination of the styles. Rather, it is an ordinary institutional building bearing eclectic architectural elements. Additionally, there is no evidence that the Hight Construction Company is a significant builder. Based on the preceding, Dizdar Park and the former Camarillo Library building do not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although the designers responsible for the park and the library are not known, there is no evidence the either would be a good example of the work of any master architect. Therefore, the property is recommended ineligible under NRHP Criterion C, CRHR Criterion 3, and City of Camarillo Criterion 3.

The field survey and background research did not indicate that the property may yield important information about prehistory or history. As noted previously, the research conducted as part of the current assessment suggests that the conversion of the PVC to a park in the 1940's resulted in the removal of all memorial and infrastructural elements of the cemetery and nearly all the graves, thereby compromising the integrity of any potential below grade remains associated with the PVC. Due to a loss of integrity, it is unlikely that remnants of the PVC that may remain below grade may contribute important information about history. The property is therefore recommended ineligible under NRHP Criterion D and CRHR Criterion 4.

CONTINUATION SHEET

Page 7 of 7

*Resource Name or # Dizdar Park and Former Camarillo Library

*Recorded by: Mary Pfeiffer and James Williams, Rincon Consultants *Date: June 15, 2021 ☒ Continuation ☐ Update

B12. References (continued):

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