

Appendix E

Cultural Resources – Tribal Resources



ROYAL VISTA RESIDENTIAL PROJECT, UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

Cultural Resources Assessment Report

Prepared for
RV DEV, LLC
4 Park Plaza, Suite 700
Irvine, CA 92614

November 2021



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Prepared for:

RV DEV, LLC
4 Park Plaza, Suite 700
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Project Location:

Yorba Linda (CA) USGS 7.5-minute Topographic Quad
Township 2 South, Range 9 West, Unsectioned

Acreage: Approx. 75.23 acres

Assessor Parcel Numbers: 8762-022-002, 8762-023-001, 8762-023-002,
8762-027-039, 8764-002-005, and 8764-002-006

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- B. Sacred Lands File Search
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EXECUTIVE SUMMARY

Royal Vista Residential Project – Cultural Resources Assessment Report

Environmental Science Associates (ESA) has been retained by Project Dimensions, Inc. to prepare a cultural resources assessment report for the Royal Vista Residential Project (Project) in support of an Environmental Impact Report (EIR). The Project would develop 360 residential units and open space on six existing parcels (Project Site), redeveloping four into residential planning areas and two recreational/open space planning areas. The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA).

A records search was conducted on March 19, 2021 by staff from the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC). The records search results indicate that two historic architectural resources have been previously recorded within the 0.50-mile radius of the Project Site. No cultural resources have been previously recorded within the Project Site itself.

The California Native American Heritage Commission (NAHC) conducted a Sacred Lands File (SLF) search on March 3, 2021, yielding positive results. The County is conducting consultation with appropriate tribes per Assembly Bill 52 requirements to identify potential tribal cultural resources. The results of this consultation will be summarized in the EIR.

A cultural resources survey of the Project Site was conducted on April 12 and March 11, 2021. No archaeological resources were encountered as a result of the survey. Two potentially historic architectural resources on the Project Site and one potentially historic architectural resource adjacent to the Project Site were documented including: a Barn/Maintenance Shed constructed c. 1928-1938, the Royal Vista Golf Club constructed in 1962, and the Royal Vista Golf Clubhouse (Clubhouse) constructed in 1964. The Royal Vista Golf Clubhouse is not a part of the proposed Project and is not located on the Project Site. The three potentially historic architectural resources were evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Los Angeles County Register of Landmarks and are recommended ineligible as a result of these investigations.

The geoarchaeological review concluded that there is a low potential for encountering subsurface historic-period and prehistoric archaeological resources. However, in the unlikely event that archaeological resources are encountered during construction, recommended mitigation measures are provided in the *Conclusions and Recommended* section at the close of this report to reduce potential impacts to buried archaeological resources and human remains to less than significant levels under CEQA.

ROYAL VISTA RESIDENTIAL PROJECT

Cultural Resources Assessment Report

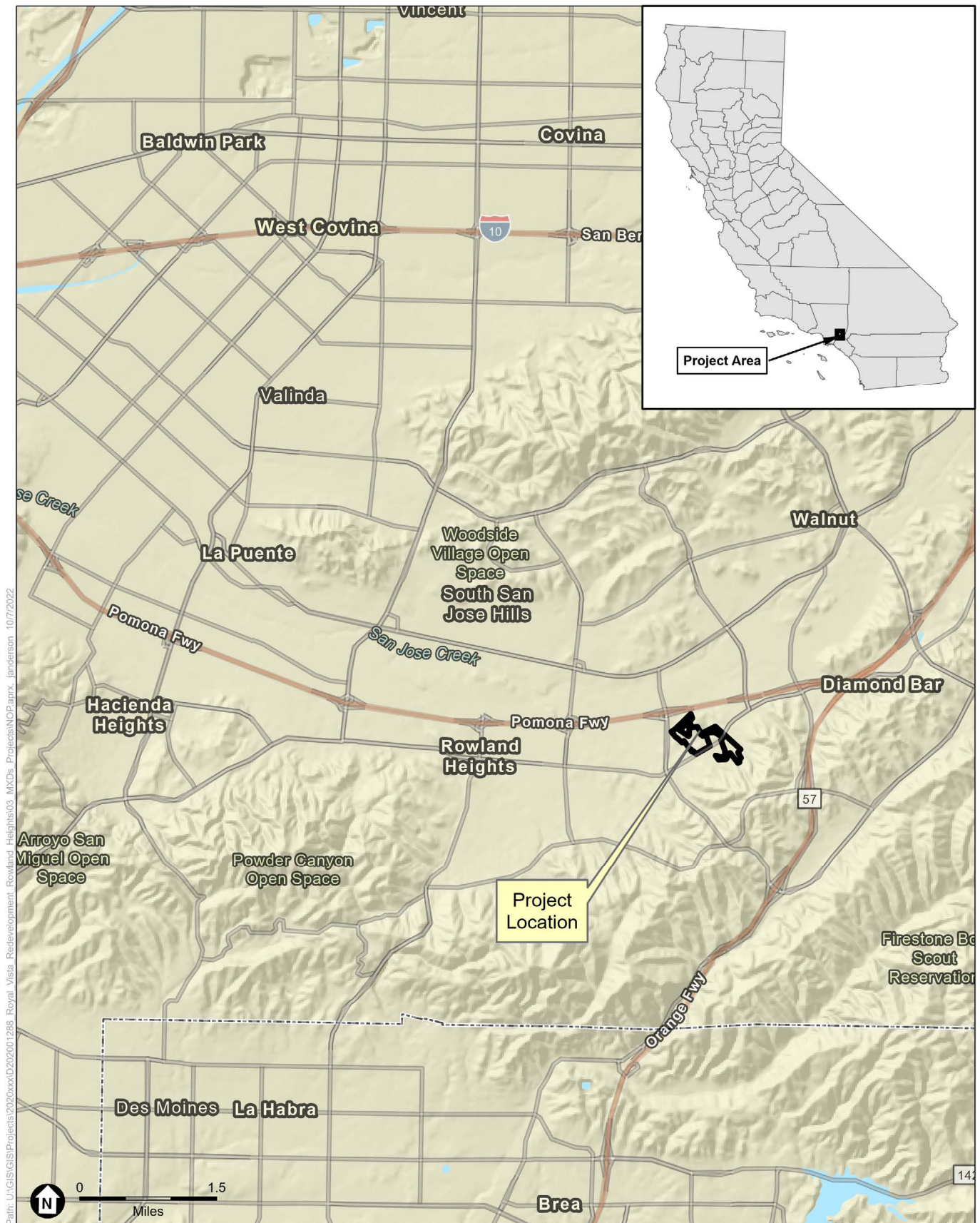
Introduction

Environmental Science Associates (ESA) has been retained by Project Dimensions, Inc. to prepare a cultural resources assessment report for the Royal Vista Residential Project (Project) in support of an Environmental Impact Report (EIR). The Project would develop 360 residential units and open space on six existing parcels, redeveloping four into residential planning areas and two recreational/open space planning areas. The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA).

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA., project director; Margarita Jerabek-Bray, Ph.D., principal architectural historian; Fatima Clark, B.A., archaeologist, and Alison Garcia Kellar, M.S., architectural historian, report authors and surveyors; Matheson Lowe, B.A., archaeologist, surveyor; and Jaclyn Anderson, GIS specialist. Resumes of key personnel are included in **Appendix A**.

Project Location

The Project is comprised of 75.65 acres (Project Site) and is located within the Royal Vista Golf Club located at 20055 Colima Road, Rowland Heights Community, in unincorporated Los Angeles County, California (**Figure 1**). The Project Site encompasses six non-contiguous parcels located both north and south of Colima Road, including Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006. The Project Site parcels generally constitute 13 holes and the driving range of the existing 27-hole golf club. The Project Site is bisected by Colima Road. The Project Site is comprised of 52.96 acres on four parcels north of Colima Road, and 22.68 acres on two parcels south of Colima Road. The Project Site is bounded by E. Walnut Drive South on the north, residential neighborhoods to the south, east, and west (**Figure 2**). The Project Site is located within an unsectioned portion of Township 2 South, Range 9 West on the Yorba Linda, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (**Figure 3**).



SOURCE: ESRI

Royal Vista Residential Project

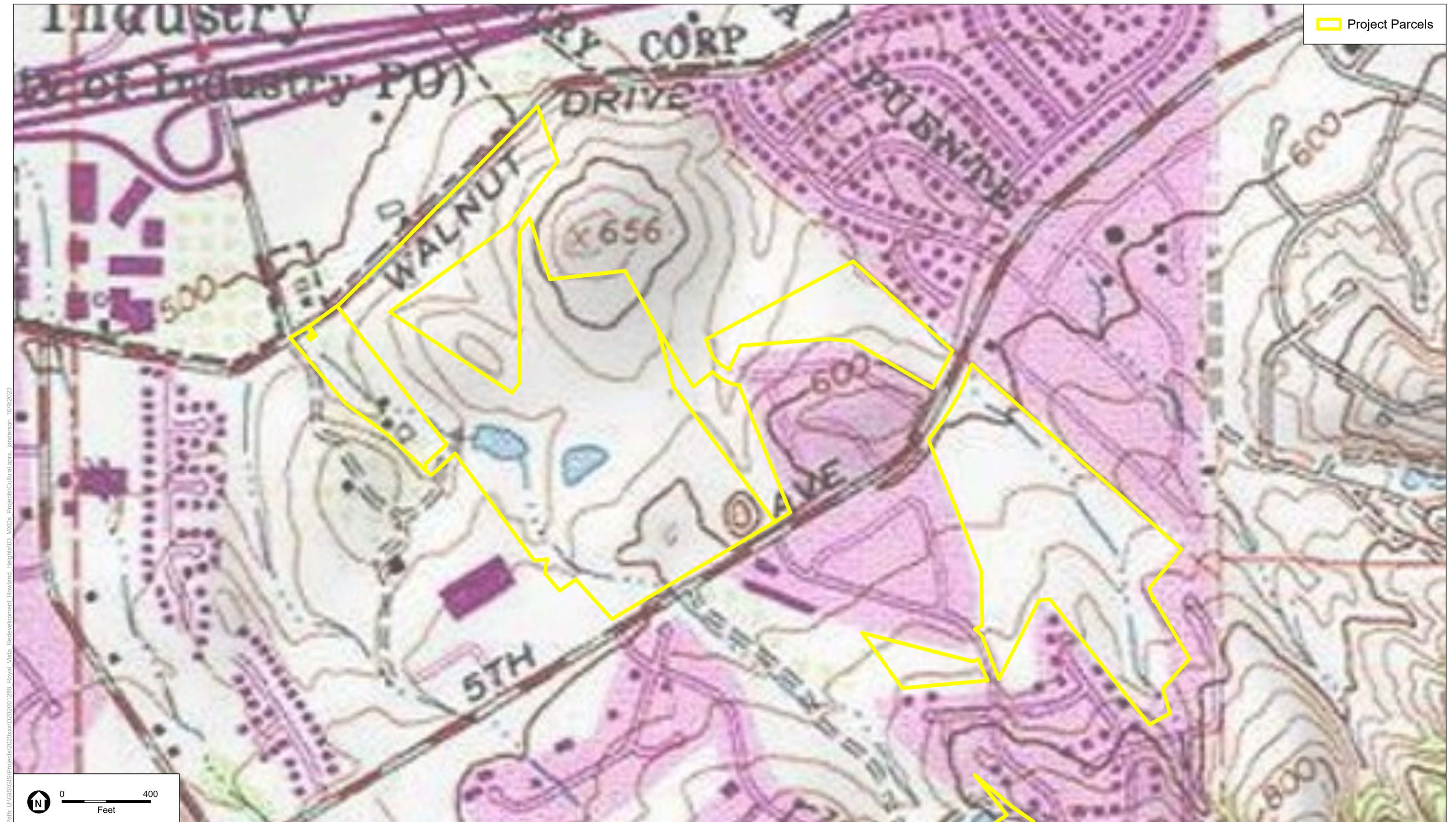
Figure 1
Regional Location Map



SOURCE: Nearmap, 2021.

Royal Vista Residential Project

Figure 2
Local Vicinity Map



SOURCE: USGS Topographic Series (Baldwin Park, La Habra, San Dimas, Yorba Linda, CA); ESA, 2021.

Royal Vista Residential Project

Figure 3
Project Location

Project Description

The Project Site is located on portions of the Royal Vista Golf Club, which was established in 1963. The Project proposes to redevelop four of the Project Site's parcels into residential planning areas (Planning Area 1, 2, 3, and 5) with 360 residential units and the two remaining parcels into recreational/open space planning areas (Planning Area 4 and 6) (Figure 4). These planning areas would consist of a 31.6-acre planning area north of Colima Road (Planning Area 1), a 9.55-acre second planning area north of Colima Road and south of E Walnut Drive South (Planning Area 2), a 6-acre planning area south of E Walnut Drive South (Planning Area 3), a 5.81-acre planning area north of Colima Road, east of Tierra Luna (Planning Area 4), a 21.09-acre planning area south of Colima Road (Planning Area 5), and a 1.59-acre planning area south of Colima Road and west of Walnut Leaf Drive (Planning Area 6) for a total of 75.65 acres.

Table 1, provides a summary of the development for the Project. The Royal Vista Golf Clubhouse and other portions of the Royal Vista Golf Club are not part of the proposed Project.

TABLE 1
PROPOSED DEVELOPMENT SUMMARY

Planning Area	Gross Size (Acres)	Residential Development (Acres)	Number of Residential Units	Unit Type	Affordable Units	Open Space (Acres)
1	31.61	19.76 SFR 4.71 Duplex/Triplex	168	SFR (116) Duplex (34) / Triplex (18)	6 Units	7.14
2	9.55	6.36	32	SFR	0 Units	3.19
3	6.0	4.39	72	Townhouse	72 Units	1.61
4	5.81	--	0	Open Space	0 Units	5.81
5	21.09	9.12 SFR 3.0 Duplex/Triplex	88	SFR (52) Duplex (24) / Triplex (12)	4 Units	8.97
6	1.59	--	0	Open Space	0 Units	1.59
Total	75.65	47.34	360		82 Units	28.31

SOURCE: KTG Architecture and Planning, 2023.

All activities associated with the Project would occur within the Project Site. Building demolition of existing structures, infrastructure construction, and remedial grading would take place within the Project Site.

Project grading will require approximately 387,100 cubic yards of cut and approximately 253,400 cubic yards of fill, with a net export of approximately 133,700 cubic yards for the Project Site. Over excavation and re-compaction of up to 1,544,500 cubic yards each is anticipated. The maximum depth of excavation within the Project Site would be approximately 25 feet in areas where fill was deposited during the construction of the golf course. During Project excavation the 1,544,500 cubic yards would be temporary stockpiled on site and when the site is ready for re-compaction, the 1,544,500 cubic yards soil would be redistributed on site and compacted to create



SOURCE: KTGy, 2023

Royal Vista Residential Project

Figure 4
Conceptual Site Plan

roadways and the residential lots (Project grading plus over-excavation, re-compaction and export totals approximately 3,863,200 cubic yards).¹

Additionally, review of the *Geotechnical Conceptual Site Plan Review* (geotechnical study) indicates that compressible materials “should be removed to underlying bedrock material as part of site remedial grading” (LGC Geotechnical, Inc. 2021: 4).

Setting

Natural Setting

The Project Site is located in a predominately residential community in an unincorporated area of the Rowland Heights Community. The State Route (SR) 60 is located approximately 0.05 miles north of the Project Site and the SR 57 approximately 0.75 miles east. The Project Site slopes slightly to the northwest. Surface elevation of the Project Site is approximately 710 feet above mean sea level (amsl) on the southern area of the golf course. Near East Walnut Drive South the elevation is approximately 505 feet amsl.

The Project Site is developed with fairways, water features, sand traps, and a maintenance facility located to the north of the club house². “Golf course maintenance equipment is repaired at the facility and includes an approximately 2,000 square foot metal and wood barn with an office addition on the east side of the building, areas of hazardous materials storage, used oil containers, flammable storage, parts washer, and an above ground storage tank” (PlaceWorks, 2020: 31). Storm drains and catch basins can be found throughout the Project Site (PlaceWorks, 2020).

The Project Site is situated within the eastern portion of the Los Angeles Basin, and in the northwestern most part of the Santa Ana Mountains in the Peninsular Ranges Geomorphic Province. The Project Site is also located “in the heavily urbanized area between the Puente Hills and the East and West Coyote Hills. The area of the Project Site is in the low laying region between the hills and consists of gently to moderately sloping alluvium surfaces. The Pliocene Fernando Formation and the late Miocene Puente Formation underlie this region and Quaternary deposits are located in the canyons and low valley areas” (PlaceWorks, 2020: 8).

Prehistoric Setting

The prehistoric chronology for the region has been divided into four general time periods: the Paleocoastal Period (12,000 to 8,500 Before Present [B.P.]), the Millingstone Period (8,500 to 3,000 B.P.), the Intermediate Period (3,000 to 1,000 B.P.), and the Late Period (1,000 B.P. to A.D. 1542). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture.

¹ Cut and fill, over-excavation and export grading quantities are rounded up and may differ slightly from quantities used for the tentative tract map review and air quality modeling assumptions. The numbers in the final geotechnical report provided in Appendix G of the Draft EIR may differ slightly from the numbers provided as part of the consultation process, but such differences are not material for consultation purposes.

² The golf club house is not part of the Project.

Paleocoastal Period (12,000–8,500 B.P.)

While it is not certain when humans first came to California, their presence in Southern California by about 11,000 B.P. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 11,100 and 10,950 B.P. Radiocarbon dates from the Arlington Springs Woman site on Santa Rosa Island indicate a human presence in the region by about 13,000 years B.P. (Glassow et al. 2007). On the southern Channel Island of San Clemente, site SCLI-43 (Eel Point) revealed evidence of boat technology dating to around 8,000 B.P. (Cassidy et al. 2004). During this time period, the climate of Southern California became warmer and more arid and the human population, residing mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

Millingstone Period (8,500–3,000 B.P.)

This time period, known as the Millingstone Period due to the appearance of ground stone implements, is characterized by regional differentiation and adaptation to local conditions and the intensified use of ground stone (Wallace 1955). During this time period, there is evidence for the processing of acorns for food and a shift toward a more generalized economy. Millingstone cultures were characterized by the collection and processing of plant foods, particularly acorns, and the hunting of a wider variety of game animals (Byrd and Raab, 2007; Wallace, 1955). Millingstone cultures also established more permanent settlements that were located primarily on the coast and in the vicinity of estuaries, lagoons, lakes, streams, and marshes where a variety of resources, including seeds, fish, shellfish, small mammals, and birds, were exploited. Early Millingstone occupations are typically identified by the presence of handstones (manos) and millingstones (metates), while those Millingstone occupations dating later than 5,000 B.P. contain a mortar and pestle complex as well, signifying the exploitation of acorns in the region (Vellanoweth and Altschul 2002). Cogged stones (cog-shaped stones) and disocidals (stone discs) are also indicative of the Millingstone Period.

Intermediate Period (3,000–1,000 B.P.)

During this time period, many aspects of Millingstone culture persisted, but a number of socioeconomic changes occurred (Erlandson, 1994; Wallace 1955; Warren, 1968). The indigenous populations of Southern California were becoming less mobile and began to gather in small sedentary villages with satellite resource-gathering camps. Increasing population size necessitated the intensified use of existing terrestrial and marine resources (Erlandson, 1994). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence, towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007). This period is characterized by increased labor specialization, expanded trading networks for both utilitarian and non-utilitarian materials, and extensive travel routes. Trade increased dramatically during this period, with asphaltum (tar), seashells, and steatite being traded from Southern California to the Great Basin. Use of the bow and arrow spread to the coast around 1,500 B.P, largely replacing the dart and atlatl (Homburg et al., 2014). Increasing population densities, with ensuing territoriality and resource intensification, may have given rise to increased disease and violence between 3,300 and 1,650 B.P. (Raab et al. 1995).

The Intermediate Period is characterized by a lack of manos, metates, and core tools, an increase in the use of mortars and pestles, and the introduction of stone-lined earthen ovens. There is a wider variety and increased numbers of projectile points, and flexed burials are common (Douglass et al., 2016).

In the Project vicinity, the population density increased, possibly as a result of the migration of eastern desert Takic peoples into the Los Angeles Basin, which is postulated to have begun by the end of the late Millingstone period and to have continued into the late Intermediate period. The Takic incursion resulted in the introduction of new material culture and mortuary practices, and an increase in genetic variation, population, number of sites, and focus on terrestrial resources. Other important local developments during this time period include organized site structure with designated areas for different types of activities, and the rise of the mourning ceremony with the ritual destruction and burial of ground stone and the deceased's personal possessions (Douglass et al., 2016).

Late Period (1,000 B.P.–A.D. 1542)

The Late Period is associated with the florescence of the Gabrielino (Gabrieleño, Tongva, or *Kizh*), who are estimated to have had a population numbering around 5,000 in the pre-contact period. The Gabrielino occupied what is presently Los Angeles County and northern Orange County, along with the southern Channel Islands, including Santa Catalina, San Nicholas, and San Clemente (Kroeber, 1925). This period saw the development of elaborate trade networks and use of shell-bead currency. Fishing became an increasingly significant part of subsistence strategies at this time, and investment in fishing technologies, including the plank canoe, are reflected in the archaeological record (Erlandson, 1994; Raab et al., 1995). Settlement at this time is believed to have consisted of dispersed family groups that revolved around a relatively limited number of permanent village settlements that were located centrally with respect to a variety of resources (Koerper et al., 2002).

Ethnographic Setting

The Project is located within Gabrielino (Gabrieleño, Tongva, or *Kizh*) territory. According to Bean and Smith (1978), the Gabrielino, with the exception of the Chumash to the north, “were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal Southern California.” Named after the San Gabriel Mission, the Gabrielino occupied sections of Los Angeles, Orange, and San Bernardino counties, and the islands of San Nicolas, Santa Catalina, and San Clemente. The Gabrielino subsisted on a variety of resources in several ecological zones. Acorns, sage, and yucca were gathered throughout the inland areas whereas shellfish, fish, as well as a variety of plants and animals were exploited within the marshes and along the coast. Deer and various kinds of small mammals were hunted on an opportunistic basis. Their material culture reflected the subsistence technology. Lithic tools such as arrow points and modified flakes were used to hunt and process animals. A variety of ground stone grinding implements, such as the mortar, pestle, mano, and metate, were used to process both plant and animal remains for food (Bean and Smith, 1978).

The settlement patterns of the Gabrielino, and other nearby groups such as the Juaneño and Luiseño, were similar and they often interacted through marriage, trade and warfare. The seasonal availability of water and floral and faunal resources dictated seasonal migration rounds with more permanent villages and base camps being occupied primarily during winter and spring months. In the summer months, the village populations divided into smaller units that occupied seasonal food procurement areas. The more permanent settlements tended to be near major waterways and food sources and various secular and sacred activities, such as food production and storage and tool manufacturing, were conducted at these areas (Bean and Smith, 1978). The closest known village sites are two unnamed Native American villages depicted on a map titled *Kirkman-Harriman Pictorial and Historical Map of Los Angeles County*. The first unnamed village is located approximately 1 mile northwest of the Project Site (along San Jose Creek and south of a Mission Road) and the second unnamed village (north of La Habra) is located approximately 3.85 miles southwest of the Project Site.

Historic Setting

European contact with the Gabrielino that inhabited the Project Site and surrounding region began in 1542 when Spanish explorer, Juan Rodriguez Cabrillo, arrived by sea during his navigation of the California coast. Sebastian Vizcaino arrived in 1602 during his expedition to explore and map the western coast that Cabrillo visited 60 years earlier. In 1769, another Spanish explorer, Gaspar de Portola, passed through Gabrielino territory and interacted with the local indigenous groups (Bean and Smith, 1978). In 1771, Mission San Gabriel was established approximately 15 miles northwest of the Project Site and it slowly integrated Gabrielinos from the surrounding region. By 1833, the California missions had been secularized and most Gabrielinos became laborers for the gentry class (Bean and Smith, 1978).

Rowland Heights Community

In 1842, a total of nearly 49,000 acres encompassing the current Rowland Heights community (which encompasses the Project Site and was formerly known as Rancho La Puente) was granted to the American settlers John Rowland and William Workman by the Mexican government³. Rowland and his family were prominent in the region's early development and the community of Rowland Heights is named after him. In 1851, Rowland and Workman decided to split the lands between themselves. Rowland took possession of 29,000 acres to the east and Workman acquired the remaining lands to the west. In 1881, oil was discovered in the hills surrounding the community and for the subsequent 40 years, the Puente Oil Company and its successors provided oil to a beet sugar refinery in Chino and to the Los Angeles Cable Railway. Before 1960, the land is known to have been used for agricultural purposes and was dotted with a multitude of walnut, avocado, and citrus trees. By 1960, the area changed, with farms giving way to housing tracts, and eventually the construction of the 60 Freeway. The population also grew from about 4,500 people in 1960 to 60,000 today (Rowland Heights.org, 2017).

³ The name of La Puente goes back to Portola's expedition in 1769 when members of the team built a bridge (Puente in Spanish) over San Jose Creek during a land survey for Spain.

Regulatory Framework

State

California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the *CEQA Guidelines* apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of Section 21083, which is as a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

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

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section 21083.2, which state that if the lead agency determines that a project would have a significant

effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required. The *CEQA Guidelines* note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (*CEQA Guidelines* Section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5(a). Substantial adverse change is defined as “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* Section 15064.5(b)(1)). According to *CEQA Guidelines* Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) (Grimmer, 2017) is considered to have mitigated its impacts to historical resources to a less-than-significant level (*CEQA Guidelines* Section 15064.5(b)(3)).

California Register of Historical Resources

The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the Native American Heritage Commission (NAHC) within 24 hours to relinquish jurisdiction.

California Public Resources Code Section 5097.98

California PRC Section 5097.98, as amended, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate

and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

California Government Code Sections 7927.000 and 7927.005

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 7927.000 explicitly authorizes public agencies to withhold information from the public relating to “Native American graves, cemeteries, and sacred places... maintained by, or in the possession of, the Native American Heritage Commission, another state agency, or a local agency.” Section 6254.10 specifically exempts from disclosure requests for “records that relate to archaeological site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency.”

Assembly Bill 52 and Related Public Resources Code Sections

Assembly Bill (AB) 52 was approved by California State Governor Edmund Gerald “Jerry” Brown, Jr. on September 25, 2014. The act amended California PRC Section 5097.94, and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015. The primary intent of AB 52 was to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans that require consideration under CEQA, known as tribal cultural resources. PRC Section 21074(a)(1) and (2) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC Section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a tribal representative, of

California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC Section 21073) and who have requested in writing to be informed by the lead agency (PRC Section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency's formal notification and the lead agency must begin consultation within 30 days of receiving the tribe's request for consultation (PRC Sections 21080.3.1(d) and 21080.3.1(e)).

PRC Section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of tribal cultural resources; the significance of the project's impacts on the tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21080.3.2(b)).

If a California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC Section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

Senate Bill 18

Senate Bill 18 (SB 18) (Statutes of 2004, Chapter 905), which went into effect January 1, 2005, requires local governments (city and county) to consult with Native American tribes before making certain planning decisions and to provide notice to tribes at certain key points in the planning process. The intent is to "provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places" (Governor's Office of Planning and Research, 2005).

The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level, land use designations are made by a local government. The consultation requirements of SB 18 apply to general plan or specific plan processes proposed on or after March 1, 2005.

According to the *Tribal Consultation Guidelines: Supplement to General Plan Guidelines* (Governor's Office of Planning and Research, 2005), the following are the contact and notification responsibilities of local governments:

Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code Section 65352.3).

Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45-day comment period (Government Code Section 65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.

Local government must send a notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code Section 65092).

Local

County of Los Angeles General Plan

The Conservation and Natural Resources Element (the Element) of the County's General Plan indicates that "Historic, cultural, and paleontological resources are an important part of Los Angeles County's identity" (Los Angeles County General Plan, 2015:163). The Element provides the following goal and policies for the treatment of historic resources:

Goal C/NR 14: Protected historic, cultural, and paleontological resources.

Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

Policy C/NR 14.2: Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.

Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.

Policy C/NR 14.4: Ensure proper notification procedures to Native American tribes in accordance with Senate Bill 18 (2004).

Policy C/NR 14.5: Promote public awareness of historic, cultural, and paleontological resources.

Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

Los Angeles County Historic Preservation Ordinance

The Los Angeles County Board of Supervisors adopted the County's Historic Preservation Ordinance (HPO) on September 1, 2015 (Los Angeles County Historic Preservation Ordinance, Ord. 2015-0033 § 3, 2015). The HPO establishes criteria for designating landmarks and historic districts and provides protective measures for designated and eligible historic resources. The HPO applies to all privately owned property within the unincorporated territory of the County and all publicly owned landmarks, except properties that were not listed prior to the issuance of a demolition permit or properties affiliated with religious organizations. The HPO defines a landmark as "any property, including any structure, site, place, object, tree, landscape, or natural feature, that is designated as a landmark by the Board of Supervisors." The HPO defines a historic district as, "A contiguous or noncontiguous geographic area containing one or more contributing properties which has been designated as an historic district by the Board of Supervisors." Landmarks and historic districts may be designated if it is fifty years of age and meets one of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

Historic Districts

Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria and exhibits exceptional importance.

A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;
2. The proposed district satisfies one or more of criteria 1 through 5; and
3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Archival Research

SCCIC Records Search

A records search for the Project was conducted on March 19, 2021 by staff from the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC). The records search included a review of all previously recorded cultural resources and previous studies conducted within the Project Site and a 0.50-mile radius. ESA also reviewed the Built Environment Resources Directory (BERD), the Archaeological Determinations of Eligibility, and the Office of Historic Preservation's (OHP) list of California Historical Resources, which includes listings in the National Register, California Register, California State Historical Landmarks, and California Points of Interest.

Previous Cultural Resources Investigations

The records search results indicate that 20 cultural resources studies have been conducted within a 0.50-mile radius of the Project Site (**Appendix B**). Approximately 25 percent of the 0.50-mile records search radius has been included in previous cultural resources surveys. Of the 20 previous studies, none overlap the Project Site.

Previously Recorded Cultural Resources

The records search results indicate that two historic architectural resources consisting of Captain William Banning's home (P-19-186578) and Union Pacific/Southern Pacific Railroad (P-19-186112) have been previously recorded within the 0.50-mile radius of the Project Site (**Table 2**). No archaeological resources have been previously recorded within the Project Site or within the 0.50-mile radius.

TABLE 2
PREVIOUSLY RECORDED CULTURAL RESOURCES

P- Number (P-19-)	Permanent Trinomial (CA-LAN-)	Other Designation	Description	Date Recorded	Eligibility
186112	-	-	Union Pacific/Southern Pacific Railroad	1999	Eligible for NR
186578	22	Property Number 090790	Captain William Banning's home	1976	Listed as a PHI

NR = National Register

PHI = Point of Historical Interest

SOURCE: SCCIC, 2021

P-19-186578/Captain William Banning's Home

Resource P-19-186578 is the home of Captain William Banning. The resource is listed in the BERD as Property Number 090790 and has been designated as a Point of Historical Interest (PHI). The short PHI form for the resource indicates that Captain William Banning was the “son of Phineas Banning of Wilmington. Title of Captain came from his sailing old scow Hermosa with visitors between Wilmington and Catalina Island. His home was in Walnut and here he transported the old Banning stable barn from Wilmington and set it up at his home in Walnut. In the barn were the stage coaches belonging to Phineas Banning, with advertisement of horse and coach businesses of early Los Angeles on wall. The barn and all its contents burned to the ground in a tragic fire in 1940s. Still standing is the home of the colorful Captain William Banning” (Mize, 1976). The PHI form indicates that the location of the resource is located in the vicinity of the Project Site.

P-19-186112/Union Pacific/Southern Pacific Railroad

Resource P-19-186112 is the Union Pacific Railroad (historically known as the Southern Pacific Railroad) identified as consisting of a standard gauge railroad running through the Los Angeles area and located 0.25 miles north of the Project Site. The resource is reported as including several features such as railroad stations, sidings, spurs, and railyards. Portions of the railroad are additions to the first transcontinental railroad, while other portions are known to have been instrumental in the development of Los Angeles and other communities. “The rail system enabled the transportation of goods to ports and the emigration of large numbers of people. The railroad is also associated with a number of important historical figures, including the Big Four (Mark Hopkins, Collis P. Huntington, Leland Stanford, and Charles Crocker). Therefore, the historic railroad is eligible for the [National Register] listing under Criteria A and B” (Ashkar, 1999).

Sacred Lands File Search

The NAHC maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on February 22, 2021 to request a search of the SLF. The NAHC responded to the request in a letter dated March 3, 2021 indicating that the results were positive. The response letter did not provide details on resources within the Project Site, but suggested contacting the Gabrieleño Band of Mission Indians – Kizh Nation. The NAHC also provided a list of other Native American tribes to contact as they may have knowledge of cultural resources within the Project Site (**Appendix D**). The County is conducting consultation with appropriate tribes per AB 52 requirements and the results of this consultation will be summarized in the EIR.

Additional Research

Historic Maps and Aerial Photographs

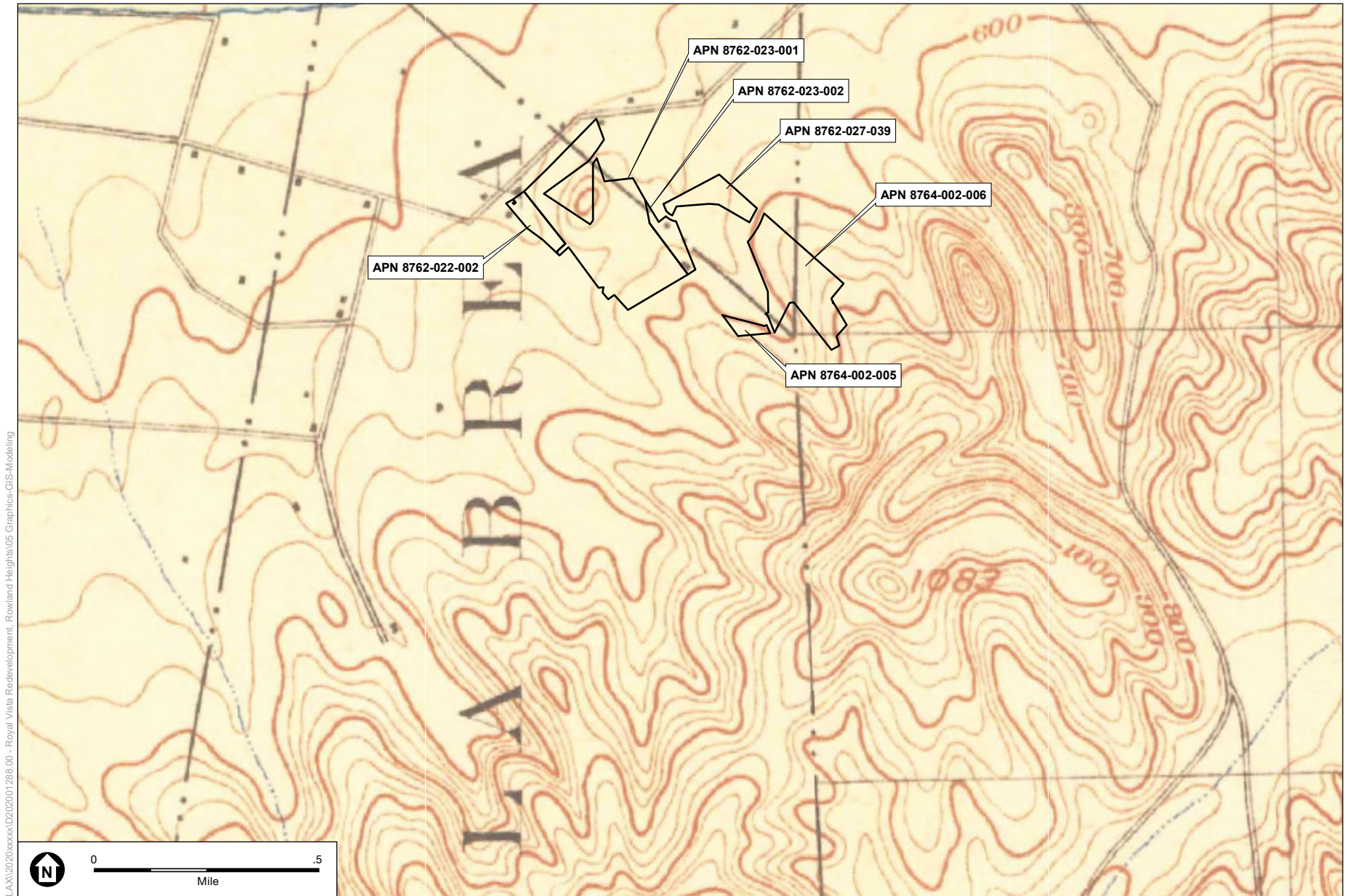
Historic topographic maps and historic aerial photographs were examined to provide information about historic land uses of the Project Site and to contribute to an assessment of the Project Site's archaeological sensitivity. Available topographic maps include the 1894 Pomona, 1896 Anaheim, 1898 Anaheim, 1898 Pomona, and the 1901 Anaheim 15-minute quadrangles; the 1902 Corona 30-minute quadrangle; the 1925 and 1928 La Brea 7.5-minute quadrangles; the 1942 Anaheim 15-minute quadrangle; the 1950, 1972, 1981, 2012, and 2015 Yorba Linda 7.5-minute quadrangles (PlaceWorks, 2020; TopoView, 2021). Historic aerial photographs were available for the years 1928, 1938, 1946, 1952, 1963, 1972, 1977, 1989, 1994, 2002, 2005, 2012, 2016 (PlaceWorks, 2020; UCSB, 2021) and 2021 (Bing Maps, 2021).

Historic Topographic Maps

Review of the 1894/1896 and 1898 historic topographic maps indicate that the Project Site is located within undeveloped vacant land. The Southern Pacific Railroad and the San Jose Creek are depicted approximately 0.50 miles to the north of the Project Site. An unnamed road (likely the existing Walnut Drive South) is also depicted immediately north of the northern portion of the Project Site and some structures are shown sparsely in the surrounding area to the north and west.

The 1901 historic topographic map depicts the Project Site as it was shown in the previous topographic maps, with the exception of two small structures mapped within the southernmost portion of APN 8762-023-002 (**Figure 5**). The 1925 and 1928 historic topographic maps show that the Project Site and the surrounding area to the south, east, and west is located within hilly/sloping terrain. The 1928 historic topographic map shows specifically that one structure and an unimproved/dirt road are located within APN 8762-022-002.

The 1942 historic topographic map for the first time shows that 5th Avenue (currently known as Colima Road) follows an east-to-west direction between the northern and southern parcels of the Project Site. 5th Avenue appears to continue for approximately one mile to the east [until approximately the intersection of State Route (SR) 57 and SR 60 junction] and past Brea Canyon Cutoff to the west of the Project Site. Walnut Drive South is also observed north and adjacent to



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SOURCE: USGS

Royal Vista Residential Project



Figure 5
1901 Historic Topographic Map

the northern parcels of the Project Site. Orchards appear to be located within the southern parcels of the Project Site.

The 1950 historic topographic map continues showing the structure within APN 8762-022-002 and only one structure within APN 8762-023-002. The 1972 historic topographic map shows a total of two structures within APN 8762-022-002. Two water features and an unimproved/dirt road associated with the existing golf course are observed within APN 8762-023-001. The structure within APN 8762-023-002 (depicted in the 1950 historic topographic map) is no longer depicted. No changes to the Project Site are observed in the 1981 historic topographic map.

The 2012 historic topographic map shows that 5th Avenue has been renamed to Colima Road and development is shown surrounding the Project Site. The 2015 historic topographic map shows that Golden Springs Road is the continuation of Colima Road, although it is not clear where the transition occurs. The City of Diamond Bar appears to be located immediately east of the Project Site.

Historic Aerial Photographs

The earliest available historic aerial photograph from 1928 shows the majority of the Project Site as vacant undeveloped land with the exception of the southern portion of APN 8762-022-002, which appears to be partially developed with a homestead with at least one building located to the north of a large tree (**Figure 6**). The adjacent vicinity is depicted as agricultural land. Two structures and a road are also observed as located adjacent to APNs 8762-023-002 and 8762-027-039, but outside the Project Site.



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 6
1928 aerial, showing homestead north of a large tree with
future location of Barn/Maintenance Shed circled in red

The 1938 historic aerial photograph shows that APN 8762-022-002 is located at the foot of a slope. Further, two additional structures have been developed west of the structure originally depicted (north of the large tree) in the 1928 aerial photograph (**Figure 7**) and an orchard has been developed north of the structures. A dirt road and row of trees are observed within APN 8762-023-002. Additionally, a road (existing Colima Road) is observed as separating the northern from the southern parcels of the Project Site.



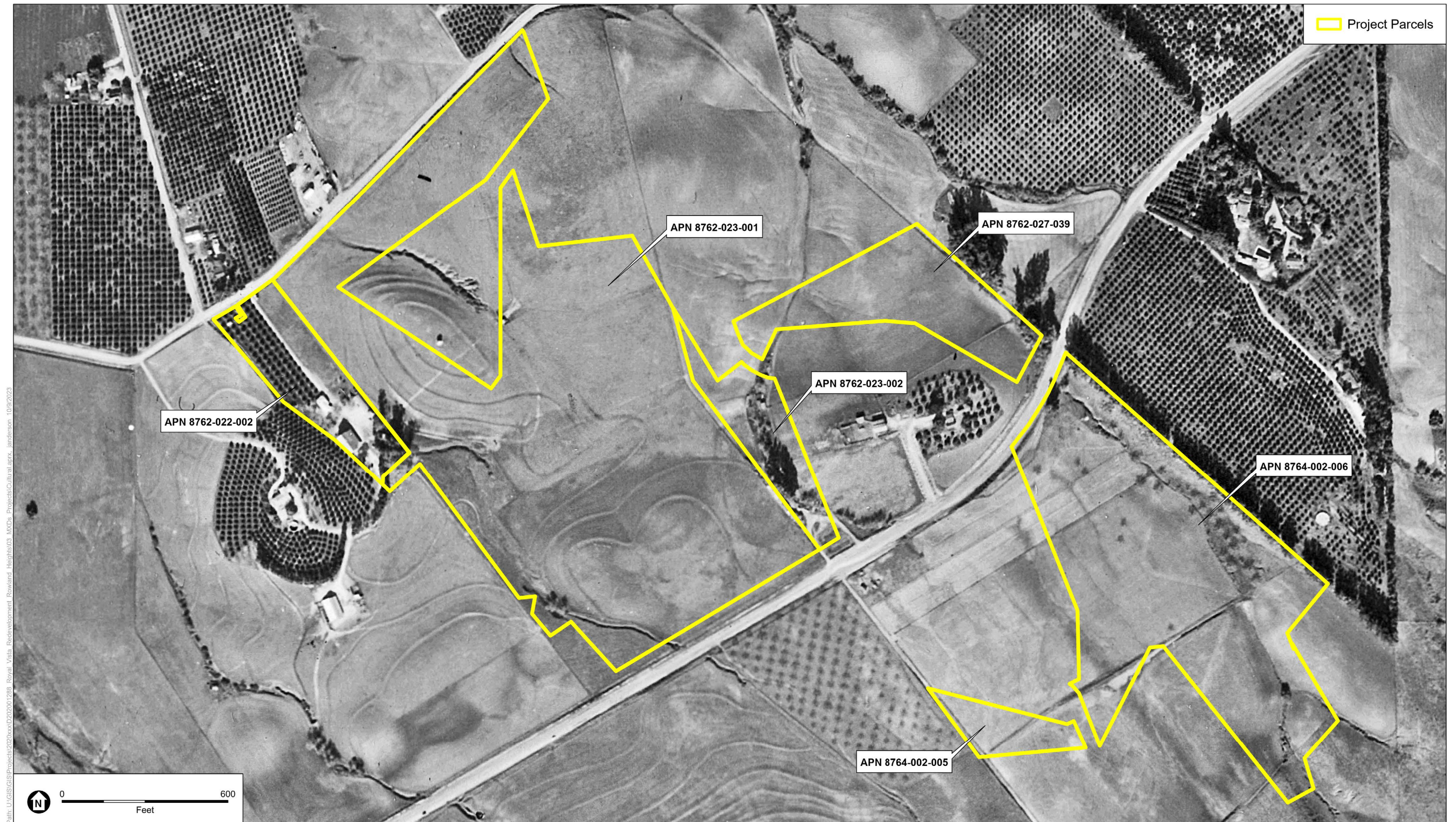
SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 7
1938 aerial, overview of at least two structures located west of a large tree, with general location of Barn/Maintenance Shed circled in red

The 1946 historic aerial photograph shows a reduction of orchards in the Project Site and shows that portions of APN 8762-023-001 are located on slopes. The 1952 aerial photograph continues showing the orchard and structures within the southern portion of APN 8762-022-002. The structures appear to be located immediately adjacent to a dirt road (**Figure 8**). The orchard within APN 8764-002-006 is no longer present. Portions of APN 8762-023-001 are still observed as located within slopes. The dirt road and row of trees are still observed within APN 8762-023-002, plus one structure in the northern portion of the parcel. The two structures adjacent to APNs 8762-023-002 and 8762-027-039 are still observed.

The 1963 historic aerial photograph no longer show the structure, row of trees, or road within APN 8762-023-002. The two western and one eastern structure within APN 8762-022-002 are still observed. The 1963 historic aerial photograph also shows that by this time, construction for the golf course had already begun, as two water features are depicted within APN 8762-023-001, likely concrete paths for golf carts, and sand traps are observed throughout the Project Site. Construction for a new residential development is observed to the east of the Project. The two structures are still observed adjacent to APNs 8762-023-002 and 8762-027-039.



SOURCE: UCSB.

Royal Vista Residential Project

Figure 8
1952 Aerial Photograph

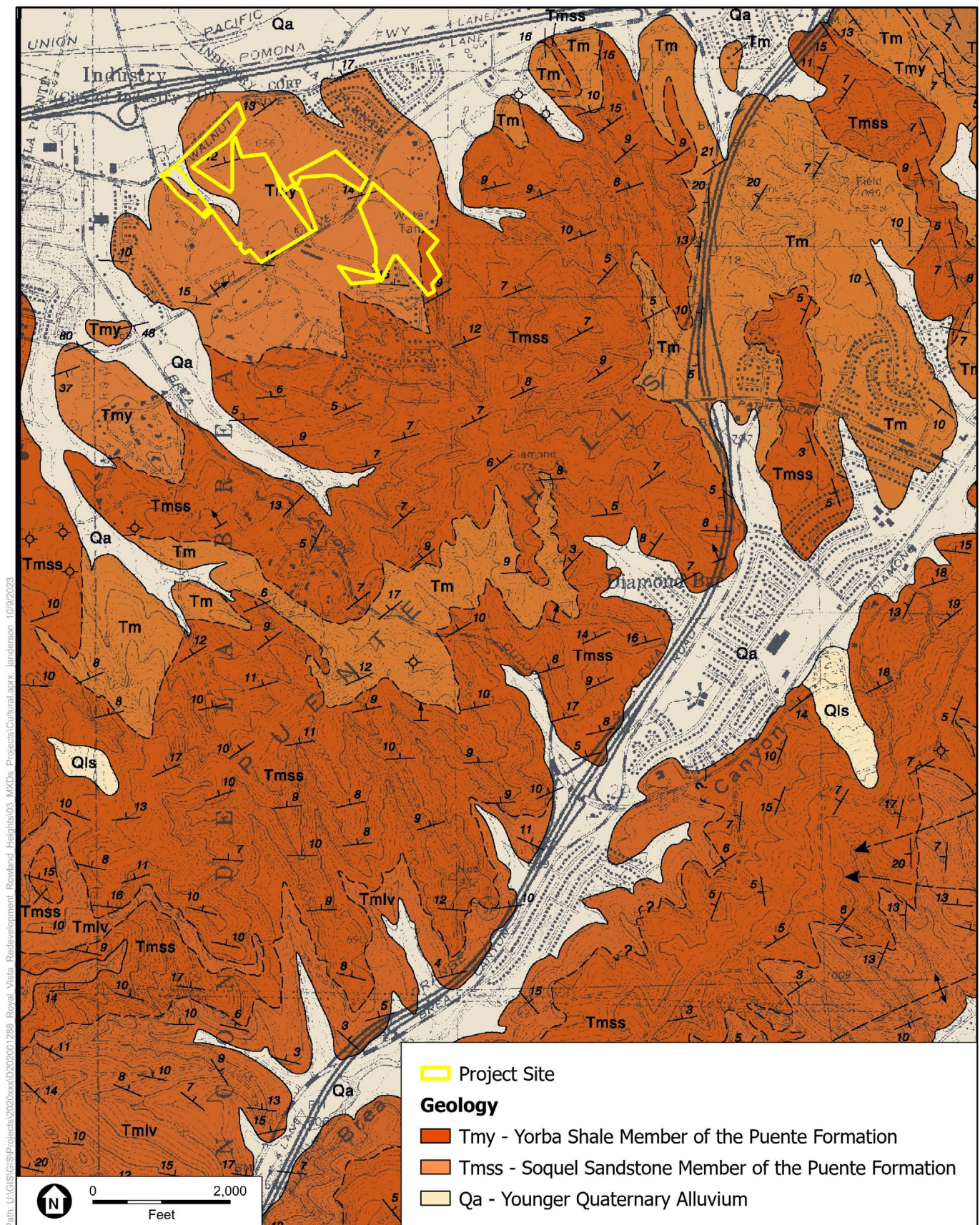
The 1972 historic aerial photograph shows no major changes in the Project Site in comparison to the previous 1963 historic aerial photograph; however, the southern and northern portions of the Project Site are shown as surrounded by residential development. The three structures within APN 8762-022-002 are still observed. Lastly, only trees are observed at the previous location of the two structures adjacent to APNs 8762-023-002 and 8762-027-039.

The 1977 historic aerial photograph shows that grading had occurred within a portion of APN 8762-027-039. More specifically, the location of the two structures adjacent to APNs 8762-023-002 and 8762-027-039 appears to have been graded for a residential development. The three structures within APN 8762-022-002 are still observed

The 1981 historic aerial photograph shows no changes in the Project Site in comparison with the 1977 historic aerial. The 1989 historic aerial photograph shows that the orchard within APN 8762-022-002 is mostly gone. By 1989, the western two structures within APN 8762-022-002 appear to still be visible; however, the eastern structure is not discernable based on the low resolution. The 1994 historic aerial photograph no longer depicts the orchard and the three structures are no longer discernable based on the resolution of the aerial photograph. The 2002 historic aerial photograph only depicts one of the western structures within APN 8762-022-002. The 2005, 2012, 2016, and 2021 continue showing the one structure within APN 8762-022-002. Review of Bing Maps aerial imagery (2021) shows that Golden Springs Drive (continuation of Colima Road) starts immediately east of the Project Site (east of Calbourne Drive).

Geologic Map Review

Geological mapping of the Yorba Linda and Prado Dam quadrangles (eastern Puente Hills) by Dibblee and Ehrenspeck (2001) indicate that the surface of the Project Site is mainly mapped within older sediments of the Yorba Shale Member (Tmy) and Soquel Sandstone Member and facies (Tmss) of the Puente Formation; however, a very small portion of the Project Site (within Planning Areas 1 through 3) is also mapped as located within Quaternary alluvium (Qa) (11,700 years ago to present, although deeper deposits may be older) deposits (**Figure 9**). Tmy is described as “[thin bedded, light gray, white weathering, platy, siliceous to semi-siliceous to silty, locally includes thin layers of yellowish-gray, hard dolomite, and thin layers of fine-grained sandstone” (Dibblee and Ehrenspeck 2001). Tmss is described as “[m]ostly bedded sandstone, light gray, weathers tan, mostly medium-grained, arkosic, locally coarse and pebbly; with minor biotite; includes minor silty clay shale” (Dibblee and Ehrenspeck, 2001).



SOURCE: USGS Topographic Series
(Baldwin Park, La Habra, San Dimas, Yorba Linda, CA);
ESA, 2021.

Royal Vista Residential Project

Figure 9
Geology Map

Geotechnical Report Review

Review of the geotechnical study (LGC Geotechnical, Inc. 2021) indicates that a total of seven hollow stem borings (HS-1 through HS-7) were excavated in the Project Site using an 8-inch-diameter hollow-stem augers with depths ranging from approximately 10 to 26.5 feet below existing grade. Five large-diameter borings (BA-1 through BA-5) were also drilled to depths of up to approximately 45 feet below existing grade. Review of the Geotechnical Map found attached to the geotechnical study shows that boring HS-1 was placed within Planning Area 2, and boring HS-2 within Planning Area 3. Borings BA-1 through BA-3, and HS3 through HS-5 were placed within Planning Area 1. Borings HS-6, HS-7, BA-4, and BA-5 were placed within Planning Area 5. No borings were placed within Planning Areas 4 and 6.

The geotechnical study states that based on the findings of their evaluation, the low-lying portions of the Project Site contain undocumented artificial fill extending from the surface to 25 feet below existing grade. The fill was placed in 1963 during the original golf course construction. Additionally, review of the boring logs in the geotechnical study indicates that the Puente Formation (listed as Tp and consistent with previous Tmy descriptions by Dibblee and Ehrenspeck 2001) was identified at shallow depth on the site slopes and at depth in the low-lying areas of the site, beneath the undocumented fill (LGC Geotechnical, Inc. 2021).

Cultural Resources Survey

Methods

A cultural resources survey of the Project Site was conducted on March 11, 2021 and April 12, 2021 by ESA staff Alison Garcia Kellar, M.S., Fatima Clark, B.A., and Matheson Lowe, B.A. The survey was aimed at identifying historic architectural resources and archaeological resources within the Project Site. Approximately 5 percent of the Project Site was subject to a systematic pedestrian survey using transect intervals spaced at no more than 5 meters (approximately 16 feet) apart in areas with visible ground surface to identify surface evidence of archaeological resources. Approximately 90 percent of the Project Site was subject to a windshield survey to identify any areas of visible ground surface (see **Figure 10** for survey coverage). The windshield survey utilized golf carts to efficiently cover the Project Site and to reduce the exposure from the golfing activity and safety hazards presented by the active golf environment (i.e. flying golf balls). Approximately 5 percent of the Project Site could not be surveyed since this portion of the Project Site (driving range) was actively in use. All resources meeting the California Office of Historic Preservation's (OHP's) 45-year age threshold were documented on DPR 523 forms (**Appendix C**).



SOURCE: Nearmap, 2021.

Royal Vista Residential Project

Figure 10
Survey Coverage Map

Archaeological Survey Results

For the purpose of this report, the existing conditions of the Project Site and results of the archaeological survey will be described by parcel (APNs 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002 005, 8764-002-006) (**Figures 11 through 16**).

APN 8762-022-002 (Planning Area 2)

This parcel includes portions of the golf course (fairway, putting green, sand traps, and paved concrete paths), a dirt road, one building, and an associated maintenance yard. One building (Barn/Maintenance Shed) was identified in the southern portion. The majority of the parcel (approximately 80 percent) is covered with grasses for the golf course and dense vegetation, which yielded 0 to 5 percent ground surface visibility (the greatest visibility was observed along the base of trees and along small patches of land where grass is dead, or not growing). The area surrounding the Barn/Maintenance Shed yielded approximately 50-75 percent ground surface visibility. The area along the road and behind the Barn/Maintenance Shed yielded approximately 95 to 100 percent ground surface visibility (**Figures 11 and 12**). A small surface exposure (measuring approximately 2-foot-wide by 2-foot-long) of sandstone was observed along the northernmost portion of the parcel. A pile of sandstone sediments intermixed with concrete rubble were also observed in the southern portion of the maintenance yard. No archaeological resources were encountered.



SOURCE: ESA

Royal Vista Residential Project

Figure 11

Overview of north portion of parcel, including dirt road along western side, view north



SOURCE: ESA

Royal Vista Residential Project

Figure 12

Overview of maintenance yard along southern portion
of parcel, view east

APN 8762-023-001, 8762-023-002 (Planning Areas 1 and 3)

These planning areas include a portion of the golf course (fairway, putting green, sand traps, two ponds, paved concrete paths, and a driving range). Only 95 percent of the planning areas were surveyed and it yielded approximately 0 to 5 percent ground surface visibility. The greatest visibility was observed along the base of trees and along small patches of land where grass is dead, or not growing. A storm drain channel was observed along the eastern portion of Planning Area 1. The driving range in the southernmost portion (covering approximately 5 percent of the parcel) was in use during the survey, and as such, this area could not be surveyed (**Figures 13 through 15**). No archaeological resources were encountered.



SOURCE: ESA

Royal Vista Residential Project

Figure 13

Overview of parcel (north of driving range), view northeast



SOURCE: ESA

Royal Vista Residential Project

Figure 14

Overview of driving range, view east



SOURCE: ESA

Royal Vista Residential Project

Figure 15

Overview of northern portion of parcel with storm drain
in the background, view northeast

APN 8762-027-039 (Planning Area 4)

This parcel (located east of APN 8762-023-002) includes a portion of the golf course. Ground surface visibility ranged from approximately 0 to 5 percent. Additionally, a storm drain was observed along the northwest portion of the parcel and appears to be connected to the storm drain in APN 8762-023-002. No archaeological resources were encountered.

APN 8764-002-006 (Planning Area 5)

This parcel (located south of Colima Road) includes a portion of the golf course. Ground surface visibility ranged from approximately 0 to 10 percent. Additionally, two small areas of the parcel yielded surface exposures of sandstone surrounded by grass (**Figure 16**). Concrete debris and modern red bricks were observed along northernmost portion of parcel. Concrete ditches were also observed throughout the parcel. No archaeological resources were encountered.



SOURCE: ESA

Royal Vista Residential Project

Figure 16

Overview of northern portion of parcel, view northeast

APN 8764-002-005 (Planning Area 6)

This parcel (west of APN 8764-002-006 and Walnut Leaf Drive) includes a portion of the golf course. Ground surface visibility ranged from approximately 0 to 5 percent. No archaeological resources were observed.

Geoarchaeological Review

Prehistoric Archaeological Analysis

The potential for finding buried prehistoric archaeological deposits at the Project Site has been assessed based on the following concepts: 1) age of the underlying soil contemporaneous with period of human occupation of the area; 2) proximity to permanent or semi-permanent water sources capable of supporting long-term or seasonal occupation of the area; and 3) flat or gently sloped topography conducive to human habitation. Previous research conducted elsewhere in California has indicated that the presence of buried archaeological sites is positively correlated with proximity to water, as well as flat to gently sloped landforms (Meyer et al., 2010).

Geologic map review indicates that the majority of the Project Site is mapped within older sediments of the Yorba Shale Member (Tmy) and Soquel Sandstone Member and facies (Tmss) of the Puente Formation, which are too old (predating human occupation in southern California) and not conducive to the preservation of archaeological resources. A small portion of the Project Site (within portions Planning Areas 1 through 3) is mapped as containing Quaternary alluvium deposits (Qa) (dating back to 11,700 years ago to present), which are contemporaneous with the period for which there is widely accepted evidence for human occupation of Southern California (Byrd and Raab, 2007).

The geotechnical investigation conducted within portions of the Project Site (within Planning Areas 1 through 3 and 5) also indicates that these portions are underlain by artificial fill introduced in 1963 during the construction of the golf course (encountered at depths extending from the surface to 25 feet below existing grade). Moreover, the geotechnical investigation also indicates that fill is underlain by bedrock associated with the Puente Formation.

Review of the 1894/1896 and 1898 historic topographic maps indicate that the closest body of water [San Jose Creek, which could have provided prehistoric inhabitants with a fresh water source] to the Project Site is located a far distance to the Project Site, approximately 0.50 miles to the north. Review of historic aerial photographs indicate that in historic times the majority of the Project Site was undeveloped and located within hilly/mountainous terrain, which would make it unsuitable for human habitation. Although the NAHC indicates that the results of the SLF search (based on records of confidential sacred land locations provided by tribes and archaeologists) are positive, no prehistoric archaeological resources have been previously recorded within the Project Site or 0.50-mile radius. Additionally, the *Kirkman-Harriman Pictorial and Historical Map of Los Angeles County* (Kirkman, 1938) does not show a Native American village in the vicinity of the Project Site. The two closest unnamed Native American villages are located approximately 1 mile northwest of the Project Site (along San Jose Creek and south of a Mission Road) and approximately 3.85 miles southwest of the Project Site (north of La Habra). Lastly, the pedestrian survey yielded negative results. As previously mentioned, the potential for finding buried archaeological resources was assessed based on the concepts by Meyer et al., 2010. The research indicated that the majority of the Project Site contains older sediments of the Puente Formation not conducive to the preservation of archaeological resources, no bodies of water are located nearby, and the Project Site was once located within hilly terrain, making it unsuitable for human occupation. Based on these results, the majority of the Project Site has a low sensitivity for buried prehistoric archaeological resources.

Although a small portion of the Project Site (within portions of Planning Areas 1 through 3) is mapped as containing Quaternary alluvium deposits, the geotechnical investigation has revealed that fill and bedrock of the Puente Formation have actually been found within these planning areas. Based on these factors, portions of Planning Areas 1 through 3 have a low sensitivity for buried prehistoric archaeological resources.

Historical Archaeological Analysis

Several structures are depicted in historic topographic maps and aerial photographs. These structures are discussed below.

Structures within Planning Area 1

As noted above, review of a 1901 historic topographic map indicates that two small structures are mapped within the southernmost portion of the parcel. A 1952 aerial photograph shows a dirt road and a row of trees within the parcel and at least one structure in the northern portion. A 1968 aerial photograph no longer shows any development within the parcel. Based on the developed nature of the Royal Vista Golf Club, it is likely that the previous structures (including

foundations) were removed to facilitate the development and continual upkeep of the golf course. Therefore, Planning Area 1 has a low sensitivity for historic-period archaeological resources.

Structures within Planning Area 2

As noted above, a historic aerial photograph from 1928 depicts a partially developed parcel with a homestead containing at least one structure located to the north of a large tree. In a 1938 historic aerial photograph, two additional structures are depicted west of the structure originally depicted (north of the large tree) in the 1928 aerial photograph. The pedestrian survey conducted by ESA revealed that one of the structures depicted in aerial photographs may be the maintenance building that is still standing today (and currently utilized as the golf course's maintenance facility building), while the other two structures (not located on the Project Site) are known to have been removed by at least 2002 or earlier (per review of the 2002 aerial photograph). Based on the developed nature of the Royal Vista Golf Club, it is likely that the previous structures (including foundations) were removed to facilitate the development of the adjacent Harvard Estates condominium project. Therefore, Planning Area 2 has a low sensitivity for historic-period archaeological resources.

Resource Descriptions for Potential Historic Architectural Resources

A total of three historic architectural resources were identified as a result of the survey including: a Barn/Maintenance Shed constructed c. 1928-1938, the Royal Vista Golf Club constructed in 1962, and the Royal Vista Clubhouse constructed in 1964. Although the Project Site is located on a portion of the Royal Vista Golf Club, it was necessary to evaluate the Royal Vista Golf Club as a whole, for its potential eligibility as an example of the golf club property type. The Barn/Maintenance Shed was originally associated with a property that pre-dated development of the Royal Vista Golf Club and was evaluated for potential significance in association with the early settlement of the area, as well as for its potential as a contributor to the Royal Vista Golf Club. While not located within the Project Site, the Royal Vista Clubhouse was evaluated as a potential contributor to the Royal Vista Golf Club and as a potential individual resource, and therefore was evaluated both as a part of the golf club as a whole and individually. Each of the three resources is described in detail below and are evaluated for potential eligibility in the significance evaluation section of this report. None of the three historic architectural resources have been previously evaluated for listing in the NRHP, CRHR or for local listing.

Barn/Maintenance Shed

A barn structure that is currently used as a maintenance shed for the golf course (Barn/Maintenance Shed) is located in the northwest portion of the Project Site on APN 8762-022-002. The structure was built around 1938, according to aerial photographs, and was likely originally used as a barn for agricultural purposes. The structure is accessible from an unpaved driveway that leads off of E. Walnut Drive South which is located to its north (**Figure 17**). The building is also accessible from within the golf course via the golf cart path leading from the south. The area surrounding the Barn/Maintenance Shed is flat and includes paved and unpaved areas with space for maintenance vehicles and staff parking. The surrounding eastern area is bordered by mature trees and shrubbery, such that the Barn/Maintenance Shed and its immediate landscaping are not visible from the golf course, except through an opening to the south.

The two-story barn structure has a rectangular footprint, and includes a main volume with a gabled roof, and a lean-to shed addition at the northeast elevation. The wood-framed structure is clad in corrugated metal, and includes a corrugated metal roof, and includes a concrete slab foundation. The interior of the Barn/Maintenance Shed is accessible from two large, corrugated metal sliding doors, located on both the north and south elevations (**Figures 18 and 20**). The lean-to shed portion at the northeast elevation is supported by steel columns and is enclosed with a metal fence (**Figure 19**). The southernmost portion of the lean-to shed has been enclosed and includes stucco walls and aluminum frame slider windows – modifications to the building which appear to be from the 1960s, when the lean-to was constructed (**Figure 21**).

At the inside of the barn, the beam and post construction is apparent. The utilitarian interior includes fluorescent light fixtures, and plywood enclosures forming small rooms in the northeast portion of the structure (**Figure 22**).



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 17
Barn/Maintenance Shed northwest elevation, view
facing southeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 18
Detail of Barn/Maintenance Shed northwest elevation,
view facing southeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 19
Barn/Maintenance Shed northeast elevation with lean-to
addition, view facing southwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 20
Barn/Maintenance Shed southeast elevation (left) and
northeast elevation (right) with infilled stucco room, view
facing northwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 21
Southeast elevation of Barn/Maintenance Shed, view
facing north



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 22
Interior of barn with wood framing, view facing south

Royal Vista Golf Club

The Royal Vista Golf Club at 20055 Colima Road occupies a sloped, irregularly shaped series of 14 parcels, bounded by East Walnut Drive South and residential neighborhoods to the north, Fairway Drive to the west, and several single-family residential neighborhoods to the south. Colima Road roughly bisects the golf course in half. The Royal Vista Golf Club consists of 14 parcels, and of these, 6 parcels make up the Project Site.

Signage located along Colima Road includes two types, low wall with affixed metal signage and a pole sign (**Figures 23-25**). The golf course is comprised of three nine-hole courses, landscaped with wide swaths of grass and groupings of mature trees (**Figure 26**). Rough stone-faced concrete masonry units line the southern perimeter of the course, serving as retaining walls for the abutting residential properties (**Figure 27**). Portions of the course that abut Colima Road from the south and portions of the course and Driving Range located to the north of Colima Road are lined with tall netting affixed to wooden posts (**Figure 28**). A paved cart path begins at the Clubhouse, which is centrally located north from Colima Road, and leads through the nine-hole north course, then to the nine-hole east course which crosses over Colima Road and heads south to the nine-hole south course (**Figure 29**). The cart path includes concrete curbs throughout the course. Tee boxes, fairways, and putting greens comprise each hole on the course (**Figure 30**). The golf course includes three concrete-lined water hazards, or ponds, with simple wood post barriers, sand traps, and hole signage throughout (**Figures 31-33**). There are several wood shed pump houses and a concrete masonry unit pump house which house irrigation and well equipment (**Figures 34 and 35**). Concrete drainage ditches run throughout the courses (**Figure 36**).

The Driving Range is located adjacent to the parking lot that serves the Clubhouse (**Figure 37**). The Driving Range extends northwest and includes a shade structure surmounts atop concrete

pad, which is separated from a nearby putting green by a metal fence that rests atop concrete masonry units. Tall exterior lights and several axillary shed structures serve this area.

A Snack Shack, servicing the golf course and the Driving Range, sits between the driving range and the parking lot (**Figure 38**). The Snack Shack is a small rectangular structure appears to date from sometime between the late 1970s and early 1990s and is not visible on the aerial photographs. It includes a flat roof, rectangular columns at evenly spaced bays, stucco siding, fixed metal frame windows and a metal screen parapet.



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 23
Low wall signage with affixed lettering located along
Colima Road, view facing northeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 24
Low wall signage with veneer pillars and affixed lettering
located along Colima Road, view facing northwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 25
Pole signage along Colima Road, facing southwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 26
Overall view of golf course with cart path, mature landscaping and undulating course, view facing north



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 27
Concrete masonry unit retaining wall in background with corresponding water fountain in foreground



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 28
Tall netting affixed to wooden poles



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 29
Beginning of paved cart path, view facing southwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 30
View of a typical putting green and fairway



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 31
View of a concrete lined pond with simple wood barrier



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 32
View of typical sand traps with high netting at left



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 33
View of typical hole signage



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 34
Wood Shed Pump House located near
Barn/Maintenance Shed near E. Walnut Drive South,
view facing southwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 35
View of Concrete Masonry Unit Pump House structure



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 36
View of undulating concrete drainage ditches



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 37
View of driving range with shaded structure at left, view facing north



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 38
View of Snack Shack structure, view facing northeast

Royal Vista Golf Clubhouse

The Royal Vista Golf Clubhouse (Clubhouse) is located on APN 8762-022-006, which is roughly centered within the golf course, immediately north of Colima Road. The Clubhouse is not located within the Project Site. The Clubhouse was constructed in 1968 as a part of the Walnut Valley Golf Club, two years after the golf course was originally constructed. As the building is over 50 years old, it will be evaluated as an individual resource, and as a contributor to the Royal Vista Golf Club. The Clubhouse is comprised of a 2-story structure, a surface parking lot, and a landscaped patio.

The Clubhouse includes a large, paved surface parking lot, with landscaping located in median strips both along Colima Road, and adjacent to the Clubhouse (**Figure 39**). Plantings include grass, shrubbery, and mature trees. A landscaped patio, which formerly included a swimming pool and wading pool, includes a concrete paved patio with decorative gazebo and a water feature (**Figures 40 and 41**). The landscaped patio is enclosed by a metal fence and is surrounded by mature landscape.

The 2-story Clubhouse is roughly rectangular in footprint and is accessible at grade from the upper level directly leading off of the parking lot. Constructed in 1964, the building is designed in the Contemporary Spanish Colonial Revival style, and includes stucco siding, archways, terracotta tile at the roof, stylized wood projecting eaves (**Figure 42**). The building is reinforced concrete with a gabled roof with projecting eaves visible on the north and south elevations. A trapezoidal-shaped parapet enframes a flat portion of the roof which sits atop a banquet hall area with a raised ceiling (**Figures 43 and 48**). Fenestration at the building include metal framed fixed

casement windows, many of which are floor-to-ceiling in height, and double metal framed doors with single lites and multi-lites.

An arched arcade runs along the south elevation and includes a generous carport that leads into the parking lot (**Figure 44**). The entryway, located along the south elevation, includes stuccoes archways, carved wood double doors with ornate metal hardware, and decorative stucco bas relief medallions representing historic motifs (**Figure 46**). The flooring at the entryway includes flagstone pavers, while the majority of the flooring at the exterior is either poured cement paving or metal decking. A wide metal framed deck with metal decking runs along the east and north elevations, providing access to the banquet hall spaces (**Figures 46 - 48**). The stucco walls include wood water tables and wood trim in some locations, most notable along the west elevation (**Figures 49 and 50**).

At the interior, original materials and built-in features do not reflect either the Mid-Century Modern or Spanish Colonial Revival styles, but instead appear to be reflect a more ornate revival style. The upper floor interior includes stuccoes archways, built-in paneled woodwork, dropped ceilings, and scrolled wrought iron guardrails (**Figures 51 and 55**). The iron staircase includes floating treads that are reflective of the Mid-Century Modern style. The banquet hall spaces in the northern portion of the upper floor includes stucco archways, rolled carpet, and ornate chandlers, Corinthian fluted pilasters, a wood parquet dancefloor, and scrolled wrought iron railing (**Figures 53 and 54**). The banquet hall rooms lead directly onto the metal decking, overlooking the golf course. The ground floor appears more contemporary in its finishes and includes tile floor, metal frame partition walls that enclose a restaurant and card room to the west, and a pro golf shop to the east (**Figure 55**).



SOURCE: ESA

Royal Vista Residential Project

Figure 39
View of Clubhouse from the southwestern extent of the paved surface parking lot, view facing northeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 40
View of landscaped patio at former location of
swimming pool, view facing northwest



SOURCE: ESA

Royal Vista Residential Project

Figure 41
View of landscaped patio at former location of
swimming pool, view facing northwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 42
View of Clubhouse southeast elevation, view facing northeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 43
View of Clubhouse southeast elevation, view facing north



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 44
View of Clubhouse carport at southeast elevation, view
facing northwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 45
View of main entrance at Clubhouse with ornate wood
doors, and stucco detailing



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 46
View of Clubhouse northeast elevation, view facing southwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 47
View of Clubhouse northeast elevation with metal decking, view facing northwest



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 48
View of Clubhouse northwest elevation with trapezoidal
parapet and metal decking, view facing southeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 49
View of landscaped patio at former location of
swimming pool with southwest elevation in background,
view facing northeast



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 50
View of Clubhouse southwest (left) and southeast (right)
elevations, view facing north



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 51
Interior view of ground floor lobby with ornate scrolled
wrought iron railing and arched plaster



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 52
Detail of interior of ground floor with built in wood paneling and marble fireplace surround



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 53
View of banquet hall with dropped ceiling, stucco archways, and metal decking



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 54
View of banquet hall with original decorative features including ornate chandeliers and Corinthian pilasters



SOURCE: ESA, 2021

Royal Vista Residential Project

Figure 55
Ground floor with restaurant/bar (left) and pro shop (right)

Resource History

Barn/Maintenance Shed

Construction History

There were no building permits identified for APN 8762-022-002, or for the addresss 19816 E. Walnut Drive South on file with the Los Angeles County Department of Public Works. The Barn/Maintenance Shed as it presently relates to the Project Site is depicted on **Figure 56**. Prior to the construction of the Barn/Maintenance Shed, the area surrounding the future structure appears to have been partially developed with a homestead that included a residence and yard, limited plantings, roadways, and potentially auxillary buildings by 1928 (**Figure 6**). The earliest aerial photograph including the Barn/Maintenance Shed was taken in 1938, indicating that the structure was constructed between 1928 and 1938 (**Figure 7**). The photograph depicts regularly spaced plantings, which may have been orchards and row crops, leading from present-day East Walnut Drive South, and further plantings encircling the homestead, bounded by semi-circular roads. The semi-circular road to the north of the homestead led directly to the subject Barn/Maintenance Shed, which sat adjacent to a mature tree. The lean-to shed roof extension was not visible at this time. As the adjacent homestead had comparably more regularly spaced plantings and the Barn/Maintenance Shed, it is likely that the site was being developed for agricultural purposes in the later 1930s. The subject structure was then likely used as a barn to house materials, equipment, or potentially animals to support the property's agricultural use. A small, auxillary building was located to the northwest of the Barn/Maintenance Shed by 1938. Present-day East Walnut Drive South, located to the north of the Barn/Maintenance shed, was known as Fifth Avenue, according to a topographic map from 1942 (Placeworks, 2020: 13). An aerial photograph taken in 1952 reflects the growth of the regularly spaced plantings encircling the adjacent homestead (**Figure 57**). The Phase I report indicates that this land may have been dry land farmed or pastureland (Placeworks, 2020: 11). The Barn/Maintenance Shed remained in its same location, and its paved area immediate surrounding it appears to have included more space for maintenance vehicle or storage.

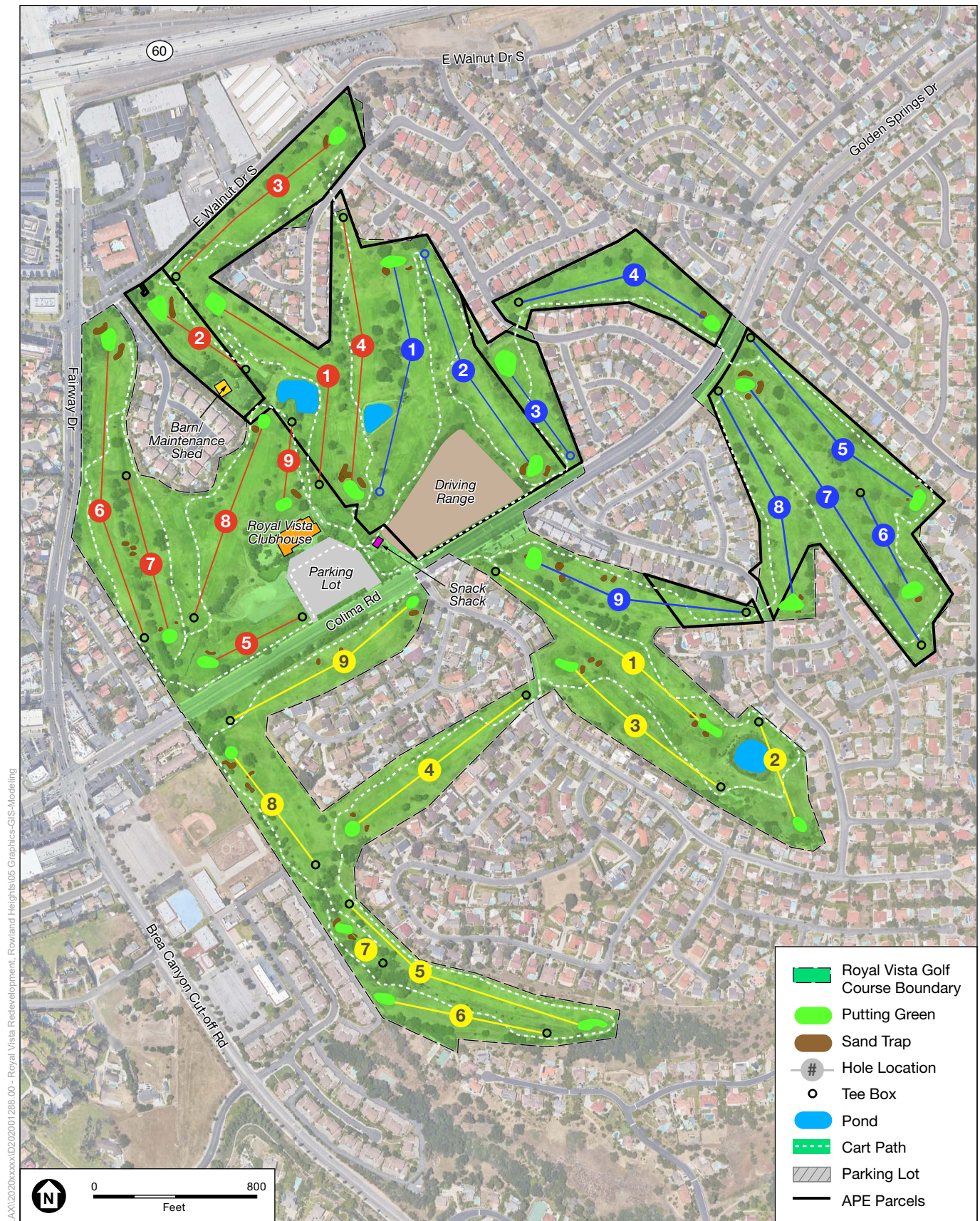
By 1962, the land surrounding the Barn/Maintenance Shed was developed with the Walnut Valley Golf Club, a private 18-hole golf club that expanded to include 9 additional holes by the following year (Claire, 1962: 39). According to the Los Angeles County Assessor's portal, the Barn/Maintenance Shed parcel became effective in 1964, around the same time that the golf course was constructed. As visible in the 1968 and 1977 aerial photographs, the golf course surrounded the Barn/Maintenance Shed to its north, east, and south, while the adjacent homestead and its regularly spaced plantings remained (**Figures 58 and 59**). Paved golf cart paths, sand traps, a pond, plantings, and fairways are visible golf course features by 1968. It appears that the golf cart paths led directly from the golf course to the Barn/Maintenance Shed by the late 1960s, indicating that the structure was used by the Walnut Valley Golf Club as a maintenance shed to house equipment and supplies to maintain the golf course, as it currently does today. Further, the lean-to roof addition is visible on the Barn/Maintenance Shed by 1968. The small, auxillary building located to the northwest of the Barn/Maintenance Shed remained in 1977, as did direct access from East Walnut Drive South to the structure. Single-family residential development was built adjacent to the Barn/Maintenance Shed from the northeast in 1979 aerial (**Figure 60**). Limited information about the subject Barn/Maintenance Shed can be distinguished from the

1981 aerial. By 2002, the adjacent homestead had been demolished and redeveloped with single family residences constructed in 2002 along a cul-de-sac, which largely reflects the original semi-circular roadways that encircled the former homestead (**Figure 61**).

Ownership/Use History

As indicated above, there were no early records associated with the Barn/Maintenance Shed. A topographic map dating to 1928 indicates that the nearby Silver Peak Ranch, located to the east of the future location of the Barn/Maintenance Shed and golf course was surrounded by oranges and lemon groves, which may indicate the types of plantings that once surrounded the homestead adjacent to the subject Barn/Maintenance Shed (Markham, 1919: 26; and Placeworks, 2020: 13). In addition to citrus, the area was also known for its walnut and avocado trees. The Barn/Maintenance Shed appears to have been associated with the adjacent homestead and early surrounding agricultural uses as early as 1938, when the building first appears on aerial photographs. The structure was then likely used as a barn to store equipment used for agricultural purposes, or possibly to house livestock associated with the activities of the immediate area. It appears that the structure was used as a barn for about 30 years.

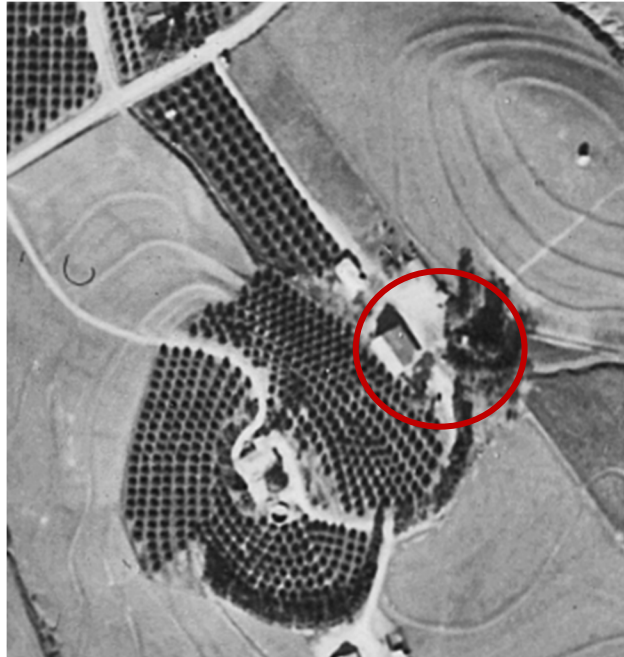
The private Walnut Valley Golf Club was constructed in 1962, and an aerial photograph taken in 1968 shows paved paths leading from the golf course to the Barn/Maintenance Shed, indicating that the structure was then used to house maintenance equipment for the golf course. The structure was also expanded to the northeast by the 1968 aerial photograph. The golf course changed ownership several times, and as such the Barn/Maintenance Shed served the Walnut Valley Golf Club from 1962 to 1968, the Pomona National Golf Club from 1968 to 1984, and the Los Angeles Royal Vista Golf Club from 1984 to the present. As such, the Barn/Maintenance Shed has been used as a shed for golf course purposes for at least 59 years.



SOURCE: ESA, 2021; Base - Google Earth, 2021

Royal Vista Residential Project

Figure 56
Royal Vista Golf Course Map



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 57
1952 aerial, with Barn/Maintenance Shed circled in red



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 58
1968 aerial, with Barn/Maintenance Shed circled in red



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 59
1977 aerial, with Barn/Maintenance Shed circled in red



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 60
1981 aerial, with Barn/Maintenance Shed circled in red



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 61
2007 aerial with Barn/Maintenance Shed circled in red

Royal Vista Golf Club

Construction History

Prior to golf course development, the land may have been used as farmland or grazing pasture. A homestead with surrounding orchards or row crops was present in the northern extent adjacent to the location of the Barn/Maintenance Shed in the 1920s, 1930s, and 1950s (**Figures 62-64**).

Building permits associated with the golf course are presented in **Table 3**. The subject golf course was developed as the privately owned Walnut Valley Golf and Country Club or Walnut Valley Golf Club, in 1962 (Johns, 1961: 97; and Progress-Bulletin, 1962: 29). Located “in unincorporated area south of Valley Boulevard” by South Hills Realty Company of West Covina, the golf course was originally planned to be developed as part of a larger phased project that included surrounding single-family and multi-family residences (Johns, 1961: 97). The golf course was to be 27-holes, and the planned residential community was to have 426 single-family lots, of which 124 were to “be directly on the course with the remainder overlooking the valley” (Johns, 1961: 97). The South Hills Realty Co., which originally developed the property, was overseen by engineer Eleanor B. Samuels and William E. Lunch, in cooperation with the Huntington Park First Savings and Loan Association (**Figure 65**).

Theodore G. Robinson, a noted golf course designer, who was then “considered one of the foremost authorities in the integrated planning of golf courses in connection with land development for residential and allied uses,” designed the Walnut Valley Golf Club’s golf course. Details from the original construction included over 113,000 linear feet of water piping and 23,000 fittings to install the extensive irrigation lines. The irrigation lines supplied water to 1,200 pop-up automatic sprinklers, which were activated by time clock operation and were sent over 395,000 feet of electric wiring laid in water pipe trenches (Progress-Bulletin, 1962: 29).

Shortly after initial planning efforts were announced in newspapers, further mention of a phased golf course-residential development ceased. Notably, in 1964, the course’s publicity director, Al Johns, said that “there is no real estate development connected with the course at this time,” adding “Our basic aim is to have one of the finest golf courses in Southern California (Claire, 1962: 39). In this, it appears as though a disconnect between the private golf course and residential neighborhood occurred while both developments were underway. There is limited physical information to suggest that the golf course and surrounding residential neighborhoods were developed in tandem, with the exception of concrete masonry unit (CMU) retaining walls that line much of the perimeter of the golf course and abut single-family homes that face the golf course. The use of concrete masonry units as a building material is also reflected in golf course water fountains, select ashtrays, and in a retaining wall at the Driving Range, indicating a minor overlap in materiality and coordination, which is likely attributed to the early planning efforts to create the golf course. The three neighboring residential developments were eventually constructed 1973, 1979, and 2002, as discussed below.

Upon its opening in November of 1962, the Walnut Valley Golf Club had 18 holes, and another 9 holes were constructed by February of 1963. According to noted golfer Don January, the course was praised for “its wonderful coverage of grass” which was brought into playing condition “more quickly than any course I’ve ever seen,” indicating that the construction of the course, grading, and installation of associated features occurred rapidly (Claire, 1962: 39). The president of the Walnut Valley Golf Club, William E. Lynch, noted that once the course was completed, “any of the three nines may be played interchangeably as a 72-par, 18-hole course, averaging 6,450 yards, which will be increased to 7,000 yards or more, for championship play” (Claire, 1962: 39). Original designed features that made the course “a good challenge” included three one-acre ponds, or water hazards, concrete aqueducts, and trees (Claire, 1962: 42). The ponds were lined with plastic sheeting to prevent water from soaking into the ground and were serviced by adjacent deep water-wells (The Los Angeles Times, 1963: 38).

Later additions and modifications to the original course are indicated in newspaper articles and in limited building permits on file with the Los Angeles County Department of Public Works. An additional 250 mature specimen trees, ranging from 15 to 32 feet in height were planted in the spring of 1963 (Claire, 1963: 47). Upon an ownership change in 1964, plans were announced to improve the golf course, including a 30,000 square foot clubhouse, tennis courts, a swimming pool, and modifications to the course (The Los Angeles Time, 1964: 38). The Clubhouse was constructed in 1964. A fourth pond was constructed on the [first hole of the north course] in 1964, along with lengthened tees and benches placed at all tees (Johnson, 1964).

The course became a public course in 1968, changing its name to the Pomona National Golf Club (East Review, 1968: 27). A 1968 newspaper advertisement indicated that the golf course included a Class A pro golf shop, driving range, and a “luxurious” clubhouse with banquet rooms by this time (**Figure 66**) (The Los Angeles Times, 1968). An aerial photograph taken in 1968 illustrates a single-family residential neighborhood under construction in the southeast portion of the project site (**Figures 67 and 68**). According to the Los Angeles County Assessor’s portal website, construction of the southeastern residential neighborhood was mostly completed between 1973 and 1975, roughly 11-13 years after the golf course originally opened.

A portion of undeveloped land located adjacent to the northern portion of the golf course was redeveloped in order to accommodate new residential housing, which was largely constructed in 1979 according to the Los Angeles County Assessor’s portal website. Additional single-family residential development located adjacent to the northern portion of the site was visible adjacent to the Barn/Maintenance Shed by a 1981 aerial photograph (**Figure 69**). A building permit was issued in 1993 for a 50’ high netting for the golf course, which may refer to the netting along E. Colima Road, and present throughout the site. Later that year, a building permit was issued to install pole lights at the driving range. In 2002, located the northwestern portion, land to the west of the Barn/Maintenance Shed was redeveloped with single-family residences (**Figure 70**). In this, the former homestead was replaced with single family residences constructed along a cul-de-sac, which largely reflected the original semi-circular roadways that once encircled the homestead. The Royal Vista Golf Club as it presently relates to the Project Site is depicted on **Figure 56**.

TABLE 3
20055 E. COLIMA ROAD, WALNUT, GOLF COURSE PERMITS, LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

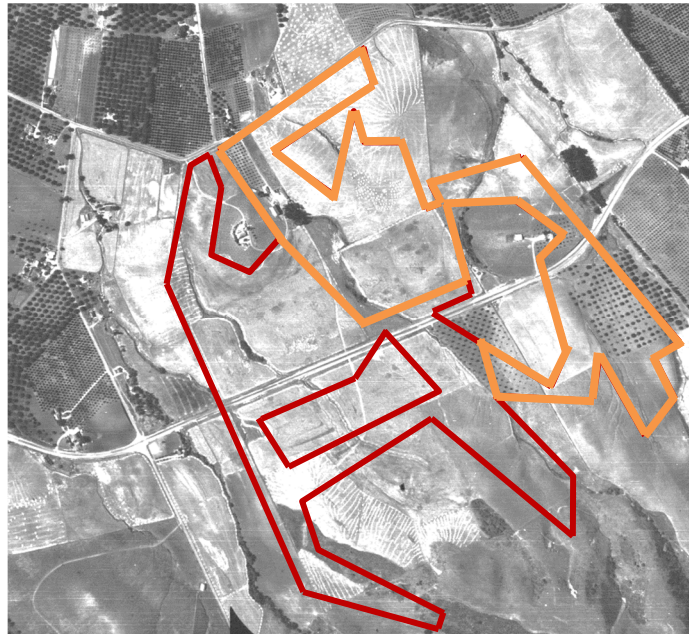
Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
3/31/1993	20055 Colima Road	N/A	Waterhouse Properties	G. B. Development (C)	30,000	50’ high netting for golf course
9/23/1993	20055 Colima Road	N/A	LA Royal Vista	G. B. Development (C)	N/A	Pole lights for driving range



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 62
1928 aerial with future location of golf course outlined in red, with Project Site outlined in orange



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

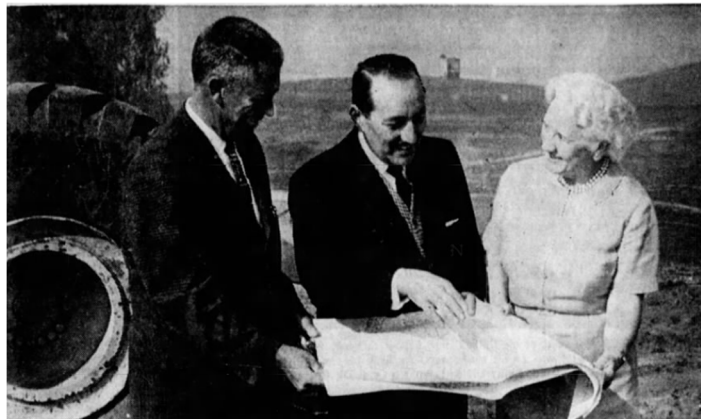
Figure 63
1938 aerial with future location of golf course outlined in red, with Project Site outlined in orange



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 64
1952 aerial with future location of golf course outlined in red, with Project Site outlined in orange



SOURCE: "Construction Starts Tomorrow on \$25 Million Development," *Progress-Bulletin*, February 18, 1962, 29.

Royal Vista Residential Project

Figure 65
Early planning efforts were published in the local newspaper with a photograph of those involved and undeveloped land in the background, 1962



SOURCE: "Advertisement: Pomona National Golf Club,"
The Los Angeles Times, October 28, 1968.

Royal Vista Residential Project

Figure 66
 Newspaper advertisement published shortly after the
 private Walnut Valley Golf Club became the public
 Pomona National Golf Club



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 67
 1968 aerial with Clubhouse located toward the center,
 and new residential construction at southern portion of
 the Project Site. Golf Club generally outlined in red, with
 Project Site outlined in orange



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 68
1977 aerial, with golf club generally outlined in red, with Project Site outlined in orange



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 69
1981 aerial with northeast portion of Project Site, with Project Site outlined in orange redeveloped with new residential construction, with golf club generally outlined in red, with Project Site outlined in orange



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 70

2007 aerial with former homestead to northwest of Project Site with new residential construction located adjacent to the golf course, with golf club generally outlined in red, with Project Site outlined in orange

Theodore G. Robinson, golf course architect

The Walnut Valley Golf Club course was originally designed by notable landscape designer, or golf course architect, Theodore “Ted” G. Robinson (Progress Bulletin, 1962: 4). Born in 1923, Robinson attended the University of Southern California (USC) and graduated in 1948 with Master of Science degrees in Landscape Architecture and Land Planning (Robinson Golf Inc., 2013). He began his career as a land planner while teaching at USC, gaining experience in park, subdivision, roads, streets, and other land use design. Robinson eventually shifted his focus to golf course design, and by the early 1960s, golf course design became his primary interest throughout the rest of his career. The earliest Robinson project listed on the American Society of Golf Course Architects is the Braemar Country Club – East Course, in Tarzana, California, designed in 1963. He designed over 160 golf courses throughout the world. Particularly notable projects included “the selection of Sahalee Country Club in Redmond, Washington as the site of the PGA Tour Championship and the Experience at Koele on the island of Lanai, Hawaii as one of the best new resort courses in the world” (Robinson Golf Inc., 2013). At various times, Robinson’s courses were ranked in the top five in Washington, Oregon, Nevada, New Mexico, Utah and Hawaii. He was well known as one of America’s “most imaginative and innovative golf course architects,” and was deemed the “king of waterscapes,” with some of his golf courses considered to be some of the finest throughout the world. His international projects included courses constructed in Bermuda, Indonesia, Japan, Korea, and Mexico (American Society of Golf

Course Architects, 2006). Robinson's career spanned into the early 1990s, and he passed away in 2008 (Robinson Golf Inc., 2013).

Royal Vista Golf Clubhouse

Construction History

The Clubhouse, constructed to house the Walnut Valley Golf Club, was planned as early as 1962, as indicated by newspaper articles. Prior to development, the land was likely used for agricultural purposes (**Figure 71**). All building permits pertaining to the Clubhouse are included in **Table 4**. The clubhouse was planned to be a two-story building with locker rooms, card rooms, pro shop, bag storage and repair, golf carts and golfers' pub at the lower level. The building was to include a courtyard and was to be adjacent to the first tee of the eastern nine holes (Progress-Bulletin, 1962: 29). Early renderings of the clubhouse as published in a 1964 newspaper articles, depict a different design concept that was much more Modern in character than what was eventually constructed (**Figures 72 and 73**). While the 1964 published renderings did not resemble the clubhouse's final constructed appearance, the building's description was presented as follows appears to be more accurate:

The spacious two-level building will have 38,000 square feet of floor space as well as 14,000 square feet of sun deck and balconies. Constructed in the Spanish hacienda style with massive timbers and red tile roof, it will be furnished in the manner of Spain's royal palaces. Designed for Roger Roelle, by William Rudolph and Associates, architects, the club will be suited for both social and club entertaining for members and special functions for large groups (The Los Angeles Times, 1964: 120).

While the Walnut Valley Golf Club golf course opened in 1962, the clubhouse was still under construction in 1964. The building opened in December 1964 and included locker rooms at the ground floor with steam and massage rooms (The Los Angeles Times, 1964: 120). A photograph published in a 1965 newspaper article indicates that the fountain located in the courtyard area of the Clubhouse is likely an original feature (**Figure 74**). Permits issued in 1965 and 1966 included work to construct a swimming pool and a "snack bar" near the driving range. Visible in 1968 and 1977 aerial photographs, a recreation area which is no longer extant include a swimming pool, a heated therapeutic pool, and a fountain pool for children (**Figures 75 and 76**) (The Los Angeles Times, 1964: 120). The proposed tennis courts mentioned in the 1968 newspaper article do not appear to have been constructed. A 1968 advertisement noted the clubhouse as luxurious with banquet rooms and a restaurant which served breakfast and lunch seven days a week (The Los Angeles Times, 1968, 44).

There were no building permits issued for 20005 5th Avenue between 1966 and 1992. In 1993, a building permit was issued to install a clarifier at the end of the Clubhouse. In 1995, modifications to an electrical meter and power apparatus were issued. Building permits issued for the Clubhouse in the early 2000s included work to repair a wood deck; reroof the building; interior lath/drywall upgrades for ADA requirements; new lavatories/sinks and water closets; and a new T-Mobile monopole antenna. By the 2007 aerial the swimming pool had been removed (**Figure 77**). Permits issued in the 2010s included plumbing work; the replacement of the T-

Mobile monopole antenna; new electrical outlets; seismic retrofitting under the building and the replacement of the balcony and roof; and temporary shoring of the existing outdoor deck. The Clubhouse as it presently relates to the Project Site is depicted on **Figure 56**.

William Rudolph and Associates, architect

William Leo Rudolph, AIA, was born in 1923. According to his AIA membership application, he attended Long Beach Polytechnic High School and the College of Idaho before enrolling at the USC (American Institute of Architects, 1954). He graduated from USC with a Bachelor of Architecture in 1949 and received a special diploma from the University of Stockholm in 1950. Rudolph worked for several California architectural firms, including Smith & Williams (1950-1952), Byles, Weston & Rudolph (1952-1953) where he was a partner; and Leitch & Rudolph (1953-1954) where he was also a partner. Rudolph opened his own practice, William L. Rudolph, Architect in 1954. The firm later became known as William L. Rudolph AIA and Associates.

By 1962, Rudolph's office moved to Los Angeles upon which time a new division of the firm was created to design resorts, hotels, marinas, sports and recreation centers, and restaurants (The Los Angeles Times, 1962). An additional new department included an economic research department which involved "site studies and cost and income projections; a food service planning department and an interior planning display room for graphics, fabrics, and materials" (The Los Angeles Times, 1962). By the 1960s, newspaper articles indicate that Rudolph's career included recreational facilities including bowling alleys, cafes and hotels/resorts, many of which were in a Mid-Century Modern style (The Los Angeles Times, 1958; Ventura County Star, 1960; The Los Angeles Times, 1960; and The Los Angeles Times, 1962). An earlier clubhouse designed by Rudolph was for the Los Robles recreation and residential community, which was designed along a "Spanish-Mediterranean theme, which was in-keeping with the Carmel type architectural motif established for the entire Los Robles area" (Ventura County Star, 1963; and The Los Angeles Times, 1971). He designed the Clubhouse for the Pomona National Golf Club in 1968 (The Los Angeles Times, 1964: 120). By the early 1970s, Rudolph's firm was considered to be widely known for their work in the recreation and leisure fields and had won international acclaim for his design of the Acapulco Princess hotel, a 16-story resort surrounded by a floating lagoon (The Sacramento Bee, 1972). In 1974, Rudolph designed the Springs Clubhouse in Palm Springs, which was a 25,000 square foot building with lounges, a dining room, cards rooms, sauna, and locker rooms (The Desert Sun, 1974). Other notable resort works designed toward the end of his career included Southampton Princess in Bermuda and the Algarve Princess in Portugal. By the late 1970s, his office had moved to Huntington Beach. Rudolph died in 1981.

TABLE 4
20055 E. COLIMA ROAD, WALNUT, ROYAL VISTA GOLF CLUBHOUSE PERMITS, LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
10/30/1964	20055 5 th Avenue	N/A	Walnut Valley Club	Dick Marino (E) Marlo Eng (C)	15,000	Sprinkler plan check
3/16/1965	20055 5 th Avenue	N/A	Roelle Enterprises	E.W. Dakan (E) Nadar, Inc. (C)	7,500	Construct swimming pool
5/5/1966	20055 5 th Avenue	N/A	R. Roelle	N/A	450	Construct Snack Bar near driving range
9/1/1993	20055 Colima Road	N/A	Waterhouse Properties	G. B. Development (C)	N/A	Install clarifier at north end of club house
5/25/1995	20055 Colima Road	N/A	L.A. Royal Vista Golf Club	Alta Electric & Lighting Services (C)	N/A	Electrical meter and power apparatus
9/11/2003	20055 Colima Road	BL 0200 0309110005	L.A. Royal Vista Golf Club	Lacy Construction (C)	50,000	Repair wood deck on club house
5/20/2005	20055 Colima Road	BL 0200 0505200061	National Golf Courses, Inc.	Golden Construction (C)	N/A	Permit for roof sheathing
2/19/2008	20055 E. Colima Road	BL 0200 0802190005	L.A. Royal Vista Golf Club	Hacienda Hills Interiors (C)	N/A	Permit for interior lath/drywall to upgrade bathroom to ADA requirement
4/1/2008	20055 E. Colima Road		L.A. Royal Vista Golf Club	Hacienda Hills Interiors (C)	N/A	Permit for lavatories/ sinks, and water closet/urinal
4/15/2009	20055 E. Colima Road	BL 0200 0902260006	L.A. Royal Vista Golf Club	Novacom (E)	N/A	Install new 57' T-Mobile monopine and 5 new equipment cabinets inside a new 7' CMU equipment enclosure
2/8/2010	20055 E. Colima Road	BL 0200 1002080015	National Golf Courses, Inc.	P&M Plumbing, Heat & Air	N/A	Plumbing Permit: install floor drain
2/3/2012	20055 E. Colima Road	BL 0200 1202020019	L.A. Royal Vista Golf Club	Jaiyong Yang (C)		Provide h/c toilet at existing multi-unit restrooms, maintain same fixture count
3/27/2013	20055 E. Colima Road	BL 0200 1301080035	L.A. Royal Vista Golf Club	Pacific Inland and Associates (C)	10,000	Replacement of T-Mobile antenna and support equipment
5/7/2015	20055 E. Colima Road	BL 0200 1405070003	RVGC Partners, Inc.	Cos Construction (C) Anderson Design Group (A)	N/A	Electrical for 50 outlets

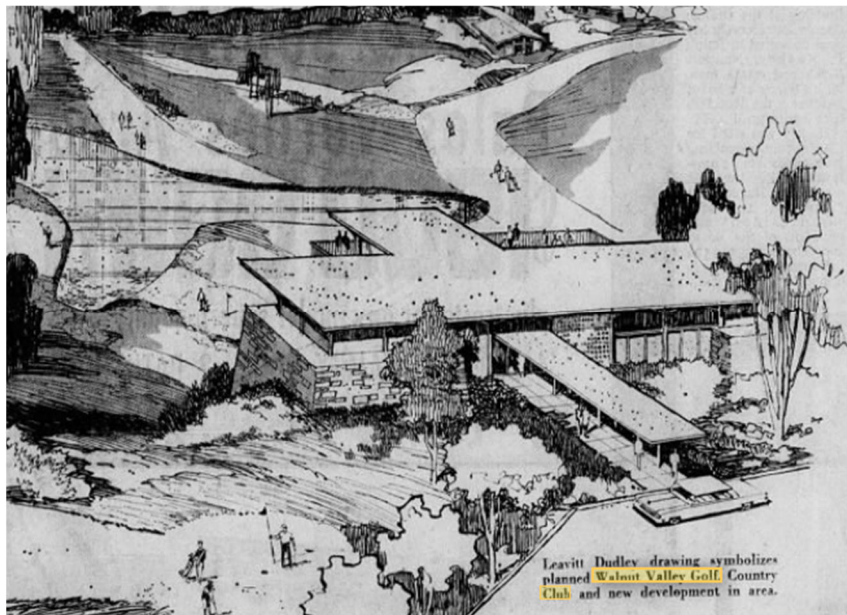
Issued	Location	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
6/11/2015	20055 E. Colima Road	BL 0200 1309300064	RVGC Partners, Inc.	Cos Construction (C)	250,000	Repair and replacement of existing balcony and roof over balcony, restoration of lateral strength of existing building under existing shear walls [which] were modified or removed
6/11/2015	20055 E. Colima Road	BL 0200 1307030073	RVGC Partners, Inc.	Cos Construction (C)	25,000	Temporary shoring of existing outdoor deck



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

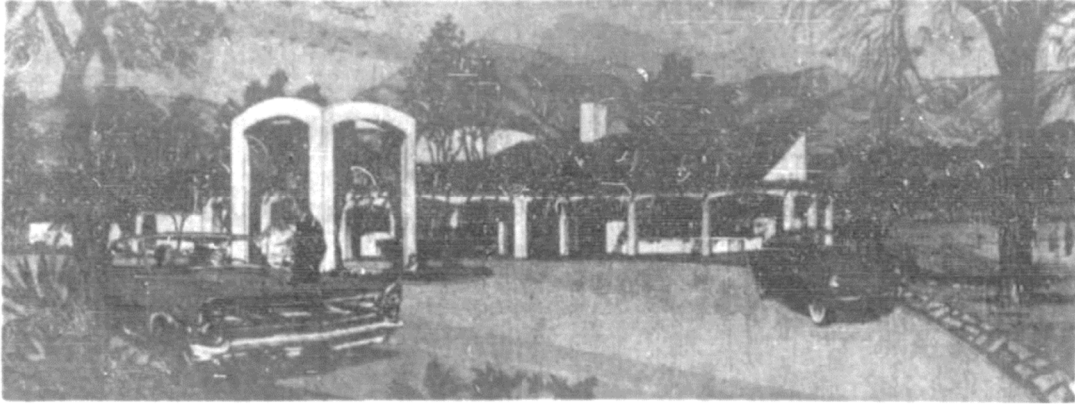
Figure 71
1952 aerial depicting future Clubhouse site



SOURCE: "Clubhouse at Walnut Valley Ready Dec. 1," *The Los Angeles Times*, August 16, 1964, 120.

Royal Vista Residential Project

Figure 72
Front elevation of Walnut Valley Golf Club's Clubhouse
rendering, 1964



SOURCE: "Clubhouse at Walnut Valley Ready Dec. 1," *The Los Angeles Times*, August 16, 1964, 120.

Royal Vista Residential Project

Figure 73
Conceptual rendering of the proposed Walnut Valley
Golf Clubhouse, 1964



SOURCE: "Club Will Hold First Tourney," *The Los Angeles Times*, June 6, 1965, 268.

Royal Vista Residential Project

Figure 74
Planners for the Walnut Valley Golf Club's invitational
tournament pose on the Clubhouse fountain, 1965



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 75
1968 aerial



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 76
1977 aerial



SOURCE: UCSB Frame Finder

Royal Vista Residential Project

Figure 77
2007 aerial

Royal Vista Golf Club and Royal Vista Golf Clubhouse

Ownership/Use History

The Walnut Valley Golf Club opened as a private golf club in November of 1962 (Claire, 1962: 39). The ownership and occupancy history of the golf course is included in **Table 5**, above. The golf course was developed by the West Covina-based South Hills Realty Company, along with the Huntington Park First Savings and Loan Association (Progress-Bulletin, 1962: 4). Sources indicate that the golf course was originally planned to be a part of a large housing development, however, it appears that during the construction of the golf course the larger cohesive plan was terminated, as surrounding housing developments were instead constructed in about 1973, 1979, and 2002.

At the time that the Walnut Valley Golf Club was constructed, there were three other new courses in the area, including: Western Hills Golf and Country Club, Claraboya Golf and Country Club, and Los Serranos (Claire, 1962: 42). In the early 1960s, golf course development was occurring rapidly in southern California. One newspaper article from 1962 noted:

The fact that golf is becoming one of the foremost participant sports is a big factor in the business world is highly evident in the immediate area. Only a few years ago, the local links could almost be counted on one hand. At present rate which courses are being built in this area, however, it may soon become a golf capital of the Southland (Claire, 1962: 42).

Up until February of 1964, the Walnut Valley Golf Club was owned by 12 business partners, known as the California Real Estate Venture (CREV) (The Los Angeles Times, 1964: 38). In 1964, the Walnut Valley Golf Club was purchased by Roger Roelle, who had bought out his original CREV partners. Roelle had plans to convert the private golf course into a public golf course, while still maintaining the club's 250 members. In 1964, the Clubhouse was constructed as part of the Walnut Valley Golf Club under Roelle's new ownership. It was constructed to serve

many golf course functions, including use for social events, restaurant dining, a bar, a pro shop. The building's main dining and banquet rooms were designed to hold up to 600 guests and included a dance area. Smaller banquet rooms were to accommodate up to 100 guests, and members' bar and dining areas were located on the ground floor (The Los Angeles Times, 1964: 120).

Following several lawsuits from private golf club members who were against the idea of opening the course up to the public, the golf club transitioned to public use in 1968 after an additional sale to National Golf Courses, Inc. (The Los Angeles Times, 1964: 38; and Progress Bulletin, 1968: 7). A modest membership fee was introduced which afforded golfers a reduction of the public greens fees and access to the course facilities (East Review, 1968: 27). The Walnut Valley Golf Club was renamed Pomona National Golf Course after the 1968 sale. When commenting about the course sale and conversion of it from private to a public, president of National Golf Courses, Inc., William W. Saunders noted, "We offer country club facilities, but make them available to the public at a price which the wide range of middle-class Americans can afford." Along with the acquisition of the Pomona National Golf Course, National Golf Courses, Inc. had added two additional major Southern California courses to its "semi-private pay-as-you-play operation," including Ontario National Golf Course in Ontario, and Corona National Golf Course (East Review, 1968: 27). The proximity of these three golf courses adjacent to freeways, particularly on weekdays during golf playtime, were each conveniently located a little more than 30 minutes from much of Orange and Los Angeles Counties. Further, Saunders indicated that the area was considered to be "the hottest center of golfers in the nation," indicating that the southern California region had many frequently utilized golf courses in operation by this time (East Review, 1968: 27).

A newspaper advertisement from 1968, likely one of the first published advertisements to announce the now-public golf course, promoted the Clubhouse as luxurious with banquet rooms and a restaurant which served breakfast and lunch seven days a week (The Los Angeles Times, 1968: 44). When operating as part of the Pomona National Golf Club, the Clubhouse hosted many activities including: dinner and dancing for the West Covina Chamber of Commerce; Valentine's Day dances for Nu Beta Chapter of Beta Sigma Phi; Assistance League annual style show; National Charity League; and Toujours Les Femmes events to name a few (The Los Angeles Times, 1968; The Progress Bulletin, 1969; The Los Angeles Times, 1969; The Los Angeles Times, 1969; and The Upland News, 1969).

In 1984, the Pomona National Golf Club changed its name to the Los Angeles National Golf Club, in an effort to disassociate the course with the City of Pomona, as indicated in the former title. National Golf Courses, Inc. president Saunders noted about the name change, "we're only 20 minutes from downtown L.A. and we're *not* in Pomona" (The Los Angeles Times, 1984). Two years later, the golf course began being referred to as the Los Angeles Royal Vista Golf Club, as it remains today. Numerous golf tournaments and conferences have been hosted at the course over the years. The Clubhouse continued to host many local events for individuals, schools, and philanthropic, professional and private organizations, as advertised in newspaper announcements heavily through the mid-2010s.

TABLE 5
20055 E. COLIMA ROAD, WALNUT, ROYAL VISTA GOLF CLUB AND ROYAL VISTA GOLF CLUBHOUSE
OWNERSHIP/OCCUPANCY

Year	Owner	Occupant	Source
1962 - 1964	South Hills Realty Company, California Real Estate Venture (CREV)	Walnut Valley Golf and Country Club / Walnut Valley Golf Club (private)	Newspaper articles
1964-1968	Roger Roelle	Walnut Valley Golf Club (private)	Newspaper articles
1968 - 1984	National Golf Courses, Inc.	Pomona National Golf Club (public)	Newspaper articles
1984 - Present	National Golf Courses, Inc.	Los Angeles National Golf Club / Los Angeles Royal Vista Golf Club (public)	Newspaper articles

Historic Contexts and Architectural Themes

Barns/Stables in Los Angeles

As Los Angeles County does not have a developed context statement related to barns, the *SurveyLA Citywide Historic Context Statement* which includes Context: Industrial Development, 1850-1980, theme: Agricultural Roots, 1850-1945, sub-theme: Truck Farming and Local Markets, 1850-1945, was referenced in order to evaluate the Barn/Maintenance Shed (LSA Associates, 2018: 30-31). The patterns of development present in the City of Los Angeles parallel those occurring in Los Angeles County during the same time periods, and as such, SurveyLA contexts are referenced for their relevance to the Project Site's development. Excerpts from the relevant SurveyLA context are presented here for the purposes of this report as follows:

Truck farming, or cultivation of produce for sale at local markets, was widespread in Los Angeles in the early 20th century, facilitated by the combination of abundant agricultural land and growing local demand. On farms ranging in size from 1 to 20 acres, truck farmers processed crops in portable field stations, then sent produce directly to local markets or sold products from street stands. Many truck farmers rented rather than owned their land; approximately a quarter of agricultural land in the Valley in 1939 was rented.

Numerous poultry farms supplying local markets were established in the San Fernando Valley in the 1920s in the Van Nuys, Roscoe, and Reseda neighborhoods, including the utopian Charles Weeks Poultry Colony in present day Winnetka (between Owensmouth Avenue and Reseda Boulevard), which consisted of scores of acre-sized farms with long egg-laying houses at the rear. Small farms and suburban homeowners produced eggs and other poultry products for sale at local markets and at roadside retail stands. With the Great Depression, the Winnetka community declined and by 1932, many of the poultry farms faced bankruptcy. Some homeowners continued to sell eggs and poultry, an activity that persisted at roadside stands until at least the 1960s. Additional research may reveal other farming colonies that were developed in a similar way to the Weeks Poultry Colony.

Extant resources related to truck farming are farm houses and out-buildings including egg-laying houses, barns, stables, and sheds. Most resources will be located in the San Fernando Valley including Winnetka, Chatsworth, Northridge, and West Hills. While

acreage dedicated to truck farming decreased over course of the 20th century due to the housing boom, it was pursued as recently as the 1960s, relegated to the west and southwest edges of the Valley including Chatsworth, West Hills, and Hidden Hills. Very limited truck farming still occurs on leased public land bordering the 101 Freeway in Encino, and nearby along the Sepulveda River flood basin (LSA Associates, 2018: 30-31).

Further, SurveyLA includes the following information regarding descriptions of the property type, property type significance, and character-defining features:

Industrial – Agricultural - Barn/Stable property type description: Barns and stables may be part of a vernacular agricultural landscape that includes other agricultural features such as farm houses, other outbuildings, related structures such as canals, standpipes, corrals, and tanks, agricultural land, or a related grove/orchard. On their own, barns and stables are not sufficiently representative of truck farming or ranching to be eligible under this theme, particularly for the National and California Registers. However, barns and/or stables that are excellent examples of the type, possess high artistic value, or are excellent examples of architectural styles (such as Dutch Colonial Revival, American Colonial Revival, or Craftsman) as applied to an agricultural building may be eligible under themes within the Architecture and Engineering context.

Property Type Significance: Intact barns and stables may be significant components of a once expansive agricultural landscape within the city. They represent truck farming for the local market, both of which were once critical components of the agricultural economy of Los Angeles.

Character Defining/Associative Features:

- Retains most of the essential character defining features from the period of significance
- Wood frame and cladding; double height construction with double doors on side or end elevations
- Typically associated with at least one additional agricultural building or landscape feature
- Exceptional examples of the property type may have minimal associated agricultural buildings or landscape features
- May be associated with ethnic/cultural history of the area in which it is located
- May also be a significant example of an architectural style from the period of significance

Golf Courses, Structures, and Buildings

Constructed in 1962 as the private Walnut Valley Golf Club, the Royal Vista Golf Club includes features as discussed in the “Assessing Golf Courses as Cultural Resources,” essay in *Cultural Resources Management*, which includes a history of American golf courses as follows (Smead and Wagner, 2000: 16-21):

Golf courses vary widely in layout and topographic characteristics, but there are certain constant components. The primary resource is the landscape. By the mid-20th century, a regulation course was understood to have 18 holes with a total length of between 5,000 to 7,000 yards (the total measurement from the tee to the putting green hole of all 18 holes). Each hole consists of three distinctive primary sections: the teeing ground, the fairway (containing the putting green), and the rough. On the teeing ground, where the player hits the golf ball into play, the grass is maintained at a lower cut and the surface is even. The fairway is the long section between the teeing ground and the putting green, where the grass is usually at moderate length. At the putting green, the 4.25-inch diameter hole is cut as the eventual target for the player. Putting green grass is low and very fine in order to offer better ball rolling characteristics. Around the tee, fairway, and putting green are areas referred to as the rough, which usually include less carefully maintained grass, shrubs, and trees.

Each hole will have characteristics that make it more or less challenging. Hazards, or obstacles that challenge the player, take several forms. Bunkers and water features are the most common hazards. The bunker is a recess or hole, typically containing sand, and water hazards may be a brook, a stream, a natural marsh, a natural seaside, or a lake inlet. Dramatic or subtle shifts in the levels and planes of the land are common; swales and mounding can add to the difficulty of a course. The visual line of play can also offer challenges. Strategically-sited trees and other natural plantings form visual barriers and sometimes holes are laid out in dogleg form with a right or left jog in the fairway before it gives way to the putting green. Other minor features that may be found on golf courses include practice putting greens, most often located near the clubhouse and driving ranges.

A major component of most golf courses is the clubhouse. While some of the most celebrated courses in the United States have large architect-designed clubhouses or building complexes, many have more modest buildings and some of the early clubs never expanded into multi-service complexes with other facilities such as swimming pools and tennis courts.

Occasionally, the clubhouse may have been a pre-existing residence. Because golf courses were often built in rural areas, surviving farm buildings sometimes became golf course service buildings; barns and equipment sheds were often retained to house maintenance equipment or golf carts.

Some club houses reflect the important social evolution of the game of golf. Caddies were more popular before the advent of golf carts in the 1950s and in many clubs there was a separate area or even a separate building for caddies. As women pursued more active athletic lifestyles as the 20th century progressed, locker rooms and separate facilities were incorporated into previously male dominated institutions. There are historic courses that have lost their original clubhouse or the building may survive in heavily remodeled condition. Secondary features that are often included on golf courses are storm shelters, water fountains, ball cleaning stands, benches, maintenance buildings (usually on remote parts of the course), walls, bridges, and fences. In elaborate, often architect-designed complexes, there are usually other sports facilities, such as pool houses, stables, tennis courts, residential facilities, or a grounds keeper's complex. In the

1950s, one of the significant evolutions of the game occurred when golf carts were introduced. Within several years, new networks of paved roads were built to facilitate vehicular travel, which subtly changed the overall design of the course.

Additionally, the *SurveyLA Citywide Historic Context Statement* includes Guidelines for Evaluating Private Recreation Facilities (City of Los Angeles, 2019). As Rowland Heights/Walnut/Los Angeles County does not have developed evaluation criteria for evaluating private golf courses and determining their character-defining features, excerpts from the relevant SurveyLA guidelines are presented here for the purposes of this report as follows (City of Los Angeles, 2019: 4):

Property Type Description: A members-only private recreation facility located in an upscale residential suburban neighborhood with substantial grounds for one or more sporting activities and a clubhouse for dining and entertainment. The majority are country clubs with a range of activities in one location, and a focus on golf. Most have buildings, structures, and landscapes features associated with notable designers (City of Los Angeles, 2019: 4).

Summary Statement of Significance: A private recreation facility may be significant in one or more areas of significance including: Recreation, Social History, Community Planning and Development, Landscape Architecture, Architecture, and/or Ethnic Heritage. Significant examples played an important role in the history of recreation and leisure in Los Angeles. Many were tied to the planning of affluent suburban residential communities, particularly those established in the 1920s. Significant individuals in community planning, as well as important landscapes designers and architects, may be associated with the facilities. The clubs also evidence historical issues relating to civil rights and discriminatory membership practices. While recreation facilities are generally evaluated as historic districts, some features may be evaluated for individual significance (City of Los Angeles, 2019: 3).

Character Defining/Associative Features:

- For districts, as a whole, retains most of the essential character-defining features from the period of significance
- May be a significant example of landscape design and the work of a master landscape designer
- May include one or more excellent examples of architectural styles of the day and be the work of significant architects/designers
- May have significant associations with ethnic and cultural history, especially as it relates to discriminatory membership practices
- May be associated with significant persons in the development of a community
- For the National Register, a property must possess exceptional importance if less than 50 years of age

Mid-Century Modernism, 1945-1970

Constructed in 1964, the Clubhouse includes some elements of the Mid-Century Modern Style as well as features of the Contemporary Spanish Colonial Revival Style (see sub-theme below).

The City of Los Angeles' *SurveyLA Citywide Historic Context Statement* included the Los Angeles Modernism, 1919-1980 sub-context. As Rowland Heights/Walnut/Los Angeles County does not have such an in-depth context statement, information from the SurveyLA presented here for the purposes of this report (Architectural Resources Group, 2019). It is as follows:

Mid-Century Modern style architecture is a regional derivative of the International Style and was widely constructed in Post-World War II Los Angeles and its environs. It was used for both residential and commercial buildings. High or International Style modernism conforms to specific character defining features as discussed by Henry-Russell Hitchcock and Phillip Johnson in their seminal 1932 publication, The International Style, and state that buildings must have a rectilinear form, open floor plan articulated through materials, and lack of ornamentation. The International Style tenants diffused in local culture. In 1945, John Entenza initiated the Case Study program in Los Angeles through his magazine, Arts & Architecture, in an effort to bring High Style modernist design to the masses through affordable and functional housing. In addition, modernist architectural design was suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International Style allowed for less formality through the use of materials, forms, and spatial arrangements. Mid-Century Modern architecture is more modest than the International Style and emphasis is often placed on stylized architectural focal points and features.

As the Mid-Century Modern style matured and became the dominant mode of postwar architecture, its vocabulary was increasingly adapted to other types of properties. That the style made use of standardized, prefabricated materials and emphasized efficiency and economy meant that it had widespread appeal and could easily be manipulated to meet the needs of almost any client and property type. Its association with modernity was also favored by businesses that sought to visually align themselves with the latest trends, and by public and private institutions that set out to expand and modernize their facilities to keep pace with postwar growth.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

Sub-Theme: Contemporary Spanish Colonial Revival Style, 1960s-1980s

As a sub-theme of Mid-Century Modernism, the Contemporary Spanish Colonial Revival Style was a contemporary deviation of the Spanish Colonial Revival Style. The Spanish Colonial Revival Style was prevalent in Southern California between 1912 and 1942 (Prosser, 2018: 14-15). Influenced by the Mission Revival Style, which waned by the early 1920s, the Spanish Colonial Revival Style was influenced by the Spanish-style buildings at the 1915 Panama California Exposition in San Diego. The style was advanced through publications by architects who studied historic structures in Mexico and the Mediterranean, particularly in Andalusia, Spain. The Spanish Colonial Revival style was flexible in its application in scale and use, and worked best when applied to stand-alone buildings. Character-defining features of the style included: asymmetrical horizontal assemblage of building masses; stucco of plastered exterior walls; distinctively shaped and capped chimneys; low sloped clay tile roofs or roof trim; arched openings, individually serving doors and windows or arranged in arcades; towers used as vertical accents to horizontal assemblages; patios, courtyards, and loggias or covered porches and/or balconies; spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile; grills; and attic vents of clay tiles or pipe.

After nearly half a century dominated by modernism, the latter half of the 20th century saw a renewed interest in historic styles, referred to as contemporary traditional or new traditional styles (McAlester, 2014: 718). Contemporary traditional styles that were based on popular early 20th century styles included interpretations of character-defining features found on Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish Colonial, Craftsman, and Prairie style buildings. In the 1960s and 70s architect-designed buildings included contemporary derivative interpretations of regional historic styles as applied to modern buildings in order to serve the needs and aesthetic aspirations of the client, a practice that has continued in architecture to the present day. The Clubhouse is an example of a Contemporary Spanish Colonial Revival style building, which includes modern forms, programming, and massing along with some of the character-defining features of the Spanish Colonial Revival Style.

Significance Evaluations

The Barn/Maintenance Shed and Clubhouse were evaluated as part of (potential contributors to) the Royal Vista Golf Club as a golf course property type under the Context: Private Recreation Facilities, Golf Courses, Structures, and Buildings, while the Royal Vista Golf Club was evaluated as a historic district under the same theme and property type. The Barn/Maintenance Shed was also evaluated as an individual resource as an example of the Barns/Stables property type under the Context: Industrial Development 1850-1980, theme: Agricultural Roots, 1850-1945, sub-theme: Truck Farming and Local Markets, 1850-1945. The Clubhouse was also evaluated for its architectural significance as an individual resource under the Contemporary Spanish Colonial Revival style sub-theme of the Mid-Century Modernism architectural style context. Based on historic aerials of the Project Site, the Barn/Maintenance Shed was built between 1928 and 1938, and has a period of significance between 1928 and 1962. The Royal Vista Golf Club was constructed in 1962, and has a period of significance between 1961-1967, and the Clubhouse was constructed in 1964, and has a period of significance between 1964-1967.

All buildings and structures/landscape features were evaluated for listing in the National Register/California Register under Criteria A/1-D/4. The Royal Vista Golf Course was evaluated as a Los Angeles County Historic District, and the Barn/Maintenance Shed and Clubhouse were evaluated as individual Los Angeles County landmarks, and as contributors to a Los Angeles County Historic District.

Barn/Maintenance Shed

Criterion A/1/1: Events

The Barn/Maintenance Shed was constructed sometime between 1928 and 1938, according to aerial photographs. Agricultural cultivation in the area during the early 20th century included walnut, avocados, and citrus trees. The early aerial photographs indicate regularly spaced plantings surrounding an adjacent homestead, which suggests that the structure was constructed as a barn to support agricultural cultivation at the homestead. The property was likely a small growing orchards or row crops, and included other agricultural purposes surrounding the property, potentially for farmland or grazing pasture. The Barn/Maintenance Shed's primary period of significance ranges from its construction between 1928 and 1938, until 1962, when the barn began to be used by the Walnut Valley Golf Club as a maintenance shed, as it is currently used today. According the SurveyLA context for Industrial Development, 1850-1980, theme: Agricultural Roots, 1850-1945, sub-theme: Truck Farming and Local Markets, 1850-1945, the barn was constructed during the period of significance for the theme and property type and would have been utilized as a supporting building for smaller produce-cultivating properties. A comparison of aerial photographs indicates that the road leading from E. Walnut Drive South, formerly Fifth Avenue, remains today. There is no evidence to suggest that the Barn/Maintenance shed was a critical component of the agricultural economy of the greater Los Angeles area, as the operation appeared to be small in scale. The Barn/Maintenance Shed does not appear to have been a significant component of a once expansive agricultural landscape within the area. Further, today, the historic associations with the barn, adjacent crops or orchards, ancillary buildings, fences, and the associated homestead no longer remain. Over the course of several building campaigns to develop the adjacent agricultural land, the area has been redeveloped with housing and the Royal Vista Golf Club, such that the Barn/Maintenance Shed no longer retains its setting or association with the original farmstead from the early 20th century period.

The barn was used for agricultural purposes for about 30 years, until the Walnut Valley Golf Club developed portions of the surrounding land in the early 1960s. The golf club utilized the building as a barn or shed structure to house equipment and materials to service the golf course. This use would have been typical for an older agricultural building near land that was developed into a golf course, as indicated in *Cultural Resource Management* guidance specific to assessing golf courses as cultural resources. Additionally, there are other examples of barns with higher integrity that are significant for their architecture in the Los Angeles area, including Los Angeles Historic Cultural Monument (HCM) #645, Harvester Farms; and HCM #782, El Encanto. The building does not appear to possess sufficient significant historic associations as a contributor to the Royal Vista Golf Club as a support building; it was primarily used for maintenance storage, and it is not an essential nor prominent building within the golf course. As such the Barn/Maintenance Shed

does not appear to be eligible for listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

There were no original owners, occupants, or tenants identified with the Barn/Maintenance Shed, or the associated farmstead that is no longer extant. There were no building permits identified for APN 8762-022-002, or for the address 19816 E. Walnut Drive South on file with the Los Angeles County Department of Public Works, and a review of early topographic maps did not indicate the name of the operation or owners. Despite this, the operation appeared to be a small agricultural setup in which produce was likely sold to neighboring markets, as would be typical of truck farming operations of the early 20th century period. As such Barn/Maintenance Shed does not appear to be eligible for listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Barn/Maintenance Shed is a vernacular example of a wood frame, gabled roof, with corrugated metal siding. The barn structure includes exposed structural framework and double height construction, which are character defining features of the property type. The barn's corrugated metal cladding is not considered a character defining feature of the property type. Further there are no associated agricultural features as part of the original design of the barn, including a farm house/residence, other out buildings, related groves/orchards, or other related structures. Over time, the building and its associated landscape have been heavily modified, including the removal of associated features as mentioned above, and with the 1960s addition of a lean-to shed roof and the enclosure of a room at the northeastern end of the structure, changes which were made outside of the building's period of significance. The Barn/Maintenance Shed is not an excellent example of the building type, nor does it possess high artistic value or is an excellent example of an architectural style. As such, the Barn/Maintenance Shed does not appear eligible under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Barn/Maintenance Shed does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Barn/Maintenance Shed has not yielded or does not appear likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion 4.

Integrity

The Barn/Maintenance Shed lacks the requisite historic integrity that would be necessary for the property to convey its historic significance as a historical resource under Criterion A/1/1 or C/3/3.

A substantial alteration to the building's setting, association, and feeling occurred when the Walnut Valley Golf Club was constructed immediately to the east of the Barn/Maintenance shed in 1962, in the 1970s, and in 2002 when the surrounding area was redeveloped with housing. Not only did the new golf Club landscape redevelop the pastoral land, but it also altered the use of the barn, which went from an agricultural building to a maintenance shed for the golf course. As a result of the redevelopment of the surrounding site, the associated farmstead, orchards, and row crops are no longer present. Modifications to the structure itself have altered the design, workmanship and materials – as a northeastern shed roof addition was constructed in about the 1960s, and an enclosure of a portion of the lean-to shed roof addition occurred to create a small room within the structure. The building retains its location, and overall industrial/rudimentary construction. However, as the property's historic associations, setting, and feeling no longer remain, and the building has compromised design, materials and workmanship, the building no longer retains sufficient historic integrity.

Royal Vista Golf Club

The Royal Vista Golf Club was evaluated as a potential historic district as an example of a golf course property type under the context for Private Recreational Facilities for listing in the National Register/California Register under Criteria A/1-D/4 and as a Los Angeles County Historic District. The period of significance for Private Recreational Facilities context ranges from 1880 to 1990, and the Royal Vista Golf Club will be evaluated as a golf course property type.

Criterion A/1/1: Events

The Royal Vista Golf Club was originally constructed in 1962 as the private Walnut Valley Golf Club within a former agricultural area. The Walnut Valley Golf Club was to be a one of the finest golf courses in southern California, according to newspaper articles. The period of significance for the golf course is 1962-1967, when it operated as a private course, as originally designed and intended. By 1968, the golf course became public after a change of ownership when it was renamed the Pomona National Golf Club. By 1984 the golf course had changed its name to the Royal Vista Golf Club, as it is known today. The Royal Vista Golf Club is a recreational landscape that includes: tee boxes, fairways, sand traps, ponds, putting greens, golf cart paths, the Clubhouse with its associated landscaping, a paved parking lot, three Royal Vista Golf Club signs, a driving range, maintenance structures, and a Snack Shack.

In the early 1960s, there were many golf courses developed in southern California, as the sport had gained in popularity by this time. In the area adjacent to the Walnut Valley Golf Club, there were three other golf courses developed the same year that Walnut Valley Golf Club was constructed. While the Walnut Valley Golf Club is one of many golf courses established in the Los Angeles County area in the 1960s as the sport of golf was becoming highly popularized, it does not appear to meet the threshold of making a significant contribution to the history of recreation and leisure needed for listing in the National or California Registers.

The Royal Vista Golf Club was originally constructed and used as a private course, and it therefore appears that the period of significance for the subject property is defined as the date of

construction, 1962, to 1968, when it became a public course. As the course changed ownership in 1968, and was converted for public use shortly after, it does not have a strong association with private courses in southern California. Further, as noted in the *SurveyLA Citywide Historic Context Statement* includes Guidelines for Evaluating Private Recreation Facilities, private recreation facilities are not visible from the public-right-of-way. However, the golf course as originally designed, is more public in its character due to the main thoroughfare that bisects the course, which allows for the entire course to be visible from the public-right-of-way.

Further, according to the National Park Service's journal, *Cultural Resource Management* notes that golf courses were often built as part of a planned residential community. Research indicates that there was a disconnect with the surrounding planned development while the golf course was under construction in 1962. The surrounding neighborhoods were constructed around 1973, 1979, and 2002, indicating that the golf course and neighboring suburban communities were not developed as originally planned in the early 1960s, and as such the Walnut Valley Golf Club does not retain associations with a planned residential community. As such the Royal Vista Golf Club does not appear to be eligible for listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

The real estate brokerage company, the South Hills Realty Company, developed the Walnut Valley Golf Club in 1962. The first mention of the company in newspapers was in a 1953 advertisement for new homes that were under construction in West Covina. The South Hills Realty Co. was serving as the agents for the construction company of the homes. Other single-family residential development attributed to the company continued in Covina, 1954, 1955. Park Meadows Development in West Covina (1955), company handled "sale negotiations" for a Monte Vista shopping center in 1956 (The Pomona Progress Bulletin, 1956). The company was also involved in a land sale for the University of California (The Los Angeles Times, 1960). There is no further mention of the South Hills Realty Company beyond 1962. It is possible that the company ended during the same time that the golf course and residential development became disassociated from one another.

Eleanor B. Samuels and William B. Lynch worked for the South Hills Realty Company and were identified in a newspaper article published in the 1962 for their involvement with the initially-planned Walnut Valley Golf Club and adjacent residential development project. Samuels was a realtor and land developer who was involved with land transactions in southern California (Times-Advocate, 1973; and Oroville Mercury Register, 1964). Her career later evolved into construction, and she built several highways, roads and bridges in southern California, before returning back to real estate development. She worked on the land development of the Walnut Valley Golf Club as her second golf course project (Oroville Mercury Register, 1964). It is not clear what her first golf course project was. She was involved in local civic organizations, and was nominated to the West Covina Chamber of Commerce in 1955 (The Los Angeles Times, 1955). But does not appear to have contributed significantly to local, state, or national history for involvement as a real estate agent or developer. William E. Lynch was an early president of the Walnut Valley Golf Club, in addition to being involved with the course's development (Claire, 1963). Lynch served as the education chairman of the Covina Valley Board of Realtors (The Los

Angeles Times, 1959). Limited additional information about his career and influence in the area was located. As such the Royal Vista Golf Club does not appear to be eligible for listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Walnut Valley Golf Club was designed by notable golf course architect Ted Robinson. Robinson's career as a solo practitioner designing golf courses was just beginning when he designed the Walnut Valley Golf Club. The first project listed attributed to Robinson on the American Society of Golf Course Architects website was in 1963, for the Breamar Country Club – East Course in Tarzana, California. The Walnut Valley Golf Club's golf course does not appear on lists of Robinson's legacy courses or original courses, which indicates that the Walnut Valley Golf Club was not identified as a significant project in his much larger and prolific body of work. Other identified projects designed during the same time as the Walnut Valley Golf Club appear to have been in southern California, and included the Mission Bay Golf Club in 1964 and the Westlake Village Golf Course in 1966. Robinson's career spanned from the early 1960s through to the early 1990s, during which time he became known as one of the country's most imaginative and innovative golf course architects while designing projects all over the world.

Further, the Walnut Valley Golf Club, while originally designed as a private course, was disconnected in its configuration in that a busy thoroughfare, Colima Road, bisects the course roughly in half. This organization requires golfers to cross residential areas and busy roads to play the entire course. This design does not appear to be an example of one of Robinson's many notable golf course projects or as a notable example of a southern California golf course due to the disjointed nature of the course layout. In addition, the Walnut Valley Golf Club has experienced a substantial loss of integrity over time due to the development of new residential housing communities around the golf course. While the property does retain many character-defining features of a golf course landscape, the Royal Vista Golf Club, as it is known today, does not retain sufficient architectural associations that would make the property eligible for the National or California registers. As such the Royal Vista Golf Club does not appear to be eligible for listing under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Royal Vista Golf Club does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Royal Vista Golf Club has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion 4.

Criterion 7: Tree, Landscape or Other Natural Land Feature

As discussed above, the Royal Vista Golf Club, originally constructed as the Walnut Valley Golf Club, does not retain historical associations with an historic event, person, site, street, or structure as it relates to Los Angeles County golf courses, or to notable golf course architect Theodore Robinson, who was also designing other nearby golf courses during the early 1960s period. Further, the golf course is not a defining or significant outstanding feature of the neighborhood, as it was one of many golf courses designed during the 1960s in Los Angeles County and its design is disjointed, considering that the courses are bisected by a main road, and portions of the course have been redeveloped over time. According to SurveyLA, other mid-century golf courses in Los Angeles that have been identified as historic resources include Weddington Golf and Tennis, Rancho Park Golf Course, Van Nuys Golf Course, and Penmar Golf Course. It does not appear that the Royal Vista Golf Club is eligible as a Los Angeles County landmark under Criterion 7.

Integrity

The Royal Vista Golf Club is a landscape that still includes many of the original character-defining features, including: tee boxes, fairways, sand traps, ponds, putting greens, golf cart paths, the Clubhouse, a paved parking lot, disparate Royal Vista Golf Club signs, a driving range, maintenance structures, and a Snack Shack. Of these, the Snack Shack (late 1970s-early 1990s) was constructed outside of the course's period of significance. The course retains its location and it retains marginal original materials. Despite the retention of character-defining features however, the golf course has undergone several changes to reconfigure holes. Changes to the course within the period of significance that do not detract from its potential eligibility included additional extensive landscaping, a swimming pool (no longer extant) and Clubhouse, an additional pond, and lengthened tees. Changes outside of the period of significance that detract from its eligibility included the redevelopment of portions of the original golf course for single-family residential communities at the southeast portion of the site (c. 1973-1975), northern portion of the site (1979), and northeast portion of the site (2002). While the *Cultural Resource Management* guidance allows for a "slight redesign", these changes removed portions of the original course design, which required readjustments of the path of travel and course features, which appear to be significant modifications to the original Robinson-designed landscape. As such, the golf course no longer retains its original layout or course configuration, and does not retain integrity of design, setting, or workmanship. The golf course was originally planned and opened as a private golf club, but by 1968, the course was converted into public use, which has reduced the course's historic association as a private golf club. Due to the loss of the original design, setting, workmanship, and association, the Royal Vista Golf Club retains marginal overall feeling, as the property is still a golf course with many of its original character defining features.

The Royal Vista Golf Club Clubhouse was evaluated under the Golf Courses, Structures, and Buildings context and the Contemporary Spanish Colonial Revival style sub-theme of the Mid-Century Modernism architectural style context for listing in the National Register/California Register under Criteria A/1-D/4 and as an individual Los Angeles County landmark, as a potential a Los Angeles County historic district.

Royal Vista Golf Clubhouse

Criterion A/1/1: Events

The Clubhouse was originally developed as part of the private Walnut Valley Golf Club in 1964. Today, the Clubhouse serves the public Royal Vista Golf Club. The Clubhouse falls within the period of significance for the golf course, which spans from 1962 to 1967 during the time in which the Walnut Valley Golf Club operated as a private golf club. The Clubhouse has served its same use and function since it opened in 1964. It appears to have hosted numerous events, including fundraisers, private events, meetings, in addition to food and drink as a restaurant and bar, uses that would have been common for this building type. Newspaper articles suggest that the Clubhouse was most heavily used in the year that the course changed into public use, 1968, as indicated by the high volume of announcements and articles discussing events at the building. The building includes a pro shop, card room, and banquet halls. The Clubhouse once included several swimming pools located to the west of the building, which is now a paved patio area. Clubhouses are considered to be a major component of a golf course. The Clubhouse as part of a larger recreational facility constructed during the mid-century period may have also included tennis courts and swimming pools as part of multi-service complexes for members. While the building appears to have been used most heavily in the years following the golf course's conversion to a public course, the Clubhouse does not appear that the events hosted here rise to a level of significance necessary to satisfy National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1. Furthermore, since the Golf Course does not appear eligible as a historic district, as discussed above, the Clubhouse is not eligible as a contributor to a potential historic district. As such the Clubhouse does not appear to be eligible for individual listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

There were no significant persons identified with the Clubhouse who appeared to contribute to local, state, or national significance. As such the Clubhouse does not appear to be eligible for individual listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Clubhouse was designed as a Contemporary Spanish Colonial Revival Style recreation facility for the Walnut Valley Golf Club and was constructed in 1964. By the early- to mid-1960s, the Mid-Century Modern style was the dominant style for postwar architecture, and it was adapted to a wide variety of regional property types. Private institutions set out to expand and modernize their facility offerings in the popular contemporary regional styles to keep pace with postwar growth. The Contemporary Spanish Colonial Revival style was a stylistic deviant of the Mid-Century Modern style, as discussed above. The Clubhouse has several of the character-defining features of Modern and Spanish architecture in an apparent fusion of both styles. In addition to the building's stylistic features, the building also includes terracotta tile coping at the roof, stucco siding, archways, ornate wood doors, and overhanging wood eaves, which are reflective of the Contemporary Spanish Colonial Revival Style as applied in the early 1960s.

Stylistically, the Mid-Century Modern massing, asymmetry, large windows, and simple geometric forms, combined with contemporary Spanish Colonial Revival style detailing is not reflective of a particular school of training or architectural style. As such, the building is not a strong example of a Mid-Century Modern or Contemporary Spanish Colonial Revival Style recreation facility.

Architect William Rudolph was designing buildings in contemporary mid-century modern styles at the onset of his career. By 1962, his namesake firm, William L. Rudolph AIA and Associates, created a new division which focused on resorts, hotels, marinas, sports and recreation centers, and restaurants – likely the division which was responsible for the design of the Clubhouse. By the late 1960s and through to the late 1970s, his work took on larger scales, and he was known for designing in regional styles tailoring contemporary building forms to suit more traditional tastes. The Clubhouse as part of the Walnut Valley Golf Club was one of several large clubhouse buildings that Rudolph designed during his career. Rudolph designed a clubhouse for the Los Robles recreation and residential community designed in a Spanish-Mediterranean theme, and the Springs Clubhouse in Palm Springs. In that, it appears that this building type as designed by Rudolph was not unique within his larger portfolio of work, which spanned about three decades. Further, the design of the Clubhouse may have been intended to correspond with the surrounding neighborhoods that were originally planned to surround the golf course, but weren't fully realized until the 1970s and early 2000s. As such the Clubhouse does not appear to be eligible for individual listing under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Clubhouse does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Clubhouse individually has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion D.

Integrity

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. National Register Bulletin 15 states that “only after significance is fully established can you proceed to the issue of integrity” (U.S. Department of the Interior, 2002). While the building is largely intact, and retains historic integrity, it lacks significance to be eligible as discussed above.

Conclusions and Recommendations

Historic Architectural Resources

Three potential historic architectural resources (Barn/Maintenance Shed, Royal Vista Golf Club, and Royal Vista Golf Clubhouse) were identified in the Project Site and are recommended not eligible for listing in the National Register, California Register, and as Los Angeles County Landmarks under Criteria A/1/4-D/4/4, and Los Angeles County Landmark Criteria 7. As such, they do not qualify as historical resources under CEQA.

Archaeological Resources

No archaeological resources were identified within the Project Site, and the geoarchaeological review concluded that there is a low potential for encountering subsurface prehistoric and historic-period archaeological resources. Nevertheless, in the event that archaeological resources are encountered during construction, the following mitigation measures are recommended in order to reduce potential impacts to less than significant levels under CEQA.

Mitigation Measure CULT-1: Prior to start of ground-disturbing activities, a Qualified Archaeologist (defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained in the event of an archaeological find and to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, and safety precautions to be taken when working with archaeological monitors. The Applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. A copy of the retainer shall be provided to the LA County Planning prior to grading plan approval.

Mitigation Measure CUL-2: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted in the vicinity of the find and a Qualified Archaeologist shall be notified. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist. The County shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the County to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the

resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at an accredited public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles, if such an institution agrees to accept the material. If no accredited institution accepts the materials, they may be donated to a local school or historical society in the area for educational purposes. The Qualified Archaeologist shall determine the need for archaeological construction monitoring in the vicinity of the find thereafter.

The Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of treatment and/or the any follow-up archaeological construction monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources. The report and the Site Forms shall be submitted by the Applicant to the County, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

Mitigation Measure CUL-3: If human remains are encountered during implementation of the project, in accordance with State Health and Safety Code Section 7050.5 no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the County Coroner:
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the NAHC.
- The NAHC will immediately notify the person it believes to be the MLD of the deceased Native American.
- The MLD has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by the NAHC.

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Appendix A

Personnel





Monica Strauss, RPA

Director, Southern California Cultural Resources Group

EDUCATION

M.A., Archaeology,
California State
University, Northridge

B.A., Anthropology,
California State
University, Northridge

AA, Humanities, Los
Angeles Pierce College

19 YEARS EXPERIENCE

SPECIALIZED EXPERIENCE

Treatment of Historic
and Prehistoric Human
Remains

Archaeological
Monitoring

Complex Shell Midden
Sites

Groundstone Analysis

PROFESSIONAL AFFILIATIONS

Register of Professional
Archaeologists (RPA),
#12805

Society for California
Archaeology (SCA)

Society for American
Archaeology (SAA)

QUALIFICATIONS

Exceeds Secretary of
Interior Standards

CA State BLM Permitted

Monica has successfully completed dozens of cultural resources projects throughout California and the greater southwest, where she assists clients in navigating cultural resources compliance issues in the context of CEQA, NEPA, and Section 106. Monica has extensive experience with archaeological resources, historic buildings and infrastructure, landscapes, and Tribal resources, including Traditional Cultural Properties. Monica manages a staff of cultural resources specialists throughout the region who conduct Phase 1 archaeological/paleontological and historic architectural surveys, construction monitoring, Native American consultation, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She maintains excellent relationships with agency staff and Tribal representatives. Additionally, Monica manages a general compliance monitoring team who support clients and agencies in ensuring the daily in-field compliance of overall project mitigation measures.

Relevant Experience

County of Los Angeles, Department of Public Works, Rancho Los Amigos South Campus EIR, Downey. CA. *Project Manager.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the “Los Angeles County Poor Farm” that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff’s Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA is leading the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This includes a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also serving in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.

County of Los Angeles, Department of Public Works, Arroyo Seco Bike Path Phase I Cultural Resources Evaluation, Los Angeles, CA. *Project Director.* Working for the County of Los Angeles, Department of Public Works in connection with a project to make improvements to the Arroyo Seco Channel, Monica

managed all aspects of Section 106 review in accordance with Caltrans Cultural Resources Environmental guidelines. Monica and her team evaluated the Arroyo Seco Channel, identified character-defining features, informed the design of channel improvements to retain such features, and addressed the channels' potential for eligibility as part of a larger Los Angeles County water management district. She developed the research strategy, directed the field teams, and prepared cultural resources assessment documentation for approval by Caltrans and FHWA, as well as the cultural resources section for a Mitigated Negative Declaration.

Los Angeles Department of Water and Power La Kretz Innovation Campus, Los Angeles County, CA. *Project Director.* The project involved the rehabilitation of the 61,000-square-foot building located at 518-524 Colyton Street, demolition of the building located at 537-551 Hewitt Street, and construction of an open space public plaza and surface parking lot, and involved compliance with Section 106 of the National Historic Preservation Act and consultation with the California State Historic Preservation Officer. ESA is providing archaeological monitoring and data recovery services and is assisting LADWP with meeting their requirements for Section 106 of the National Historic Preservation Act. Monica is providing oversight to archaeological monitors and crew conducting resource data recovery and laboratory analysis, and is providing guidance to LADWP on meeting Section 106 requirements.

Los Angeles Unified School District (LAUSD) Florence Nightingale Middle School Historic Architectural Review, Los Angeles County, CA. *Cultural Resources Project Director.* Monica managed the historical analysis of the LAUSD Florence Nightingale Middle School. The analysis included a cultural resources survey that photo-documented buildings that would be affected by the project. The project includes HVAC replacement to a 1967 Classroom Buildings, kitchen upgrades within the 1937 Domestic Science/Cafeteria Building, and improvements to the 1965 chiller yard. Florence Nightingale Middle School was previously recommended eligible for listing in the California Register.

Viewpoint School, Tennis Courts and Park, Calabasas, CA. *Cultural Resources Project Director.* ESA is working with the City of Calabasas to prepare an IS/MND to support the development of the proposed Viewpoint School Tennis Courts and Parking Lots project, which includes the development of three sites (Peters, Brown, and Castle Oak) that would become part of the school campus property. Improvements entail installation of six tennis courts (including an accessory building), additional campus parking in three areas, and the renovation of two existing residential structures, one to accommodate offices for school administration and the second to provide a primary residence to the school principal. The project would remove the Peter's property building and appurtenant structures, redevelop the interior of the Castle Oaks property to accommodate the administrative offices, and update the Brown residence to accommodate the principal's primary residence. ESA is preparing three technical studies to support the IS/MND, including air quality, cultural resources, greenhouse gas emissions, and noise. ESA peer reviewed the biological resource reports and traffic study that were prepared to support the document. Monica provided technical and compliance oversight to the cultural resources staff.



Margarita Jerabek-Bray, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History,
Oberlin College

32 YEARS

EXPERIENCE

AWARDS

2020 Gold Nugget Merit
Award, PCBC, Best
Rehabilitation Project

2018 Merit Award,
Environmental Analysis
Document, Association
of Environmental
Professionals

2016 Preservation
Design Award,
Interpretive Exhibit,
California Preservation
Foundation

2014 Preservation
Award, Los Angeles
Conservancy

2014 Westside Prize,
Westside Urban Forum

2014 Design Award:
Westside Urban Forum

2012 Preservation
Design Award,
California Preservation
Foundation

Margarita Jerabek-Bray, Ph.D., has 32 years of professional practice in the United States with an extensive background in historic preservation, architectural history, and historical archaeology. She specializes in American Architecture, Modern and Contemporary Architecture, Urban History and Design, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental review and permitting. She provides expert historic preservation services for environmental review and, when necessary, implements mitigation requirements and preservation treatment measures.

Margarita is a highly experienced and respected authority in the evaluation, management and treatment of historic properties, and is expert in the preparation of legally defensible documentation for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted hundreds of projects for public and private clients throughout California and the United States, and as primary investigator she has authored numerous historic resources technical reports, plan reviews, HABS/HAER/HALS reports, salvage inventories, rehabilitation plans, relocation plans, construction monitoring reports, interpretive programs, as well as curated exhibits, provided input for interpretive websites and assisted in the development of content for documentary films.

Margarita Directs ESA's Southern California Historic Resources Practice, leading a team of historians, architectural historians, and preservation specialists who are a part of ESA's more than 30-member Cultural Resources Group. She has conducted a broad range of planning and technical studies for development projects throughout Los Angeles County. Her relevant on-call contracts with various municipalities and agencies throughout the Southland and her West Hollywood experience, including historic resource assessments for commercial, industrial, studio, and residential resources, is summarized below.

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica
Conservancy

Society of Architectural
Historians, Life Member

American Institute of
Architects (AIA),
National Allied Member

Neutra Institute, Fellow

Relevant Experience

Agency On-Call Preservation Contracts. Margarita currently manages ESA's on-call preservation consulting contracts with the City of Santa Monica, City of Hermosa Beach, and serves as principal investigator for historic resources for our on-call contracts with the City of Los Angeles's Department of Public Works Bureau of Engineering, and Los Angeles Unified School District.

Policy Documents. Margarita has contributed her preservation planning expertise to several projects including **Lincoln Specific Plan** (Whittier), and **CPA-7** (Culver Studios). Her knowledge of preservation policy and law is also demonstrated in the **Citywide Survey and General Plan Update** completed by ESA for the City of Hermosa Beach, and the **Culver City General Plan Update**.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. Project Manager/Principal Architectural Historian. Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, ESA's historic division has prepared hundreds of studies including **preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews** and preservation recommendations, **landscape assessments, character-defining features reports** and **CEQA impacts analyses**.

Historic Resources and Preservation Consultation Service for Santa Monica City Hall, City of Santa Monica, CA. Project Manager/Principal Architectural Historian. Prepared a **Section 106 Effects Evaluation** report and provided mitigation services pursuant to a **Memorandum of Agreement for Structural Seismic Upgrades, ADA Improvements, Relocation of Wood Paneling, and Adaptive Re-use of the Historic Jail** under a grant from the Federal Emergency Management Administration (FEMA). Dr. Jerabek was the primary point of contact, provided project management and agency coordination, and served as principal architectural historian for the project. ESA prepared a **HABS report** for the historic jail located in the northeast wing of City Hall; conducted **Plan Reviews** and provided preservation recommendations for the seismic upgrades; reviewed proposed ADA improvements and provided recommendations to avoid impacts; reviewed the wood paneling relocation plans and worked with the City to select a qualified master craftsman and conducted construction monitoring for the project; reviewed the jail rehabilitation project for conversion of the two-story jail into an IT Center and offices and provided design consultation for conformance with the Standards, including in-kind replacement of the historic windows; curated, designed and oversaw installation of an interpretive exhibit in the IT Center lobby. Follow-on services for the City included **Preservation Consultation and Monitoring** for restoration of the entrance to City Hall, and **Paint Analysis** and color recommendations for repainting City Hall. Dr. Jerabek also conducted a **Landscape Analysis** and provided **Plan Reviews** for the City's **Ken Genser Square** and **Tongva Park** projects that received a 2014 *Design Award* from the Westside Urban Forum.

City of Hermosa Beach On-Call Historic Preservation Services. Project Director. ESA has performed a number of surveys, Certificate of Appropriateness, and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys on three of the oldest commercial buildings in the downtown area of Hermosa Beach for the City of Hermosa Beach: **Bank of America Building** at 90 Pier Avenue, the **Hermosa Hotel** at 26 Pier Avenue, Art Deco-style **Community Center**, and the Neoclassical Revival-style **Bijou Theatre** located at



1221-1227 Hermosa Avenue. ESA prepared a comprehensive assessment of each building, and reviewed all plans for compliance under the local preservation ordinance and CEQA, which stipulate the use of the Secretary of the Interior's Standards for Rehabilitation as mitigation. Upon implementation of rehabilitation work on the Bijou, ESA also monitored all construction work until final completion. ESA was later commissioned to undertake a Certificate of Appropriateness and CEQA compliance review of interior tenant improvements to the Bijou Theater for conformance with the Secretary of the Interior's Standards. ESA has carried out site reviews of the work to examine the scope and nature of selective demolition and new construction, provided guidance on technical preservation matters, and undertook a substantial completion review of the works. Most recently, ESA provided project review for tenant improvements, and conducting construction monitoring and oversight for restoration of ornamental plasterwork in the Bijou Building. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

Hermosa Beach General Plan Update and EIR, City of Hermosa Beach, CA. Project Manager for Cultural Resources/Principal Architectural Historian. Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a **Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future**. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

City of Long Beach, Environmental Consultation and HABS Documentation. Margarita has assisted the City of Long Beach by preparing documentation for the **City Hall and Library Complex HABS** and associated landscape plaza; she provided historic resources support for the City's EIR, and prepared documentation for the **Atlantic Theater HABS** and an **Interpretive Exhibit** for installation in the new North Long Beach Public Library.

City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project. Margarita lead a **Historical Resources Assessment and Impacts Analysis** and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. ESA found that the library possesses sufficient historical significance and architectural merit to convey its significant as an individual resource under National Register Criteria A and C. Margarita's role on the project was to direct and manage the ESA project team, coordinate with the architect and City, provide review and internal quality assurance/quality control to the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review that was conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and hearing attendance. ESA is

currently completing a **HABS report** as baseline documentation for the rehabilitation project.

City of Burbank, Historic Preservation Consultation Services. Margarita directed preparation of ESA's historic resources technical report and CEQA impacts analysis, and prepared the historic section of the **IS/MND for the Burbank Reservoir No. 1 Replacement Project**, which evaluated the eligibility of the Burbank Reservoir facility and analyzed the potential impacts of the Project for compliance with the CEQA. Margarita directed preparation of ESA's historic resources technical report and historic resources EIR section for the **Burbank Bob Hope Airport Replacement Terminal Project EIR**, which evaluated the eligibility of the buildings and structures for eligibility as a potential historic district and as individual resources, and analyzed the potential impacts of the Project for compliance with the CEQA. While the Airport did not appear eligible as a historic district, ESA evaluated 11 hangars and buildings over 45 years in age as potential individual resources. The majority of the buildings and structures were found ineligible, however, Hangars 1 and 2, which are the earliest intact hangars, were recommended eligible for the National Register, California Register, and for local listing. Under contract with the City of Burbank, Margarita managed and conducted a historic resources impacts analysis and plan review for **Rehabilitation of the Casting Building** as a Fitness Center, by Marmol Radziner and Associates, AIA, located in the Disney Studio's Historic District. The Project repurposed and expanded the existing 4,000 square feet Casting Building on the Studio Lot by about 8,700 square feet for an Employee Fitness Center adjacent to the historic Commissary. Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to rehabilitate the Casting Building as a fitness center. To reduce potential impacts, Margarita prepared a HABS report to record the Casting Building in professional large format HABS photographs and a narrative history and description of the building.

SoCal Historic Resource Surveys. Margarita has managed and conducted several large historic resources survey projects including three surveys for the **Adelante-Eastside** (Boyle Heights), **Wilshire Center/Koreatown**, and **Normandie 5** redevelopment areas that were among the earliest to utilize *SurveyLA* tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the **Los Angeles Citywide Survey**. Other notable accomplishments include **Hermosa Beach Citywide Survey**, and **Santa Monica North of Wilshire Survey** for which she served as Project Director.

Mills Act Applications and Architectural Conservation. Margarita has assisted applicants in Los Angeles, Beverly Hills and West Hollywood with the preparation of Mills Act Applications. Her expertise in the preservation of Modern architecture is represented by the Landmark nomination and Mills Act Application for Victor Gruen's **Rosenstiel Residence**, 1210 Coldwater Canyon Drive in Beverly Hills. Her forward-looking landmark nomination for a Mills Act application for the Post-Modern **Sun Tech Townhomes** in Santa Monica, illustrates her broad ranging knowledge in resources of the recent past. Her conservation and interpretation skills are represented by the award-winning **Montebello Home Savings and Loan** project that involved cleaning and restoration of the historic bank building and art works designed by Millard Sheets Studio, and design and installation of a 5-panel interpretive exhibit and rediscovery of a lost tapestry originally designed for the building, for which she received a *California Preservation Design Award, 2016*. Her in-depth and award-winning preservation work includes the **RMS Queen Mary Survey of Fine**



and Decorative Art, the RMS Queen Mary Historic Structure Report, and the Queen Mary Conservation Management Plan (*California Preservation Foundation Preservation Design Award, 2012*).

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for historic preservation projects throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek-Bray includes the **LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan EIR for Westfield, Washington Square EIR, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, 6230 Sunset Mixed-Use Project EIR, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.** In Santa Monica she contributed to the **Fairmont Miramar Hotel & Bungalows Revitalization Plan EIR, St. John's Health Center Development Agreement Addendum EIR, Santa Monica Pier Gangway Project and Phase 4 Structural Upgrade,** and CEQA support for the **Santa Monica-Malibu Unified School District-Wide Facilities Plan.** In Pasadena her experience includes the **Glenarm Power Plant Repowering Project EIR.** In Long Beach she provided expertise and support for the **Art Exchange Redevelopment Project EIR** support, and the **Golden Shore Master Plan EIR.**

Educational Facilities and University Campuses, CA. Principal Investigator/Project Manager. Dr. Jerabek-Bray has conducted numerous evaluations of school and university campuses throughout Southern California. Under ESA's on-call contract with the Los Angeles Unified School District, she has managed and completed over 30 task orders involving historic resources, including campus assessments, character-defining features analysis, and project reviews for compliance with CEQA. For example, Margarita managed and conducted preparation of a historic resources technical report for Jefferson High School and provided preservation design consultation for this site-specific school upgrade and modernization project under the District's School Upgrade Program (SUP). The proposed project included the rehabilitation of existing character-defining buildings and landscapes, demolition and removal of non-contributing buildings, and construction of new facilities. Rehabilitation work included modernization and seismic upgrade to existing buildings. Because the school site is considered a historical resource under CEQA, Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. Once project plans were developed, Margarita oversaw review of the proposed project by ESA historic staff and completed impacts analysis findings regarding potential project impacts to identified historical resources that would be affected by the project. Margarita also provided project management, oversight and contributed to the preparation of CEQA and NEPA procedural guidelines to help the Los Angeles Unified School District (LAUSD) to comply with the historical resources requirements of CEQA and NEPA, and to implement practical approaches to preserving culturally significant resources whenever possible. The LAUSD's Office of Environmental Health and Safety requested the preparation of CEQA and NEPA guidelines, in addition to design guidelines and treatment approaches, specifically in support of the School Upgrade Program, and generally to guide ongoing repair and maintenance work on these sites. The guidelines build upon the District's ongoing efforts to identify historical

resources, including the recently updated Historic Context Statement, survey of 55 campuses, creation of an ArcGIS-compatible database with current and previous survey results, and a Historic Resources Inventory. Dr. Jerabek-Bray worked with LAUSD and facilities staff to determine the scope, class, and type of projects that would impact historical resources and need to be addressed in the procedural guidelines. As a final work product, Dr. Jerabek-Bray authored a CEQA and NEPA procedural guidelines document that included the following sections: introduction, regulatory setting, environmental setting, project description, management and planning guidelines, procedural flow charts for CEQA and NEPA/Section 106, and standard mitigation measures.

Margarita served as the project manager and principal investigator for the district-wide cultural resources survey for Long Beach Unified School District (LBUSD) which included the evaluation of 70 potentially eligible District school facilities for listing in the National Register and California Register, and included preservation guidelines for the district-wide facilities modernization program. She conducted CEQA Compliance reviews for select projects including rehabilitation of Long Beach Polytechnic Auditorium and Woodrow Wilson Auditorium. Margarita completed a district-wide historic resources survey for the Santa Monica Unified School District, and provided preservation consultation for modernization and additions to selected school sites.

As part of the larger USC Master Plan Project Margarita prepared a historic resources analysis for the USC Student Union Project IS/MND evaluating the Formalist Modern Norman Topping Center and impacts to the adjacent Commons Building and surrounding historic district. She also prepared a HABS report for the Schoenburg Institute at USC. Other HABS reports for educational facilities include the Gymnasium at the University of La Verne, and the Administration Building at Harvard-Westlake Academy.

Harkham Hillel Hebrew Academy Renovation and Expansion Project, Historic Resources Assessment and Impacts Analysis, Beverly Hills, CA. *Principal Investigator/Project Manager.* Margarita directed the historic significance analysis of two school buildings—the original Oakhurst Building designed by master architect Sydney Eisenshtat in 1963 in the Modern Style and the Doheny Building constructed in 1989 and designed by Harshad Patel. She oversaw preparation of an intensive-level Historic Resource Assessment Report for the two buildings in accordance with the California Office of Historic Preservation’s requirements for preparing historic resource evaluation reports. ESA found that the Oakhurst Building is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources under criteria A/1 and C/3, but it did not meet the requirements for local eligibility under the City of Beverly Hills criteria. The client plans to rehabilitate the existing buildings, which would be updated for current use and continue to function as school buildings. The proposed project would add two additions to the rear of the property in order to accommodate additional classroom and gymnasium space. Margarita oversaw preparation of a character-defining features analysis and provided design consultation for conformance with the Secretary of the Interior’s Standards to reduce potential project impacts to less than significant. She also conducted an impacts analysis of the proposed project and prepared a preservation plan that was incorporated into the project as a project design feature to ensure the project would meet the Secretary’s Standards for Rehabilitation. The project has been reviewed and approved by the City of Beverly Hills as an Initial Study/Mitigated Negative Declaration.

Rehabilitation of the Dunbar Hotel, 4255 S. Central Avenue, Los Angeles, CA.

Project Manager/Principal Architectural Historian. As a Project Manager, Dr. Jerabek-Bray directed a careful space-by-space inventory of character-defining features (including all windows) associated with the Dunbar Hotel's period of significance (1928-1970). This included photo documentation of each feature along with a written description, condition, and treatment options. ESA recorded 425 character-defining features and spaces into an electronic database. Dr. Jerabek was principal author for the rehabilitation report that included a project description, methods, historical background and construction history, accompanied by historic photographs, an architectural description of existing conditions, a maintenance plan for high-integrity features, a restoration plan for low-integrity features, and a replication plan. The written report also provided a list of any issues and concerns that should be taken into account during the building rehabilitation and for the long-term preservation of the Dunbar Hotel. The hotel reopened in June 2013 as a senior living facility amidst local fanfare, "An encore for the historic Dunbar Hotel," Los Angeles Times, June 11, 2013. The project was the recipient of the 2014 *Westside Prize* from the Westside Urban Forum and recipient of a 2014 *Preservation Award* from the L.A. Conservancy.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.*

Since late 2014, Dr. Jerabek-Bray and ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic sound-stages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR, and is

implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio.

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Project Manager/Principal Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark, and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently vacant and will soon be redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. For over a decade, Dr. Jerabek-Bray has been providing Historic Resources and Preservation Consultation services to the developer, Brookfield Homes. Work began with preparation of a historic resources assessment report to clarify the regulatory status and assessed the potential eligibility of a historic district. No district was found to be present, but eight individual resources were identified. Margarita conducted an opportunities and constraints analysis and provided input to the developer on managing impacts to historic resources and the feasibility of adaptive reuse of the individual buildings for the project. She directed preparation of feasibility studies for the EIR, that were peer reviewed by the City's consultants. She provided peer review of the Lincoln Plan EIR on behalf of the developer, and attended city meetings and hearings for the EIR. Once the EIR was certified, she worked with the developer's architect to prepare rehabilitation plans for the individual resources to be retained and adaptively reused. The rehabilitation plans were peer reviewed by the City and the City's preservation consultant. She directed ESA's historic team in the completion of a HABS/HALS for the campus, with photography by Positive Image. She also worked with Eye-Glass Productions on a documentary film, and oral histories. Dr. Jerabek-Bray assisted the client to implement a full suite of mitigation measures including a heritage trail, a signage program, oral histories, salvage program, and construction monitoring for rehabilitation historic buildings. She recently completed consultation services and construction monitoring for adaptive reuse of the school's Commissary as a community center (The Commons), which is the first historic building to be restored. The Commons project received a Gold Nugget merit award (2020) for best rehabilitation project from Pacific Coast Builders Conference (PCBC).

Home Savings and Loan Art and Architecture Conservation Services, Interpretive Exhibit, Montebello, CA. *Project Manager/Principal Investigator.* Margarita provided project management and oversight for the conservation work of the art and architecture and an interpretive exhibit for the Montebello branch of Home Savings and Loan Association. Constructed in 1973, the Montebello branch was designed by Millard Sheets (1907–1989), an accomplished, nationally prominent artist and designer, with integrated art works by the Millard Sheets Design Company. The building and art works were preserved in preparation for the building's new use as a medical office by PIH Health. ESA provided oversight for the conservation work undertaken by Preservation Arts. Additionally, Margarita assisted with the development of a project schedule, conducted conservation monitoring and documentation, and provided project oversight during the implementation of the conservation project to ensure that the cleaning and repair of the art works and exterior architectural materials was conducted in accordance with accepted standards for art and architectural conservation work, that the work completed is of acceptable quality, and that the project stayed on schedule and within budget. After the conservation work was completed, she oversaw the development of an interpretive exhibit to

beautify the interior and protect the building's important art, architecture, and history. The exhibit contains professionally mounted permanent narrative panels and photographic enlargements with captions illustrating the key information about the Montebello Branch and its historic use. One of the highlights of the interpretive exhibit is a reproduction of the original tapestry hung its original location for which ESA coordinated with the Mingei International Museum. The project was the recipient of a prestigious 2016 *Preservation Design Award* from the California Preservation Foundation.

Rancho Los Amigos South Campus EIR, County of Los Angeles, Department of Public Works, Downey, CA. *Project Manager/Principal Architectural Historian.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the "Los Angeles County Poor Farm" that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff's Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA lead the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This included a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also served in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.



Fatima Clark

Archaeologist

EDUCATION

BA, Anthropology,
California State
University, Fullerton

12 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society for California
Archaeology

SPECIALIZED TRAINING

Section 106 Webinar,
2016

Workshop: The Art and
Science of Flintknapping,
California Desert Studies
Center, 2013

Successful CEQA,
Compliance-Southern
California Edison,
Environmental Training,
2011

Cultural Resources
Protection under CEQA
and Other Legislative
Mandates, UCLA
Extension, 2010

CERTIFICATIONS/ REGISTRATION

Orange County Certified
Archaeologist

Fatima has 12 years of hands-on archaeological experience and is practiced in project management and client and agency coordination. Her field experience is complimented by the course study and participation in numerous archaeological excavations in California, Arizona, and Peru. Fatima has written California Environmental Quality Act (CEQA)-level technical reports, Environmental Impact Report (EIR) sections, Initial Study (IS) sections, archaeological peer reviews, archaeological monitoring reports, and reports pursuant to California Department of Transportation (Caltrans) requirements. She is also experienced in performing archaeological testing, site recordation, laboratory analysis, pedestrian surveys, records searches through several California Historical Resources Information Systems-Information Centers, and monitoring for a wide variety of projects, including mixed-use, residential, and energy, water, and road infrastructure projects. In addition to her archaeology background, Fatima has been cross-trained in conducting paleontological surveys and monitoring and has co-authored and managed associated reports.

Relevant Experience

Hillcrest Real Estate, LLC., Universal Hilton City, Universal City, CA (2020).

Archaeologist. Fatima was in charge of preparing the Cultural Resources Assessment and EIR section for the project pertaining to CEQA. Fatima also coordinated the preparation of the Paleontological Resources Assessment. The project will include a new 20-story Hotel Expansion Building (with 395 guest rooms and a spa limited to guests and 250 non-guest members) with a new single-level lobby connecting to the Existing Hotel Building. The Project is located near the entrance of Universal Studios.

Irvine Ranch Water District, Syphon Reservoir Improvement Project, Orange County, CA (2018-2019).

Archaeologist. Fatima was in charge of conducting archival research, pedestrian survey, and served as one of the lead authors of the Cultural Resources Assessment Report, pursuant to CEQA and Section 106. The survey for the study led to the relocation of two previously recorded prehistoric archaeological sites and the recordation of five additional resources, including one prehistoric isolate, one historic-period archaeological resource, and three historic architectural resources.

City of Santa Monica, Miramar Hotel Redevelopment EIR, Santa Monica, CA (2019).

Archaeologist. Fatima was in charge of conducting archival research and preparing the Phase I Archaeological Resources Assessment for the project pertaining to CEQA. Fatima also coordinated the preparation of the Paleontological Resources Assessment. The project includes adaptive reuse of the historic Palisades Building and replacement of other buildings in order to provide a mixed-use luxury hotel with new food and beverage facilities, open space, spa,

meeting facilities, and retail space, along with residential units on the upper floors of the new buildings.

California Pacific Homes, Oaks at Monte Nido, Santa Monica Mountains, Unincorporated Los Angeles County, CA (2019-2020). *Archaeologist.* Fatima was in charge of conducting archival research, the archaeological and paleontological pedestrian survey, the preparation of the Phase I Archaeological Resources Assessment pertaining to CEQA, and assisted with the preparation of Paleontological Resources Assessment. The pedestrian survey yielded the identification of a sandstone boulder that contains a fossil impression of the skull of a small-toothed cetacean “dolphin” and the identification of fossilized shells of pelecypods (e.g., bivalves such as clams, mussels, oysters, and cockles) and gastropods (e.g., snails and slugs). The project proposes the development of 15 single-family residences on separate individual recorded parcels within the Monte Nido Community, along the scenic route of Piuma Road.

Sandstone Properties, Inc., 11469 Jefferson Hotel Project, Culver City, CA (2019). *Archaeologist.* Fatima was in charge of conducting the archival research, survey, and subsurface sensitivity assessment for archaeological resources. The project is within an area of archaeological sensitivity, and the study identified those areas with a higher likelihood to contain subsurface resources based on a review of environmental, geologic, and historic data. The project would develop a five-story, 175-room boutique hotel with below-grade parking, and would require demolition of existing commercial structures.

California Department of Water Resources, Lake Perris Seepage Recovery, Riverside County, CA (2019). *Archaeologist.* Fatima was in charge of the following tasks: archival research, survey, subsurface archaeological sensitivity assessment, analysis of direct and indirect effects to the National Register-Colorado River Aqueduct, and preparation of the Cultural Resources Assessment Report in compliance with CEQA. The proposed project would collect water that is currently seeping out of Lake Perris through an integrated recovery well system, and then provide the recovered water to the Metropolitan Water District of Southern California.

Los Angeles Department of Water and Power, Manhattan Wellfield On-Site Hypochlorite Generation Station, Los Angeles, CA (2019). *Archaeologist.* Fatima was in charge of preparing the Cultural Resources Assessment Report in compliance with CEQA and Section 106. Tasks included delineation of an Area of Potential Effects (APE), archival research, Native American outreach, desktop geoarchaeological review and subsurface sensitivity assessment, survey, reporting. The project would upgrade the existing chlorination station at Manhattan Wellfield to an on-site hypochlorite.

City of Burbank, Avion Project, Burbank, CA (2018). *Archaeologist.* Fatima was the lead author for the Cultural Resources Assessment Report and prepared the Cultural Resources section for the EIR. The project is a mixed-use development consisting of creative offices, creative industrial, retail, and a hotel located within a 61-acre Project area, which was once developed with the Lockheed-Martin B-6 site.

California Department of Water Resources, Los Robles Road Bridge Seismic Retrofit Project, Quail Lake, Los Angeles County (2018). *Archaeologist.* Fatima conducted the archival research, pedestrian survey and was the lead author for the Archaeological Resources Survey Report for the project, which pertains to CEQA. The project consisted of the seismic retrofitting of the existing Los Robles Road Bridge, which crosses the West Branch of the California Aqueduct.

Los Angeles Unified School District, San Pedro High School Comprehensive Modernization Project, Los Angeles, CA (2017-2018). *Archaeologist.* Fatima was the lead author for the Archaeological and Paleontological Resources report for the project pursuant to CEQA. The project is a site-specific school upgrade and modernization project being completed by the Los Angeles Unified School District under the School Upgrade Program. In addition to writing the report, Fatima was also the lead preparer of the Cultural Resources section of the EIR.

Los Angeles Unified School District, Burroughs Middle School Comprehensive Modernization Project, Los Angeles, CA (2018). *Archaeologist.* Fatima was the lead author for the Archaeological and Paleontological Resources report for the project pursuant to CEQA. The project would include: demolition of the Shop Building, Cafeteria/classroom buildings, and approximately 14 classrooms located in portable (relocatable) buildings; and construction of approximately 34 general and specialty classrooms, support spaces, and a new Food Services Building and Lunch Shelter. The proposed project would also include modernization and seismic retrofits to the Administration/auditorium Building, the Classroom Building, and the Gymnasium Building.

City of Burbank, Town Center Project, Burbank, CA (2018). *Archaeologist.* Fatima was in charge of preparing the Cultural Resources Assessment Report for the project. The Project is a comprehensive redevelopment of the Burbank Town Center property that would introduce a new mix of uses intended to create an integrated urban community atmosphere promoting live, work and play in Downtown Burbank.

California Water Service Company, Palos Verdes Peninsula Water Reliability Project, Palos Verdes Peninsula, CA (2017). *Archaeologist.* Fatima assisted in the preparation of the Phase I Cultural Resources Assessment report, conducted records searches and conducted the pedestrian survey for this project pursuant to Section 106. The project proposed to construct new potable water pipelines and a new booster pump station to improve overall system reliability in the Palos Verdes Peninsula.

Santa Margarita Water District, San Juan Watershed Project, San Juan Capistrano and Dana Point, CA (2017). *Archaeologist.* Fatima was the lead author for the Phase I Cultural Resources Studies for the project compliant with CEQA and Section 106 of the National Historic Preservation Act. Besides being the lead author for the report, Fatima conducted the records searches, pedestrian survey, prepared the Cultural Resources section of the EIR, and conducted

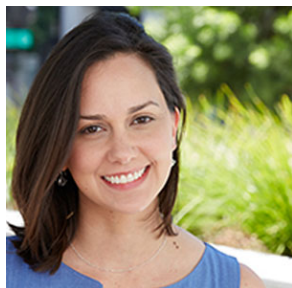
coordination with the Orange County Flood Control District in order to acquire an encroachment permit to conduct the pedestrian survey. The project is to be constructed in multiple phases. The first phase (Phase I) would include installation of three rubber dams and control buildings within San Juan Creek. Subsequent phases include additional dams within San Juan Creek and Arroyo Trabuco, recycled water recharge facilities, and additional upgrades to existing groundwater recovery facilities.

California Department of Transportation, La Costa Chevron, Encinitas, CA (2013-2017). *Project Manager.* Fatima led the archaeological services for the La Costa Chevron Project in Encinitas, which addressed Chevron-created erosion onto a Caltrans right-of-way. Because of the project site's location within a recognized archaeological site, Caltrans required an Extended Phase I (XPI). ESA conducted an XPI archaeological excavation to determine the presence or absence of archaeological deposits (and their horizontal and vertical extent) where the drainage improvements were expected to occur. Managing the company's role as a subcontractor to a larger engineering firm, Fatima coordinated with the prime consultant, the Native American groups in the area, and Caltrans. She was in charge of conducting archaeological testing, served as the primary author of the XPI, prepared the Environmentally Sensitive Area Action Plan and the Historic Resources Compliance Report.

Lennar Homes, Aidlin Property Residential Project, Los Angeles County, CA (2016). *Archaeologist.* Fatima was in charge of preparing the Section 106 report for the project. The proposed project would include the development of 102 single-family dwellings, three parks, the widening of Pico Canyon Road, and associated supporting infrastructure including local roadways, water tanks and a pump station, water quality treatment basins, and an emergency secondary fire access road. The project would also require the grading of natural topography, including slopes in order to remediate existing geologic conditions and to create stable building pads and roadways.

Lennar Homes, Aidlin Property Residential Project, Los Angeles County, CA (2014). *Archaeologist.* Fatima conducted the historical records searches through the CHRIS, pedestrian survey, the preparation of the CEQA cultural resources assessment report. The proposed project consists of a residential development on approximately 230 acres of land in an unincorporated area of Los Angeles County, California.

Southern California Edison, Archaeological Services/Contingent Employee (2008-2013), Southern California, CA. Fatima worked at Southern California Edison (SCE) as a full-time in-house consulting archaeologist in the Deteriorated Poles Program, GO 131-D Program and for the Valley South Subtransmission Project (VSSP). Fatima was in charge of managing work sent to outside consultants for surveys and preparation of archaeological reports and coordinating with consultants and SCE staff. Fatima also conducted over 100 archaeological reviews, including records searches, field surveys, project coordination, report writing for projects subject to the rules and regulations of the California Public Utilities Commission (CPUC) and thus also following CEQA-mandated requirements.



Alison Garcia Kellar

Senior Architectural Historian

EDUCATION

MS, Historic Preservation, University of Pennsylvania

BA, Design, University of California at Davis

9 YEARS EXPERIENCE

PROFESSIONAL

AFFILIATIONS

Latinos in Heritage Conservation, Education Committee Member

California Preservation Foundation, Member

Society of Architectural Historians, Southern California Chapter Member

National Trust for Historic Preservation, Member

AWARDS

Albert Binder Travel Fellowship, 2012 and 2013

PennDesign Departmental Grant, 2011-2013

Alison is a senior architectural historian with 9 years of professional and academic experience with a background in historic preservation, design, and museum collections. Her work with historic resources and cultural heritage in California has included managing and authoring historic resource assessments, National Register Nominations, historic structure reports, feasibility studies, Federal Historic Preservation Tax Credit applications, in addition to extensive archival research and resource documentation. Alison applies her understanding of preservation design and historic interiors to inform impacts analyses of proposed development and recommendations for adaptive reuse.

Relevant Experience

Earl Carroll Theatre Historic Structure Report, Los Angeles, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Structure Report created for the rehabilitation of the historic Earl Carroll Theatre in Hollywood. Constructed in 1938, the property is significant for its association with owner-operator Earl Carroll, Hollywood nightlife, and architect Gordon B. Kaufmann. The theatre is a listed LA Historic-Cultural Monument and has been identified as eligible for the National Register. In recent years, the theatre has been rented by television network studios as sound stages, and as a result some public areas have been modified over time. Alison conducted supplemental in-depth research, participated with the creation of a detailed interior and exterior character-defining features analysis, and assisted with the analysis of the theatre's current condition. She developed recommendations in compliance with the SOI standards that sensitively guide stakeholders with ongoing preservation efforts.

Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA. *Senior Architectural Historian, Deputy Project Manager.* ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

Alpine Village Preservation Consulting Services, Unincorporated Los Angeles County, CA. *Senior Architectural Historian.* Alison was the lead author of the preliminary historical significance evaluation determination for the Alpine Village complex, a European-style shopping center located near Torrance, California. Comprised of seven buildings constructed between 1969 and 1974, the complex is an example of an increasingly rare type of roadside architecture, and retains high historic integrity. Alison participated in conducting in-depth construction chronology research, determining the complex's period of significance, and

identified both interior and exterior character-defining features for the property to help guide ongoing planning efforts.

Whittier Public Library, Whittier CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the library is significant as an individual resource under National Register Criteria A and C. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. Alison assembled the construction history for the library and the Whittier Civic Center. She created a detailed character-defining features analysis identifying significant and contributing features at the property's interior, exterior, and site. Alison coordinated with the project architect to ensure that the project met the Secretary of the Interior's Standards (SOI) in order to meet community's contemporary needs while respecting the building's historic character. Alison authored and oversaw the production of a HABS report to document the library building prior to selective demolition and project construction.

Benjamin Franklin Elementary School Historic Resource Evaluation and Mitigated Negative Declaration, San Diego, CA. *Senior Architectural Historian.* Alison conducted an HRA for the 1930s, 40s, and 50s-designed elementary school campus. The property was found to be a historic district eligible for its association with the post-war development of the Kensington neighborhood, and for its association with two master San Diego architects. The proposed project was reviewed for compliance with the Secretary of the Interior's Standards, and a CEQA analysis was performed, resulting in the Mitigation Measures and design considerations for future construction within the district. Alison authored and oversaw the production of a HABS report to document the campus and its buildings prior to project construction.

1202 3rd Street Promenade Preservation Consulting, Santa Monica, CA. *Senior Architectural Historian.* Constructed in 1949 as a JC Penny department store, the commercial building was designed in the Late Moderne style. ESA previously worked to produce a Landmark Assessment Report, and today, the property is recognized as a City of Santa Monica Landmark. Alison conducted a SOI Standards conformance review of a proposed tenant improvement project for a Certificate of Appropriateness.

1221 Hermosa Avenue Preservation Consulting, Hermosa Beach, CA. *Senior Architectural Historian.* ESA serves as a historic preservation consultant to the City of Hermosa Beach, and has a longstanding relationship with the building at 1221 Hermosa Boulevard, known as the Bijou Building. The building is a former historic theatre and bank designed in the NeoClassical Revival style, constructed in 1923. Alison evaluated proposed tenant improvement modifications including the removal of non-original features and the retention of original features related to original theatre and bank uses. Alison has conducted design reviews which included an understanding of all modifications to the space over time, character-defining features analyses, and reviews of proposed plans against CEQA thresholds and the SOI Standards for compliance. Alison is currently participating with overseeing the construction monitoring efforts for the theatre space as part of this ongoing project.



Universal Hilton Historic Resources Technical Report and Environmental Impacts Report for 555 W Universal Terrace Parkway, Los Angeles, CA. *Senior Architectural Historian.* The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the Postmodern style. As one of Pereira's final commissions, the hotel building was originally part of a master plan and was designed to accommodate visitors to the expanding Universal Theme Parks. Alison conducted in-depth architect and postmodern style research, and evaluated the property for historic significance as part of the Historic Resources Technical Report.

Los Cerritos Wetlands Restoration Plan Program, Cultural Resource Assessment, Seal Beach, CA. *Senior Architectural Historian.* The Los Cerritos Wetlands Restoration EIR project will reinstate historic wetlands to a previously developed oil rig/production site that has been in operation since the early 20th century. As part of the larger restoration plan program, ESA was hired to conduct a cultural resources study to observe, document, and prepare preliminary mitigation measures related to identified built environment resources. Alison collaborated with the archeology team during a field visit to identify potential sites for later investigative studies. She reviewed historic aerial photographs, and conducted research to determine the companies and general ages of oil-industry related infrastructure including oil rigs, operations sheds, and decommissioned tank farms. Mitigation recommendations presented for the structures included Historic Resource Assessment reports to be conducted in the future.

3325 Monterey Road CEQA Impacts Analysis and Design Review, San Marino, California. *Senior Architectural Historian.* A two-story Art Deco style single-family residence, constructed in 1927 in San Marino, California was determined to be a historic resource. Proposed modifications to the residence included a two-story rear addition and building rehabilitation. Alison assisted with preservation design consultation and conducted a plan review for conformance with the SOI Standards for the proposed project. She coordinated with the project architect to better convey preservation components of the proposed work into the drawing set for city review. The review required a character-defining features analysis to determine the level of significance of the remaining features.

Golden Gate Village Historic Resource Evaluation, Marin City, CA. *Architectural Historian.* The highly-intact Golden Gate Village low-income housing complex was constructed in 1958 to house many of the former Marinship workers and their families. Designed by prominent mid-century designers including Aaron G. Green, John Carl Warnecke, and Lawrence Halprin, the property serves as an example of a well-designed housing complex, significant as a product of post-war urban development and for its prominent mid-century designers. Alison performed the site visit and conducted research through local and private archival repositories, plan analysis, and interviews, to produce the report narrative and historic evaluation for the property. Today, the property is listed on the National Register of Historic Places.

McDonnell Hall/Our Lady of Guadalupe Chapel Historic Structure Report, San Jose, CA. *Architectural Historian.* Constructed as a parish church in 1914, the building moved to its current location in 1953. Here, the building served as a

newly formed Catholic Mission, the Center of Our Lady of Guadalupe. The property is associated with civil rights activist and labor rights leader Cesar Chavez, and the mid-20th century Mexican American civil rights movement. Alison assisted with the research, production, and design recommendations, including bringing the building back to its appearance during its period of significance, which required a meticulous analysis of the building's historic integrity. The property today is listed as a National Historic Landmark.

Historic YMCA Hotel Preservation Consulting in the Embarcadero, San Francisco, CA. *Senior Architectural Historian, Project Manager.* Built in the early 20th century, the building was formerly a YMCA hotel used by young navy men and is currently a hotel along the waterfront with an adjacent YMCA recreational center. The hotel was proposing modifications which included rehabilitation work and reconfiguring the interior lobby space. Alison researched and documented the interior evolution by reviewing old plans, movies filmed on-location, post cards, and existing fabric. She established the building's construction chronology with a focus on the building's public spaces at the interior, overseeing the entire production of the report and created recommendations to update the client's proposed plans which included acceptable sensitive modifications to historic features and recommendations for potential future demolition.

Palo Alto History Museum Historic Preservation Consulting, Palo Alto, CA. *Architectural Historian.* The Spanish Revival style Roth Building was the original location of the Palo Alto Medical Foundation. The former medical building is undergoing a conversion into a local history museum with gallery space, interpretive areas, and archival and study rooms. Alison assisted with secondary research efforts of both the medical foundation and the building, upon modifications to the museum's scope of work. She conducted a Part 2 Federal historic rehabilitation tax credit application review which included recommendation to best comply with the Secretary of the Interior's Standards for Historic Preservation.

Half Moon Bay Barn and Jail Museum Historic Resource Evaluation and Preservation Consulting, Half Moon Bay, CA. *Senior Architectural Historian.* The City of Half Moon Bay was working with a local historical society to implement a history museum at the site of its early 20th century jail and adjacent barn. Alison conducted an in-depth historic resource assessment then reviewed proposed plans for buildings and site modifications to accommodate gallery space, offices, and archival storage. Coordinating with project architects, she assisted with the creation of recommendations for project compliance with the Secretary of the Interior's Standards for Rehabilitation.

Toscano Hotel Preservation Consulting, Sonoma State Historic Park, Sonoma, CA. *Senior Architectural Historian.* The two-story wood framed Toscano Hotel was constructed in the 1850s and is a contributing resource to the Sonoma Plaza National Historic Landmark District and the Sonoma Plaza National Register Historic District. Alison conducted a Secretary of the Interior's Standards reviews of proposed changes to the interior of the building. Proposed changes included the conversion of a portion of the building from a hotel saloon museum display area into a retail concession area for the California State Parks. Project recommendations included sensitive design solutions to maintain original features.

Appendix B

Report List

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00273		1977	Bove, Frederick J.	An Environmental Impact Report - an Archaeological Resource Survey and Impact Assessment of a Proposed Development on The Property of the Christian Chapel of Walnut Valley		
LA-00342		1978	Taylor, Thomas T.	Report of the Archaeological Survey of Five Possible Steel Tank Reservoir Sites and Pipe Routes for the Walnut Valley Water District		19-000883
LA-01057		1978	Desautels, Roger J.	Archaeological Survey Report on a 285 Acre Parcel of Land in Puente Hills Area of the County of Los Angeles, California	Scientific Resource Surveys, Inc.	
LA-01712		1976	Crabtree, Robert H.	Draft Environmental Impact Report on Tentative Tract No. 30893 and the Proposed Zone Change in Los Angeles County, Ca	Envista Environmental Sciences	
LA-02027		1977	Ivie, Pamela J.	Draft Minor Environmental Impact Report Tentative Tract No. 33037 County of Los Angeles	University of California, Los Angeles Archaeological Survey	
LA-02801		1992	White, Robert S.	An Archaeological Assessment of the 169+/- Acre South Pointe Master Plan Located in Diamond Bar, Los Angeles County	Archaeological Associates, Ltd.	
LA-02882		1993	McKenna, Jeanette A.	Cultural Resources Investigations, Site Inventory, and Evaluations, the Cajon Pieline Project Corridor, Los Angeles and San Bernadino Counties, California	Mc Kenna et al.	19-000967, 19-001046
LA-02970		1992	Chamberlaine, Pat and Jean Rivers-Council	Cajon Pipeline Project Draft Environmental Impact Statement Environmental Impact Report	City of Adelanto, and Bureau of Land Management	19-000059, 19-000060, 19-000067, 19-000077, 19-000194, 19-000213, 19-000216, 19-000248, 19-000441, 19-000444, 19-000823, 19-000903, 19-000925, 19-000926, 19-000927, 19-000962, 19-001015, 19-001046, 19-001134, 19-001354, 19-001595, 56-000027, 56-000062, 56-000141, 56-000240, 56-000241, 56-000644, 56-000842, 56-000916, 56-000917
LA-04172		1997	Anonymous	Phase I Archaeological Survey and Cultural Resources Assessment for a 58.5 Ac Parcel, Rowland Heights, Los Angeles County, Ca.	W & S Consultants	
LA-04173		1997	Vitar, Terri	Preliminary Cultural Resources Assessment, Southlands Expansion Project	EIP Associates, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-04835		1999	Ashkar, Shahira	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties	Jones & Stokes Associates, Inc.	19-186109, 19-186112, 19-187090
LA-04954		2001	Smith, Philomene C.	Road Reconstruction Along Route 60 From 1.1km East of Stimson Ave. to Diamond Bar Blvd. Undercrossing	Department of Transportation Office of Environmental Planning	
LA-05735		1975	Crabtree, Robert H.	Survey of 85 Acres in Diamond Bar, E-201	Archaeological Research, Inc.	
LA-05736	Cellular -	2001	Duke, Curt	Cultural Resource Assessment, Cingular Wireless Facility No. Vy 059-01 Los Angeles County, California	LSA Associates, Inc.	
LA-05897	Cellular -	2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Vy 139-01 Los Angeles County, California	LSA Associates, Inc.	
LA-07707	Cellular -	2006	Billat, Lorna	Fcc Form 620 (section 106) Submittal, Earthtouch Inc. (consultants on Behalf of Nextel of California Db a Sprint Nextel (nextel) Exodia/CA-8506 a Diamond Bar, Los Angeles County, California	EarthTouch, Inc.	
LA-08249		2002	Peterson, Patricia A.	Cultural Resources Records Search and Survey Report for the Reclaimed Water Backbone Transmission Project, Los Angeles County, California	Chambers Group, Inc.	19-000179, 19-001044, 19-001045, 19-001046, 19-002805, 19-120031, 19-186112
LA-10230	Cellular -	2009	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE25736A (LA Royal Vista Golf Course), 20055 Colima Road, Walnut, Los Angeles County, California	Michael Brandman Associates	
LA-10850		2007	Trinh, Phuong H.	South Pointe West	U.S. Army Corps of Engineers	
LA-11821		2010	Panich, Lee and Holson, John	Archaeological Survey Report, Tehachapi Renewable transmission Project Segment 8 Telecommunicat ions route, Los Angeles and San Bernardino Counties, California	Pacific Legacy	19-000179, 19-000522, 19-000852, 19-000853, 19-000854, 19-001046, 19-001049, 19-001136, 19-001414, 19-001867, 19-186112

Appendix C

DPR 523 Forms



**C-1 Royal Vista Golf Club
Barn/Maintenance Shed
DPR 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 9 *Resource Name or #: (Assigned by recorder) Royal Vista Golf Course Barn/Maintenance Shed

P1. Other Identifier: Barn/Maintenance Shed

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 19816 S. Walnut Drive City Walnut Zip 91789

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 8762-022-002

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) A barn structure which is currently used as a maintenance shed for the golf course (Barn/Maintenance Shed) is located in the northwest portion of the Project Site on APN 8762-022-002. The structure was built around 1938, according to aerial photographs, and was likely originally used as a barn for agricultural purposes. The structure is accessible from a paved driveway that leads off of E. Walnut Drive South which is located to its north. The building is also accessible from within the golf course via the golf cart path leading from the south. The area surrounding the Barn/Maintenance Shed is flat, and includes paved and unpaved areas with space for maintenance vehicles and staff parking. The surrounding eastern area is bordered by mature trees and shrubbery, such that the Barn/Maintenance Shed and its immediate landscaping are not visible from the golf course, except through an opening to the south. [See Continuation Sheets]

*P3b. **Resource Attributes:** (List attributes and codes) HP4. Ancillary building

*P4. **Resources Present:**

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Southeast elevation (left) and northeast elevation (right) with infilled stucco room, view facing northwest

*P6. **Date Constructed/Age and Source:** 1928-1938, historic aerial photographs

☒ Historic ☐ Prehistoric
☐ Both

*P7. **Owner and Address:** Project Dimensions, Inc., 4 Park Place, Suite 700 Irvine, CA 92614

*P8. **Recorded by:** (Name, affiliation, and address) Alison Garcia Kellar, ESA, 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017

*P9. **Date Recorded:** July 2021

*P10. **Survey Type:** (Describe) Intensive Pedestrian

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") ESA, Royal Vista Redevelopment Project, Unincorporated Los Angeles County, California, Cultural

Resources Assessment Report, July 2021

*Attachments: ☐ NONE ☒ Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code 6Z
Page 2 of 9

B1. Historic Name: _____

B2. Common Name: Royal Vista Golf Course Barn/Maintenance Shed

B3. Original Use: Barn B4. Present Use: Maintenance Shed

*B5. Architectural Style: Vernacular

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

There were no building permits identified for APN 8762-022-002, or for the address 19816 S. Walnut Drive on file with the Los Angeles County Department of Public Works. Prior to the construction of the Barn/Maintenance Shed, the area surrounding the future structure appears to have been partially developed with a homestead that included a residence and yard, limited plantings, roadways, and potentially auxiliary buildings by 1928. The earliest aerial photograph including the Barn/Maintenance Shed was taken in 1938, indicating that the structure was constructed between 1928 and 1938. The photograph depicts regularly spaced plantings, which may have been orchards and row crops, leading from present-day E. Walnut Road, and further plantings encircling the homestead, bounded by semi-circular roads. The semi-circular road to the north of the homestead led directly to the subject Barn/Maintenance Shed, which sat adjacent to a mature tree. The lean-to shed roof extension was not visible at this time. As the adjacent homestead had comparably more regularly spaced plantings and the Barn/Maintenance Shed, it is likely that the site was being developed for agricultural purposes in the later 1930s. The subject structure was then likely used as a barn to house materials, equipment, or potentially animals to support the property's agricultural use. A small, auxiliary building was located to the northwest of the Barn/Maintenance Shed by 1938. [See Continuation Sheets]

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: c. 1928-1938 Original Location: Yes

*B8. Related Features:

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme Context: Industrial Development, 1850-1980, theme: Agricultural Roots, 1850-1945, sub-theme: Truck Farming and Local Markets, 1850-1945 Area Unincorporated LA County

Period of Significance c. 1928-1962 Property Type Agricultural Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Barn/Maintenance Shed was evaluated as a contributor to the Royal Vista Golf Course under the Golf Courses, Structures, and Buildings context. The Barn/Maintenance Shed was evaluated as an individual resource under the Barns/Stables in Los Angeles context. [See Continuation Sheets]

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

*B12. References:

[See Continuation Sheets]

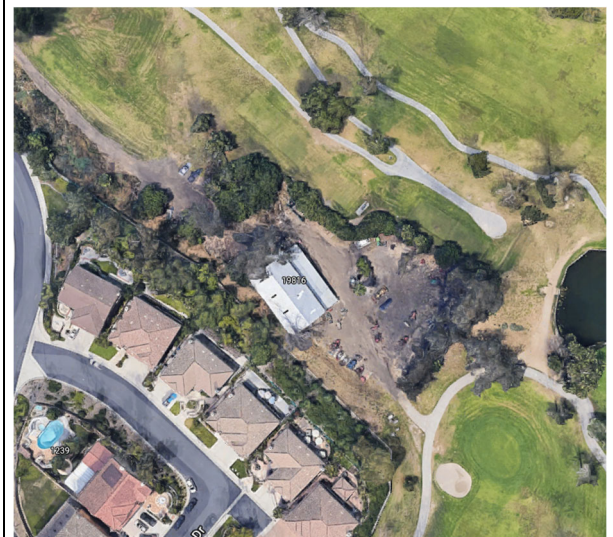
B13. Remarks:

*B14. Evaluator: Alison Garcia Kellar, ESA

*Date of Evaluation: July 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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*P3a. Description (continued):

The two-story barn structure has a rectangular footprint, and includes a main volume with a gabled roof, and a lean-to shed addition at the northeast elevation. The wood-framed structure is clad in corrugated metal, and includes a corrugated metal roof, and includes a concrete slab foundation. The interior of the Barn/Maintenance Shed is accessible from two large corrugated metal sliding doors, located on both the north and south elevations. The lean-to shed portion at the north east elevation is supported by steel columns, and is enclosed with a metal fence. The southernmost portion of the lean-to shed has been enclosed and includes stucco walls and aluminum frame slider windows – modifications to the building which appear to be from the 1960s, when the lean-to was constructed.

At the inside of the barn, the beam and post construction is apparent. The utilitarian interior includes fluorescent light fixtures, and plywood enclosures forming small rooms in the northeast portion of the structure.

P5a. Photographs (continued):



Barn/Maintenance Shed northwest elevation, view facing southeast

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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Detail of Barn/Maintenance Shed northwest elevation, view facing southeast



Barn/Maintenance Shed northeast elevation with lean-to addition, view facing southwest

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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Southeast elevation of Barn/Maintenance Shed, view facing north



Interior of barn with wood framing, view facing south

***B6. Construction History (continued):**

Present-day E. Walnut Road, located to the north of the Barn/Maintenance shed, was known as Fifth Avenue, according to a topographic map from 1942 (Placeworks, 2020: 13). An aerial photograph taken in 1952 reflects the growth of the regularly spaced plantings encircling the adjacent homestead. The Phase I report indicates that this land may have been dry land farmed or pastureland (Placeworks, 2020: 11). The Barn/Maintenance Shed remained in its same location, and its paved area immediate surrounding it appears to have included more space for maintenance vehicle or storage.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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By 1962, the land surrounding the Barn/Maintenance Shed was developed with the Walnut Valley Golf Club, a private 18-hole golf club that expanded to include 9 additional holes by the following year (Claire, 1962: 39). According to the Los Angeles County Assessor's portal, the Barn/Maintenance Shed parcel became effective in 1964, around the same time that the golf course was constructed. As visible in the 1968 and 1977 aerial photographs, the golf course surrounded the Barn/Maintenance Shed to its north, east, and south, while the adjacent homestead and its regularly spaced plantings remained. Paved golf cart paths, sand traps, a pond, plantings, and fairways are visible golf course features by 1968. It appears that the golf cart paths led directly from the golf course to the Barn/Maintenance Shed by the late 1960s, indicating that the structure was used by the Walnut Valley Golf Club as a maintenance shed to house equipment and supplies to maintain the golf course, as it currently does today. Further, the lean-to roof addition is visible on the Barn/Maintenance Shed by 1968. The small, auxiliary building located to the northwest of the Barn/Maintenance Shed remained in 1977, as did direct access from E. Walnut Road to the structure. Single-family residential development encroached the Barn/Maintenance Shed from the northeast in 1979, in which a part of the golf course was redeveloped to suit new housing visible in the 1981 aerial. Limited information about the subject Barn/Maintenance Shed can be distinguished from the 1981 aerial. By 2007, the adjacent homestead had been demolished and redeveloped with single family residences constructed in 2002 along a cul-de-sac, which largely reflects the original semi-circular roadways that encircled the former homestead.

Ownership/Use History

As indicated above, there were no early records associated with the Barn/Maintenance Shed. A topographic map dating to 1928 indicates that the nearby Silver Peak Ranch, located to the east of the future location of the Barn/Maintenance Shed and golf course was surrounded by oranges and lemon groves, which may indicate the types of plantings that once surrounded the homestead adjacent to the subject Barn/Maintenance Shed (Markham, 1919: 26; and Placeworks, 2020: 13). In addition to citrus, the area was also known for its walnut and avocado trees. The Barn/Maintenance Shed appears to have been associated with the adjacent homestead and early surrounding agricultural uses as early as 1938, when the building first appears on aerial photographs. The structure was then likely used as a barn to store equipment used for agricultural purposes, or possibly to house livestock associated with the activities of the immediate area. It appears that the structure was used as a barn for about 30 years.

The private Walnut Valley Golf Club was constructed in 1962, and an aerial photograph taken in 1968 shows paved paths leading from the golf course to the Barn/Maintenance Shed, indicating that the structure was then used to house maintenance equipment for the golf course. The structure was also expanded to the northeast by the 1968 aerial photograph. The golf course changed ownership several times, and as such the Barn/Maintenance Shed served the Walnut Valley Golf Club from 1962 to 1968, the Pomona National Golf Club from 1968 to 1964, and the Los Angeles Royal Vista Golf Course from 1984 to the present. As such, the Barn/Maintenance Shed has been used as a shed for golf course purposes for at least 53 years.

***B6. Significance (continued):**

Criterion A/1/1: Events

The Barn/Maintenance Shed was constructed sometime between 1928 and 1938, according to aerial photographs. Agricultural cultivation in the area during the early 20th century included walnut, avocados, and citrus trees. The early aerial photographs indicate regularly spaced plantings surrounding an adjacent homestead, which suggests that the structure was constructed as a barn to support agricultural cultivation at the homestead. The property was likely a small growing orchards or row crops, and included other

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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agricultural purposes surrounding the property, potentially for farmland or grazing pasture. The Barn/Maintenance Shed's period of significance ranges from its construction between 1928 and 1938, until 1962, when the barn began to be used by the Walnut Valley Golf Club as a maintenance shed, as it is currently used today. According the SurveyLA context for Industrial Development, 1850-1980, theme: Agricultural Roots, 1850-1945, sub-theme: Truck Farming and Local Markets, 1850-1945, the barn was constructed during the period of significance for the property type, and would have been utilized as a supporting building for smaller produce-cultivating properties. A comparison of aerial photographs indicates that the road leading from E. Walnut Drive S., formerly Fifth Avenue, remains today. There is no evidence to suggest that the Barn/Maintenance shed was a critical component of the agricultural economy of the greater Los Angeles area, as the operation appeared to be small in scale. The Barn/Maintenance Shed does not appear to have been a significant component of a once expansive agricultural landscape within the area. Further, today, the historic associations with the barn, adjacent crops or orchards, ancillary buildings, fences, and the associated homestead no longer remain. Over the course of several building campaigns to develop the adjacent agricultural land, the area has been redeveloped with housing and the Royal Vista Golf Course, such that the Barn/Maintenance Shed no longer retains its setting or association with the original farmstead from the early 20th century period.

The barn was used for agricultural purposes for about 30 years, until the Walnut Valley Golf Club developed portions of the surrounding land in the early 1960s. The golf club utilized the building as a barn or shed structure to house equipment and materials to service the golf course. This use would have been typical for an older agricultural building near land that was developed into a golf course, as indicated in Cultural Resource Management guidance specific to assessing golf courses as cultural resources. Additionally, there are other examples of barns with higher integrity that are significant for their architecture in the Los Angeles area, including Los Angeles Historic Cultural Monument (HCM) #645, Harvester Farms; and HCM #782, El Encanto. The building does not appear to retain sufficient historic associations as a contributor to the Royal Vista Golf Course as a support building. As such the Barn/Maintenance Shed does not appear to be eligible for listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

There were no original owners, occupants, or tenants identified with the Barn/Maintenance Shed, or the associated farmstead that is no longer extant. There were no building permits identified for APN 8762-022-002, or for the address 19816 S. Walnut Drive on file with the Los Angeles County Department of Public Works, and a review of early topographic maps did not indicate the name of the operation or owners. Despite this, the operation appeared to be a small agricultural setup in which produce was likely sold to neighboring markets, as would be typical of truck farming operations of the early 20th century period. As such Barn/Maintenance Shed does not appear to be eligible for listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Barn/Maintenance Shed is a vernacular example of a wood frame, gabled roof, with corrugated metal siding. The barn structure includes exposed structural framework and double height construction, which are character defining features of the property type. The barn's corrugated metal cladding is not considered a character defining feature of the property type. Further there are no associated agricultural

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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features as part of the original design of the barn, including a farm house/residence, other out buildings, related groves/orchards, or other related structures. Over time, the building and its associated landscape have been heavily modified, including the removal of associated features as mentioned above, and with the 1960s addition of a lean-to shed roof and the enclosure of a room at the northeastern end of the structure, changes which were made outside of the building's period of significance. The Barn/Maintenance Shed is not an excellent example of the building type, nor does it possess high artistic value or is an excellent example of an architectural style. As such, the Barn/Maintenance Shed does not appear eligible under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Barn/Maintenance Shed does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Barn/Maintenance Shed has not yielded or does not likely to yield information important to prehistory or history and do not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion 4.

Integrity

The Barn/Maintenance Shed does not display historic associations with a pattern of development, important person, or with a particular building type or architectural style. In addition, the building lacks the requisite historic integrity that would be necessary for the property to convey its historic significance as a resource. A substantial alteration to the building's setting, association, and feeling occurred when the Walnut Valley Golf Club was constructed immediately to the east of the Barn/Maintenance shed in 1962, in the 1970s, and in 2002 when the surrounding area was redeveloped with housing. Not only did the new golf course landscape redevelop the pastoral land, but it also altered the use of the barn, which went from an agricultural building to a maintenance shed for the golf course. As a result of the redevelopment of the surrounding site, the associated farmstead, orchards, and row crops are no longer present. Modifications to the structure itself have altered the design and materials – as a northeastern shed roof addition was constructed in about the 1960s, and an enclosure of a portion of the lean-to shed roof addition occurred to create a small room within the structure. The building retains its location, and overall industrial/rudimentary workmanship. However, as the property's historic associations, setting, and feeling no longer remain, and the building has compromised design and materials, the building no longer retains sufficient historic integrity.

Conclusion

The Barn/Maintenance Shed was evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Los Angeles County Register of Landmarks and is recommended ineligible

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Barn/Maintenance Shed

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*B12. References (continued):

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated November 4, 1962.

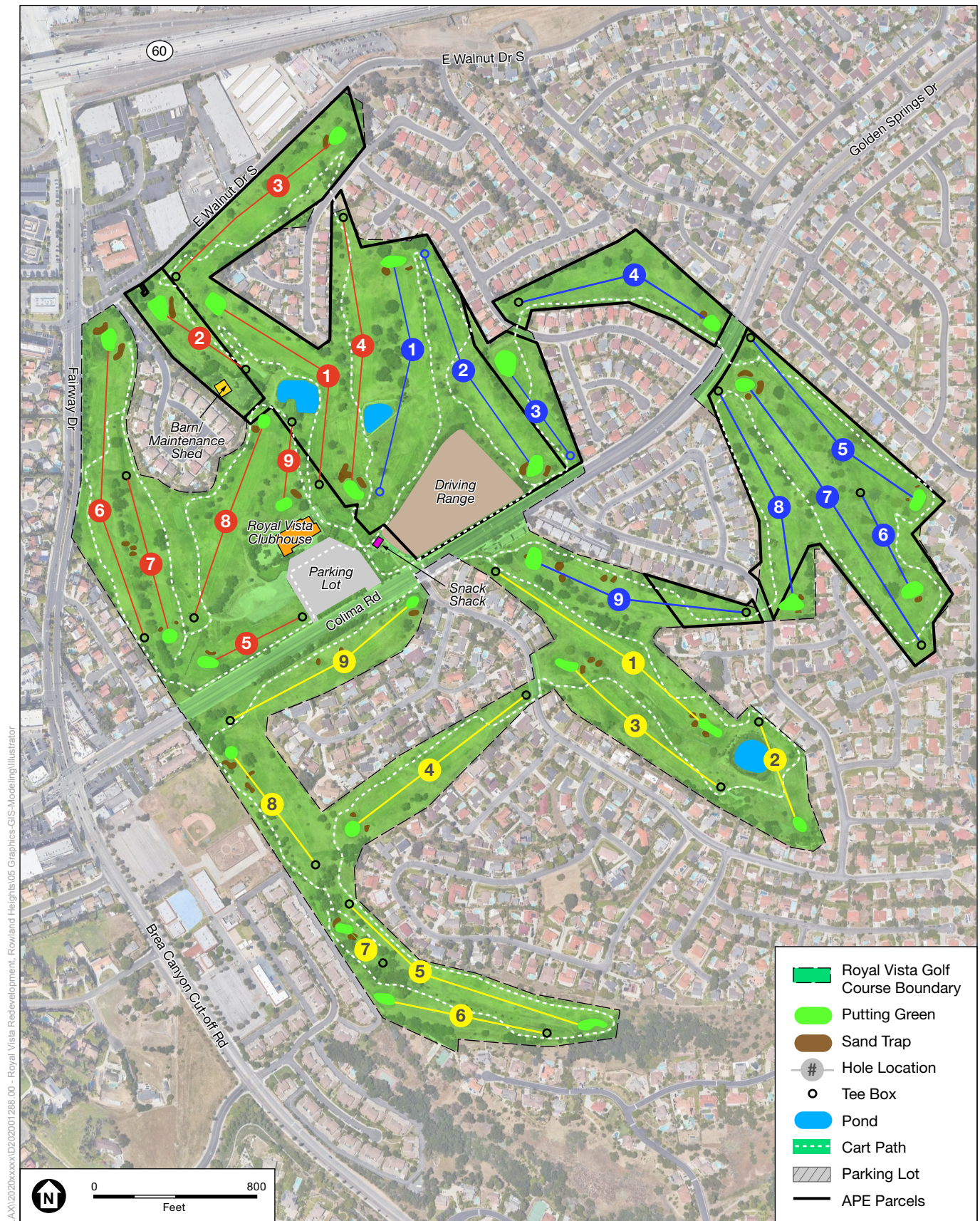
Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated December 2, 1962.

Historic Aerial Photographs, 1928, 1938, 1952, 1968, 1977, 1981, and 2007.

LSA Associates. 2018. *SurveyLA Citywide Historic Context: Context: Industrial Development, 1850-1980*, Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources.

Markham, Edwin. "An Appreciation of California" in Regional Resort Folders for the Western Region. Issued by The United States Railroad Administration, Summer and Winter 1919.

PlaceWorks. 2020. *Phase I Environmental Site Assessment. Royal Vista Golf Course*. Prepared for Project Dimensions, Inc. |



SOURCE: ESA, 2021; Base - Google Earth, 2021

Royal Vista Redevelopment Project

Figure 56
Royal Vista Golf Course Map

C-2 Royal Vista Golf Club DPR 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 16 *Resource Name or #: (Assigned by recorder) Royal Vista Golf Course

P1. Other Identifier: Walnut Valley Golf Club

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 20055 Colima Road City Walnut Zip 91789

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: _____

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

Related district features include: Tee boxes, fairways, sand traps, ponds, putting greens, golf cart paths, the Clubhouse, a paved parking lot, disparate Royal Vista Golf Course signs, a driving range, maintenance structures, and a Snack Shack shop.

Signage located along Colima Road includes two types, low wall with affixed metal signage and a pole sign. The golf course is comprised of three nine-hole courses, landscaped with wide swaths of grass and groupings of mature trees. Rough stone faced concrete masonry units line the southern perimeter of the course, serving as retaining walls for the abutting residential properties. [See *D3. Detailed Description]

*P3b. Resource Attributes: (List attributes and codes) HP29. Landscape architecture, HP4. Ancillary building



*P4. Resources Present:

☒ Building ☒ Structure ☐ Object
☒ Site ☒ District ☐ Element of District ☐
Other (Isolates, etc.)

P5a. Photograph or Drawing
(Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) Overall view of golf course with cart path, mature landscaping and undulating course, view facing north

*P6. Date Constructed/Age and Source: 1962, historic aerial photographs, newspaper articles

☒ Historic ☐ Prehistoric
☐ Both

*P7. Owner and Address:

Project Dimensions, Inc., 4 Park Place, Suite 700 Irvine, CA 92614

*P8. Recorded by: (Name, affiliation, and address) Alison Garcia Kellar, ESA, 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017

*P9. Date Recorded: July 2021

*P10. Survey Type: (Describe)

Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

ESA, Royal Vista Redevelopment Project, Unincorporated Los Angeles County, California, Cultural Resources Assessment Report, July 2021

*Attachments: ☐ NONE ☒ Location 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): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary
HRI
Trinomial

#

Page 2 of 16

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Walnut Valley Golf Club D2. Common Name: Royal Vista Golf Course

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Portions of the course that abut Colima Road from the south and portions of the course and Driving Range located to the north of Colima Road are lined with tall netting affixed to wooden posts. A paved cart path begins at the Clubhouse which is centrally located north from Colima Road, and leads through the nine-hole north course, then to the nine-hole east course which crosses over Colima Road and heads south to the nine-hole south course. The cart path includes concrete curbs throughout the course. Tee boxes, fairways, and putting greens comprise each hole on the course.

[See Continuation Sheets]

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district's boundary is irregular in shape and corresponds with the parcels owned by the golf course. The Royal Vista Golf Course at 2005 Colima Road occupies a sloped, irregularly shaped series of 6 parcels, bounded by East Walnut Drive South and residential neighborhoods to the north, Fairway Drive to the west, and several single-family residential neighborhoods to the south. Colima Road roughly bisects the golf course in half. The Royal Vista Golf Course consists of 13 parcels, and of these 6 parcels are a part of the Project Site.

***D5. Boundary Justification:**

The boundary corresponds with the parcels owned by and developed as the golf course. The boundary has changed over time with the construction of adjacent housing developments in the 1970s and in 2002.

D6. Significance: Theme Golf Courses, Structures, and Buildings

Area Unincorporated Los Angeles County

Period of Significance 1962-1967

Applicable Criteria _____ (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Royal Vista Golf Course was evaluated as a historic district under the Golf Courses, Structures, and Buildings context. [See Continuation Sheets]

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

[See Continuation Sheets]

***D8. Evaluator:** Alison Garcia Kellar, ESA

Date: July 2021

Affiliation and Address:

ESA, 626 Wilshire Blvd., Suite 1100, Los Angeles, CA 90017

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 3 of 16

*P3a. Description (continued):

Portions of the course that abut Colima Road from the south and portions of the course and Driving Range located to the north of Colima Road are lined with tall netting affixed to wooden posts. A paved cart path begins at the Clubhouse which is centrally located north from Colima Road, and leads through the nine-hole north course, then to the nine-hole east course which crosses over Colima Road and heads south to the nine-hole south course. The cart path includes concrete curbs throughout the course. Tee boxes, fairways, and putting greens comprise each hole on the course. The golf course includes three concrete-lined water hazards, or ponds, with simple wood post barriers, sand traps, and hole signage throughout. There are several wood shed pump houses and a concrete masonry unit pump house which house irrigation and well equipment. Concrete drainage ditches run throughout the courses.

The Driving Range is located adjacent to the parking lot that serves the Clubhouse. The Driving Range extends northwest and includes a shade structure surmounts atop concrete pad, which is separated from a nearby putting green by a metal fence that rests atop concrete masonry units. Tall exterior lights and several axillary shed structures serve this area.

A Snack Shack, servicing the golf course and the Driving Range, sits between the driving range and the parking lot. The Snack Shack is a small rectangular structure appears to date from sometime between the late 1970s and early 1990s, and is not visible on the aerial photographs. It includes a flat roof, rectangular columns at evenly spaced bays, stucco siding, fixed metal frame windows and a metal screen parapet.

P5a. Photographs (continued):



Low wall signage with affixed lettering located along Colima Road, view facing northeast

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 4 of 16



Low wall signage with veneer pillars and affixed lettering located along Colima Road, view facing

Northwest



Tall netting affixed to wooden poles

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 5 of 16



Beginning of paved cart path, view facing southwest



View of a typical putting green and fairway

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 6 of 16



View of a concrete lined pond with simple wood barrier



View of typical sand traps with high netting at left

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 7 of 16



View of typical hole signage



Wood shed pump house located near Barn/Maintenance shed near E. Walnut Drive, view facing southwest

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 8 of 16



View of concrete masonry unit pump house structure



View of undulating concrete drainage ditches

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 9 of 16



View of driving range with shad structure at left, view facing north



View of Snack Shack structure, view facing northeast

***D3. Detailed Description (continued):**

The golf course includes three concrete-lined water hazards, or ponds, with simple wood post barriers, sand traps, and hole signage throughout. There are several wood shed pump houses and a concrete masonry unit pump house which house irrigation and well equipment. Concrete drainage ditches run throughout the courses.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 10 of 16

The Driving Range is located adjacent to the parking lot that serves the Clubhouse. The Driving Range extends northwest and includes a shade structure surmounts atop concrete pad, which is separated from a nearby putting green by a metal fence that rests atop concrete masonry units. Tall exterior lights and several axillary shed structures serve this area.

A Snack Shack, servicing the golf course and the Driving Range, sits between the driving range and the parking lot. The Snack Shack is a small rectangular structure appears to date from sometime between the late 1970s and early 1990s, and is not visible on the aerial photographs. It includes a flat roof, rectangular columns at evenly spaced bays, stucco siding, fixed metal frame windows and a metal screen parapet.

Construction History:

Prior to golf course development, the land may have been used as farmland or grazing pasture. A homestead with surrounding orchards or row crops was present in the northern extent adjacent to the location of the Barn/Maintenance Shed in the 1920s, 1930s, and 1950s. Building permits associated with the golf course are presented in Table 3. The subject golf course was developed as the privately owned Walnut Valley Golf and Country Club or Walnut Valley Golf Club, in 1962 (Johns, 1961: 97; and Progress-Bulletin, 1962: 29). Located “in unincorporated area south of Valley Boulevard” by South Hills Realty Company of West Covina, the golf course was originally planned to be developed as part of a larger phased project that included surrounding single-family and multi-family residences (Johns, 1961: 97). The golf course was to be 27-holes, and the planned residential community was to have 426 single-family lots, of which 124 were to “be directly on the course with the remainder overlooking the valley” (Johns, 1961: 97). The South Hills Realty Co., which originally developed the property, was overseen by engineer Eleanor B. Samuels and William E. Lunch, in corporation with the Huntington Park First Savings and Loan Association. Proposed residences were estimated to be valued between \$25,000 to \$35,000 each.

Theodore G. Robinson, a noted golf course designer, who was then “considered one of the foremost authorities in the integrated planning of golf courses in connection with land development for residential and allied uses,” designed the Walnut Valley Golf Club’s 425-acre golf course. Details from the original construction included over 113,000 linear feet of water piping and 23,000 fittings to install the extensive irrigation lines. The irrigation lines supplied water to 1,200 pop-up automatic sprinklers, which were activated by time clock operation and were sent over 395,000 feet of electric wiring laid in water pipe trenches (Progress-Bulletin, 1962: 29).

Shortly after initial planning efforts were announced in newspapers, further mention of a phased golf course-residential development ceased. Notably, in 1964, the course’s publicity director, Al Johns, said that “there is no real estate development connected with the course at this time,” adding “Our basic aim is to have one of the finest golf courses in Southern California (Claire, 1962: 39). In this, it appears as though a disconnect between the private golf course and residential neighborhood occurred while both developments were underway. There is limited physical information to suggest that the golf course and surrounding residential neighborhoods were developed in tandem, with the exception of concrete masonry unit retaining walls that line much of the perimeter of the golf course and abut single-family homes that face the golf course. These concrete masonry units are also reflected in golf course water fountains, select ashtrays, and in a retaining

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 11 of 16

wall at the Driving Range, indicating a minor overlap in materiality and coordination, which is likely attributed to the early planning efforts to create the golf course. The three neighboring residential developments were eventually constructed 1973, 1979, and 2002, as discussed below.

Upon its opening in November of 1962, the Walnut Valley Golf Club had 18 holes, and another 9 holes were constructed by February of 1963. According to noted golfer Don January, the course was praised for “its wonderful coverage of grass” which was brought into playing condition “more quickly than any course I’ve ever seen,” indicating that the construction of the course, grading, and installation of associated features occurred rapidly (Claire, 1962: 39). The president of the Walnut Valley Golf Club, William E. Lynch, noted that once the course was completed, “any of the three nines may be played interchangeably as a 72-par, 18-hole course, averaging 6,450 yards, which will be increased to 7,000 yards or more, for championship play” (Claire, 1962: 39). Original designed features that made the course “a good challenge” included three one-acre ponds, or water hazards, concrete aqueducts, and trees (Claire, 1962: 42). The ponds were lined with plastic sheeting to prevent water from soaking into the ground, and were serviced by adjacent deep water-wells (The Los Angeles Times, 1963: 38).

Later additions and modifications to the original course are indicated in newspaper articles and in limited building permits on file with the Los Angeles County Department of Public Works. An additional 250 mature specimen trees, ranging from 15 to 32 feet in height were planted in the spring of 1963 (Claire, 1963: 47). Upon an ownership change in 1964, plans were announced to improve the golf course, including a 30,000 square foot clubhouse, tennis courts, a swimming pool, and medications to the course (The Los Angeles Time, 1964: 38). The Clubhouse was constructed in 1964. A fourth pond was constructed on the [first hole of the north course] in 1964, along with lengthened tees and benches placed at all tees (Johnson, 1964).

The course became a public course in 1968, changing its name to the Pomona National Golf Club (East Review, 1968: 27). A 1968 newspaper advertisement indicated that the golf course included a Class A pro golf shop, driving range, and a “luxurious” clubhouse with banquet rooms by this time (The Los Angeles Times, 1968). An aerial photograph taken in 1968 illustrates a single-family residential neighborhood under construction in the southeast portion of the project site. According to the Los Angeles County Assessor’s portal website, construction of the southeastern residential neighborhood was mostly completed between 1973 and 1975, roughly 11-13 years after the golf course originally opened.

A portion of the golf course in the northern portion of the site was demolished and redeveloped in order to accommodate new residential housing, which was largely constructed in 1979 according to the Los Angeles County Assessor’s portal website. This additional single-family residential development in the northern portion of the site was visible adjacent to the Barn/Maintenance Shed by a 1981 aerial photograph. A building permit was issued in 1993 for a 50’ high netting for the golf course, which may refer to the netting along E. Colima Road, and present throughout the site. Later that year, a building permits was issued to install pole lights at the driving range. In 2002, located the northwestern portion, land to the west of the Barn/Maintenance Shed was redeveloped with single-family residences. In this, the former homestead was replaced with single family residences constructed along a cul-de-sac, which largely reflected the original semi-circular roadways that once encircled the homestead.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

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*D6. Significance (continued):

Criterion A/1/1: Events

The Royal Vista Golf Course was originally constructed in 1962 as the private Walnut Valley Golf Club among a former agricultural area. The Walnut Valley Golf Club was to be a one of the finest golf courses in southern California, according to newspaper articles. The period of significance for the golf course is 1962-1967, when the it operated as a private course, as originally designed and intended. By 1968, the golf course became public after a change of ownership when it was renamed the Pomona National Golf Club. By 1984 the golf course had changed its name to the Royal Vista Golf Course, as it is known today. The Royal Vista Golf Course is a landscape that includes: tee boxes, fairways, sand traps, ponds, putting greens, golf cart paths, the Clubhouse with its associated landscaping, a paved parking lot, three Royal Vista Golf Course signs, a driving range, maintenance structures, and a Snack Shack.

In the early 1960s, there were many golf courses developed in southern California, as the sport had gained in popularity by this time. In the area adjacent to the Walnut Valley Golf Club, there were three other golf courses developed the same year that Walnut Valley Golf Club was constructed. While the Walnut Valley Golf Club is one of many golf courses established in the Los Angeles County area in the 1960s as the sport of golf was becoming highly popularized, it does not appear to meet the threshold of making a significant contribution to the history of recreation and leisure needed for listing in the National or California Registers.

As the course changed ownership in 1968, and was converted for public use shortly after, it does not have a strong association with private courses in southern California. Further, as noted in the *SurveyLA Citywide Historic Context Statement* includes Guidelines for Evaluating Private Recreation Facilities, private recreation facilities are not visible from the public-right-of-way. However, the golf course as originally designed, is more private in its character due to the main thoroughfare that bisects the course, which allows for the entire course to be visible from the public-right-of-way.

Further, according to the National Park Service's journal, *Cultural Resource Management* notes that golf courses were often built as part of a planned residential community. Research indicates that there was a disconnect with the surrounding planned development while the golf course was under construction in 1962. The surrounding neighborhoods constructed around 1973, 1979, and 2002, indicating that the golf course and neighboring suburban communities were not developed as originally planned in the early 1960s, and as such the Walnut Valley Golf Club does not retain associations with a planned residential community. As such the Royal Vista Golf Course does not appear to be eligible for listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

The real estate brokerage company, the South Hills Realty Company, developed the Walnut Valley Golf Club in 1962. The first mention of the company in newspapers was in a 1953 advertisement for new homes that were under construction in West Covina. The South Hills Realty Co. was serving as the agents for the construction company of the homes. Other single-family residential development attributed

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

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to the company continued in Covina, 1954, 1955. Park Meadows Development in West Covina (1955), company handled "sale negotiations" for a Monte Vista shopping center in 1956 (The Pomona Progress Bulletin, 1956). The company was also involved in a land sale for the University of California (The Los Angeles Times, 1960). There are no further mention of the South Hills Realty Company beyond 1962. It is possible that the company ended during the same time that the golf course and residential development became disassociated from one another.

Eleanor B. Samuels and William B. Lynch worked for the South Hills Realty Company and were identified in a newspaper article published in the 1962 for their involvement with the initially-planned Walnut Valley Golf Club and adjacent residential development project. Samuels was a realtor and land developer who was involved with land transactions in southern California (Times-Advocate, 1973; and Oroville Mercury Register, 1964). Her career later evolved into construction, and she built several highways, roads and bridges in southern California, before returning back to real estate development. She worked on the land development of the Walnut Valley Golf Club as her second golf course project (Oroville Mercury Register, 1964). It is not clear what her first golf course project was. She was involved in local civic organizations, and was nominated to the West Covina Chamber of Commerce in 1955 (The Los Angeles Times, 1955). But does not appear to have contributed significantly to local, state, or national history for involvement as a real estate agent or developer. William E. Lynch was an early president of the Walnut Valley Golf Club, in addition to being involved with the course's development (Claire, 1963). Lynch served as the education chairman of the Covina Valley Board of Realtors (The Los Angeles Times, 1959). Limited additional information about his career and influence in the area was located. As such the Royal Vista Golf Course does not appear to be eligible for listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Walnut Valley Golf Club was designed by notable golf course architect Ted Robinson. Robinson's career as a solo practitioner designing golf courses was just beginning when he designed the Walnut Valley Golf Club. The first project listed attributed to Robinson on the American Society of Golf Course Architects website was in 1963, for the nearby Breamar Country Club – East Course in Tarzana, California. The Walnut Valley Golf Club's golf course does not appear on lists of Robinson's legacy courses or original courses, which indicates that the Walnut Valley Golf Club was not identified as a significant project in his much larger and prolific body of work. Other identified projects designed during the same time as the Walnut Valley Golf Club appear to have been in southern California, and included the Mission Bay Golf Club in 1964 and the Westlake Village Golf Course in 1966. Robinson's career spanned from the early 1960s through to the early 1990s, during which time he became known as one of the country's most imaginative and innovative golf course architects while designing projects all over the world.

Further, the Walnut Valley Golf Club, while originally designed as a private course, was unusual in its configuration in that a busy thoroughfare, Colima Road, bisects the course roughly in half. This organization requires golfers to cross residential areas and busy roads to play the entire course. This

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

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design does not appear to be an example of one of Robinson's many notable golf course projects or as a notable example of a southern California golf course due to the irregular nature of the course layout, in addition to the substantial loss of integrity over time due to the redevelopment of portions of the course to accommodate new residential housing communities. While the property does retain many character-defining features of a golf course landscape, the Royal Vista Golf Course, as it is known today, does not retain sufficient architectural associations that would make the property eligible for the National or California registers. As such the Royal Vista Golf Course does not appear to be eligible for listing under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Royal Vista Golf Course does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Royal Vista Golf Course has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion 4.

Criterion 10: Tree, Landscape or Other Natural Land Feature

As discussed above, the Royal Vista Golf Course, originally constructed as the Walnut Valley Golf Club, does not retain historical associations with an historic event, person, site, street, or structure as it relates to Los Angeles County golf courses, or to notable golf course architect Theodore Robinson, who was also designing other nearby golf courses during the early 1960s period. Further, the golf course is not a defining or significant outstanding feature of the neighborhood, as it was one of many golf courses designed during the 1960s in Los Angeles County and its design is unusual, considering that the courses are bisected by a main road, and portions of the course have been redeveloped over time. According to SurveyLA, other mid-century golf courses in Los Angeles that have been identified as historic resources include Weddington Golf and Tennis, Rancho Park Golf Course, Van Nuys Golf Course, and Penmar Golf Course. It does not appear that the Royal Vista Golf Course is eligible as a Los Angeles County landmark under Criterion 10.

Integrity

The Royal Vista Golf Course is a landscape that still includes many of the original character-defining features, including: tee boxes, fairways, sand traps, ponds, putting greens, golf cart paths, the Clubhouse, a paved parking lot, disparate Royal Vista Golf Course signs, a driving range, maintenance structures, and a Snack Shack. Of these, the Snack Shack (late 1970s-early 1990s) was constructed outside of the course's period of significance. The course retains its location and it retains marginal original materials. Despite the retention of character-defining features however, the golf course has undergone several changes to reconfigure holes to accommodate new adjacent residential development. Changes to the

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

Page 15 of 16

course within the period of significance included additional extensive landscaping, a swimming pool (no longer extant) and Clubhouse, an additional pond, and lengthened tees. Changes outside of the period of significance included the redevelopment of portions of the original golf course for single-family residential communities at the southeast portion of the site (c. 1973-1975), northern portion of the site (1979), and northeast portion of the site (2002). While the *Cultural Resource Management* guidance allows for a "slight redesign", these changes removed portions of the original course design, which required readjustments of the path of travel and course features, which appear to be significant modifications to the original Robinson-designed landscape. As such, the golf course no longer retains its original layout or course configuration, and does not retain integrity of design, setting, or workmanship. The golf course was originally planned and opened as a private golf club, but by 1968, the course was converted into private use, which has reduced the course's historic association as a private golf club. Due to the loss of the original design, setting, workmanship, and association, the building retains marginal overall feeling, as the property is still a golf course with many of its original character defining features.

Conclusion

The Royal Vista Golf Course was evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Los Angeles County Register of Landmarks and is recommended ineligible

*B12. References (continued):

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated November 4, 1962.

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated December 2, 1962.

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated March 31, 1963.

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated September 15, 1963.

East Review. "Walnut Valley Golf Club Purchased by Major Firm," newspaper article dated January 11, 1968.

Johnson, Don. *Pasadena Independent*. "Tee Talk...New and Better," newspaper article dated February 5, 1964.

The Los Angeles Times. "Advertisement: Pomona National Golf Club," newspaper article dated October 28, 1968.

The Los Angeles Times. "Chamber to Elect in West Covina," newspaper article dated December 4, 1955.

The Los Angeles Times. "Clubhouse at Walnut Valley Ready Dec. 1," newspaper article dated August 16, 1964.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course

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The Los Angeles Times. "Covina Senior to be Honored by Realtors," newspaper article dated December 17, 1959.

The Los Angeles Times. "Roger Roelle Purchases Walnut Valley Golf Club," newspaper article dated February 5, 1964.

The Los Angeles Times, "Sale of Ranch for University Study Reported," newspaper article dated July 17, 1960.

The Los Angeles Times. "Woman Contractor: Bridge Builder Now Tries Golf Courses," newspaper article dated September 23, 1963.

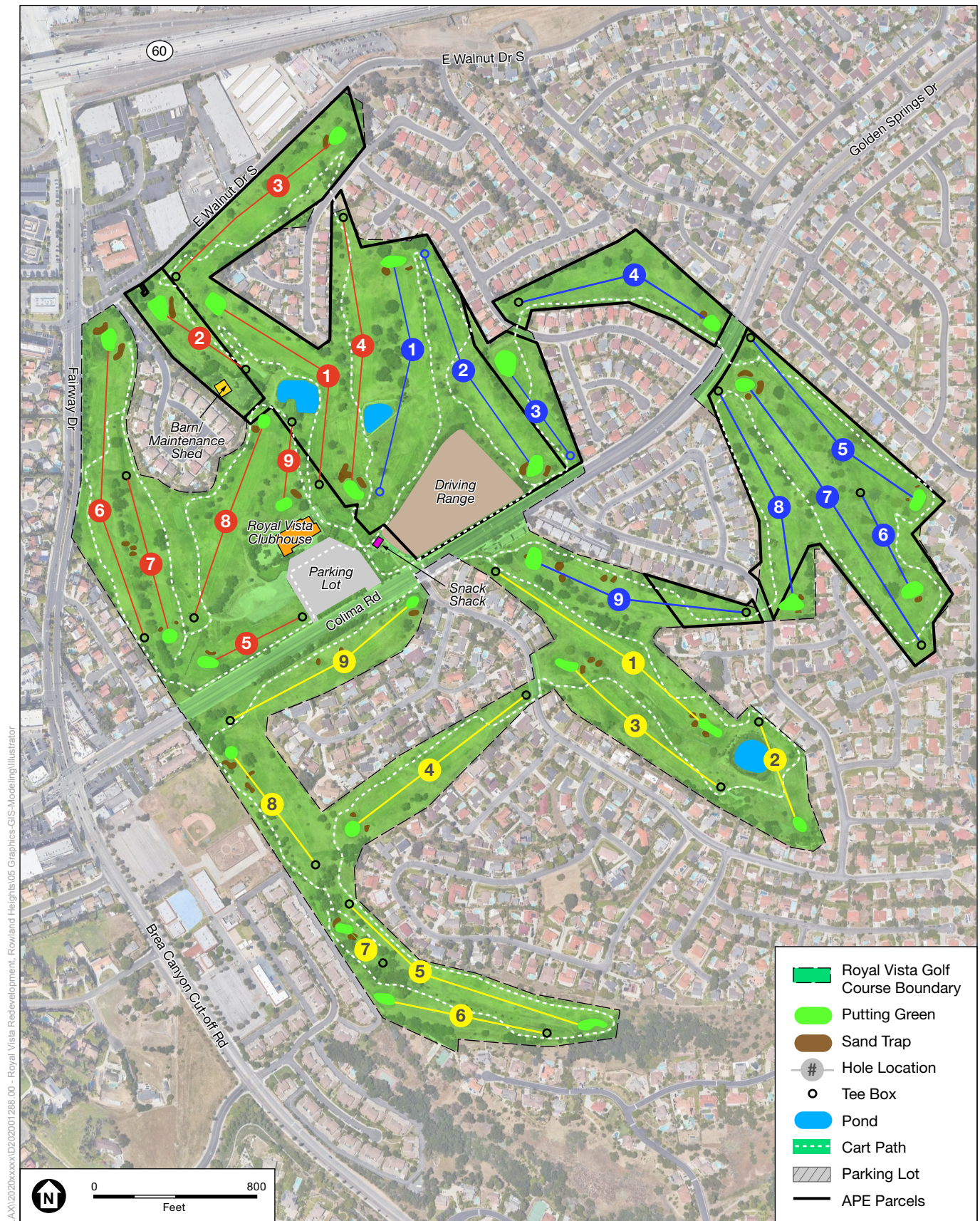
Oroville Mercury Register. "Tiny Woman Tackles Heavy Construction," newspaper article dated January 29, 1964.

Pasik, Herb. *Times-Advocate*. "Reactions mixed on city's plan," newspaper article dated February 21, 1973

Pomona Progress Bulletin. "Big Shopping Area Planned in Monte Vista," newspaper article dated January 20, 1956.

Progress-Bulletin. "As We See It...", newspaper article dated February 18, 1962.

Progress-Bulletin. "Construction Starts Tomorrow on \$25 Million Development," newspaper article dated February 18, 1962. |



SOURCE: ESA, 2021; Base - Google Earth, 2021

Royal Vista Redevelopment Project

Figure 56
Royal Vista Golf Course Map

C-3 Royal Vista Golf Clubhouse DPR 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 12 *Resource Name or #: (Assigned by recorder) Royal Vista Golf Course Clubhouse

P1. Other Identifier: Walnut Valley Golf Club Clubhouse

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 20055 Colima Road City Walnut Zip 91789

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 8762-022-006

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Royal Vista Golf Course Clubhouse (Clubhouse) is located on APN 8762-022-006, which is roughly centered within the golf course, immediately north of Colima Road. The Clubhouse is not located within the Project APE. The Clubhouse was constructed in 1968 as a part of the Walnut Valley Golf Club, two years after the golf course was originally constructed. As the building is over 50 years old, it will be evaluated as an individual resource, and as a contributor to the Royal Vista Golf Course. The Clubhouse is comprised of a 2-story structure, a surface parking lot, and a landscaped patio. [See Continuation Sheets]

*P3b. **Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building, HP13. Community Center/Social Hall

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5a. Photograph or Drawing
(Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) View of Clubhouse southeast elevation, view facing northeast

*P6. **Date Constructed/Age and Source:** 1964, historic aerial photographs, newspaper articles

☒ Historic ☐ Prehistoric
☐ Both

*P7. **Owner and Address:**
Project Dimensions, Inc., 4 Park Place, Suite 700 Irvine, CA 92614

*P8. **Recorded by:** (Name, affiliation, and address) Alison Garcia Kellar, ESA, 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017

*P9. **Date Recorded:** July 2021

*P10. **Survey Type:** (Describe)
Intensive Pedestrian

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, Royal Vista Redevelopment

Project, Unincorporated Los Angeles County, California, Cultural Resources Assessment Report, July 2021

*Attachments: ☐ NONE ☒ Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Royal Vista Golf Course Clubhouse *NRHP Status Code 6Z
Page 2 of 12

B1. Historic Name: Walnut Valley Golf Club Clubhouse
B2. Common Name: Royal Vista Golf Course Clubhouse
B3. Original Use: Recreational B4. Present Use: Recreational
*B5. Architectural Style: Mid-Century Modern with Spanish Colonial Revival features
*B6. Construction History: (Construction date, alterations, and date of alterations)

The Clubhouse, constructed to house the Walnut Valley Golf Club, was planned as early as 1962, as indicated by newspaper articles. Prior to development, the land was likely used for agricultural purposes. The Clubhouse was planned to be a two-story building locker rooms, card rooms, pro shop, bag storage and repair, golf carts and golfers' pub at the lower level. The building was to include a courtyard, and was to be adjacent to the first tee of the eastern nine holes (Progress-Bulletin, 1962: 29). Early renderings of the clubhouse as published in a 1964 newspaper articles, resembles a different design than what was constructed. [See Continuation Sheets]

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

*B8. Related Features:

Surface parking lot, landscaping, concrete paved patio, decorative gazebo, water feature

B9a. Architect: William Rudolph and Associates b. Builder: N/A

*B10. Significance: Theme Golf Courses, Structures, and Buildings; and Mid-Century Modernism, 1945-1970
Area Unincorporated Los Angeles County
Period of Significance 1964-1967 Property Type Commercial, recreational Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Royal Vista Golf Course Clubhouse was evaluated as a contributor to the Royal Vista Golf Course under the Golf Courses, Structures, and Buildings context, and as an individual resource under the Mid-Century Modernism architectural style context. [See Continuation Sheets]

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

*B12. References:

[See Continuation Sheets]

B13. Remarks:

*B14. Evaluator: Alison Garcia Kellar, ESA

*Date of Evaluation: July 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

Page 3 of 12

*P3a. Description (continued):

The Clubhouse includes a large paved surface parking lot, with landscaping located in median strips both along Colima Road, and adjacent to the Clubhouse. Plantings include grass, shrubbery, and mature trees. A landscaped patio, which formerly included a swimming pool and wading pool, includes a concrete paved patio with decorative gazebo and a water feature. The landscaped patio is enclosed by a metal fence and is surrounded by mature landscape.

The 2-story Clubhouse is roughly rectangular in footprint, and is accessible at grade from the upper level directly leading off of the parking lot. Constructed in 1964, the building is designed in a Mid-Century Modern style with Spanish Colonial Revival style elements, and includes stucco siding, archways, terracotta tile at the roof, stylized wood projecting eaves. The building is reinforced concrete with a gabled roof with projecting eaves visible on the north and south elevations. A trapezoidal-shaped parapet enframes a flat portion of the roof which sits atop a banquet hall area with a raised ceiling. Fenestration at the building include metal framed fixed casement windows, many of which are floor-to-ceiling in height, and double metal framed doors with single lites and multi-lites.

An arched arcade runs along the south elevation, and includes a generous carport that leads into the parking lot. The entryway, located along the south elevation, includes stuccoes archways, carved wood double doors with ornate metal hardware, and decorative stucco bas relief medallions representing historic motifs. The flooring at the entryway includes flagstone pavers, while the majority of the flooring at the exterior is either poured cement paving or metal decking. A wide metal framed deck with metal decking runs along the east and north elevations, providing access to the banquet hall spaces. The stucco walls include wood water tables and wood trim in some locations, most notable along the west elevation.

At the interior, original materials and built-in features do not reflect either the Mid-Century Modern or Spanish Colonial Revival styles, but instead appear to be reflect a more ornate revival style. The upper floor interior includes stuccoes archways, built-in paneled woodwork, dropped ceilings, and scrolled wrought iron guardrails. The iron staircase includes floating treads that are reflective of the Mid-Century Modern style. The banquet hall spaces in the northern portion of the upper floor includes stucco archways, rolled carpet, and ornate chandlers, Corinthian fluted pilasters, a wood parquet dancefloor, and scrolled wrought iron railing. The banquet hall rooms lead directly onto the metal decking, overlooking the golf course. The ground floor appears more contemporary in its finishes and includes tile floor, metal frame partition walls that enclose a restaurant and card room to the west, and a pro golf shop to the east.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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P5a. Photographs (continued):



View of Clubhouse from the southwestern extent of the paved surface parking lot, view facing northeast



View of landscaped patio at former location of swimming pool, view facing northwest

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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View of Clubhouse southeast elevation, view facing north



View of Clubhouse northeast elevation, view facing southwest

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

Page 6 of 12



View of Clubhouse northwest elevation with trapezoidal parapet and metal decking, view facing southeast



View of landscaped patio at former location of swimming pool with southwest elevation in background, view facing northeast

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

Page 7 of 12



View of ground floor lobby with ornate scrolled wrought iron railing and arched plaster

*B6. Construction History (continued):

While the 1964 published renderings did not resemble the clubhouse's final constructed appearance, the building's description was presented as follows:

The spacious two-level building will have 38,000 square feet of floor space as well as 14,000 square feet of sun deck and balconies. Constructed in the Spanish hacienda style with massive timbers and red tile roof, it will be furnished in the manner of Spain's royal palaces. Designed for Roger Roelle, by William Rudolph and Associates, architects, the club will be suited for both social and club entertaining for members and special functions for large groups (The Los Angeles Times, 1964: 120).

While the Walnut Valley Golf Club golf course opened in 1962, the clubhouse was still under construction in 1964. The building opened in December 1964, and included locker rooms at the ground floor with steam and massage rooms (The Los Angeles Times, 1964: 120). A photograph published in a 1965 newspaper article indicates that the fountain located in the courtyard area of the Clubhouse is likely an original feature. Permits issued in 1965 and 1966 included work to construct a swimming pool and a "snack bar" near the driving range. Visible in 1968 and 1977 aerial photographs, a recreation area which is no longer extant include a swimming pool, a heated therapeutic pool, and a fountain pool for children (The Los Angeles Times, 1964: 120). The proposed tennis courts mentioned in the 1968 newspaper article do not appear to have been constructed. A 1968 advertisement noted the clubhouse as luxurious with banquet rooms and a restaurant which served breakfast and lunch seven days a week (The Los Angeles Times, 1968, 44).

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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There were no building permits issued for 20005 5th Avenue between 1966 and 1992. In 1993, a building permit was issued to install a clarifier at the end of the Clubhouse. In 1995, modifications to an electrical meter and power apparatus were issued. Building permits issued for the Clubhouse in the early 2000s included work to repair a wood deck; reroof the building; interior lath/drywall upgrades for ADA requirements; new lavatories/sinks and water closets; and a new T-Mobile monopole antenna. By the 2007 aerial the swimming pool had been removed. Permits issued in the 2010s included plumbing work; the replacement of the T-Mobile monopole antenna; new electrical outlets; seismic retrofitting under the building and the replacement of the balcony and roof; and temporary shoring of the existing outdoor deck.

Ownership/Use History

The Walnut Valley Golf Club opened as a private golf club in November of 1962 (Claire, 1962: 39). The golf course was developed by the West Covina-based South Hills Realty Company, along with the Huntington Park First Savings and Loan Association (Progress-Bulletin, 1962: 4). Sources indicate that the golf course was originally planned to be a part of a large housing development, however, it appears that during the construction of the golf course the larger cohesive plan was terminated, as surrounding housing developments were instead constructed in about 1973, 1979, and 2002.

At the time that the Walnut Valley Golf Club was constructed, there were three other new courses in the area, including: Western Hills Golf and Country Club, Claraboya Golf and Country Club, and Los Serranos (Claire, 1962: 42). In the early 1960s, golf course development was occurring rapidly in southern California. One newspaper article from 1962 noted:

The fact that golf is becoming one of the foremost participant sports is a big factor in the business world is highly evident in the immediate area. Only a few years ago, the local links could almost be counted on one hand. At present rate which courses are being built in this area, however, it may soon become a golf capital of the Southland (Claire, 1962: 42).

Up until February of 1964, the Walnut Valley Golf Club was owned by 12 business partners, known as the California Real Estate Venture (CREV) (The Los Angeles Times, 1964: 38). In 1964, the Walnut Valley Golf Club was purchased by Roger Roelle, who had bought out his original CREV partners. Roelle had plans to convert the private golf course into a public golf course, while still maintaining the club's 250 members. In 1964, the Clubhouse was constructed as part of the Walnut Valley Golf Club under Roelle's new ownership. It was constructed to serve many golf course functions, including use for social events, restaurant dining, a bar, a pro shop. The building's main dining and banquet rooms were designed to hold up to 600 guests, and included a dance area. Smaller banquet rooms were to accommodate up to 100 guests, and members' bar and dining areas were located on the ground floor (The Los Angeles Times, 1964: 120).

Following several lawsuits from private golf club members who were against the idea of opening the course up to the public, the golf club transitioned to public use in 1968 after an additional sale to National Golf Courses, Inc. (The Los Angeles Times, 1964: 38; and Progress-Bulletin, 1968: 7). A modest membership fee was introduced which afforded golfers a reduction of the public greens fees and access

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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to the course facilities (East Review, 1968: 27). The Walnut Valley Golf Club was renamed Pomona National Golf Course after the 1968 sale. When commenting about the course sale and conversion of it from private to a public, president of National Golf Courses, Inc., William W. Saunders noted, "We offer country club facilities, but make them available to the public at a price which the wide range of middle-class Americans can afford." Along with the acquisition of the Pomona National Golf Course, National Golf Courses, Inc. had added two additional major Southern California courses to its "semi-private pay-as-you-play operation," including Ontario National Golf Course in Ontario, and Corona National Golf Course (East Review, 1968: 27). The proximity of these three golf courses adjacent to freeways, particularly on weekdays during golf playtime, were each conveniently located a little more than 30 minutes from much of Orange and Los Angeles Counties. Further, Saunders indicated that the area was considered to be "the hottest center of golfers in the nation," indicating that the southern California region had many frequently utilized golf courses in operation by this time (East Review, 1968: 27).

A newspaper advertisement from 1968, likely one of the first published advertisements to announce the now-public golf course, promoted the Clubhouse as luxurious with banquet rooms and a restaurant which served breakfast and lunch seven days a week (The Los Angeles Times, 1968: 44). When operating as part of the Pomona National Golf Club, the Clubhouse hosted many activities including: dinner and dancing for the West Covina Chamber of Commerce; Valentine's Day dances for Nu Beta Chapter of Beta Sigma Phi; Assistance League annual style show; National Charity League; and Toujours Les Femmes events to name a few (The Los Angeles Times, 1968; The Progress-Bulletin, 1969; The Los Angeles Times, 1969; The Los Angeles Times, 1969; and The Upland News, 1969).

In 1984, the Pomona National Golf Club changed its name to the Los Angeles National Golf Club, in an effort to disassociate the course with the City of Pomona, as indicated in the former title. National Golf Courses, Inc. president Saunders noted about the name change, "we're only 20 minutes from downtown L.A. and we're *not* in Pomona" (The Los Angeles Times, 1984). Two years later, the golf course began being referred to as the Los Angeles Royal Vista Golf Course, as it remains today. Numerous golf tournaments and conferences have been hosted at the course over the years. The Clubhouse continued to host many local events for individuals, schools, and philanthropic, professional and private organizations, as advertised in newspaper announcements heavily through the mid-2010s.

***B6. Significance (continued):**

Criterion A/1/1: Events

The Clubhouse was originally developed as part of the private Walnut Valley Golf Club in 1964. Today, the Clubhouse serves the public Royal Vista Golf Course. The Clubhouse falls within the period of significance for the golf course, which spans from 1962 to 1967 during the time in which the Walnut Valley Golf Club operated as a private golf club. The Clubhouse has served its same use and function since it opened in 1964. It appears to have hosted numerous events, including fundraisers, private events, meetings, in addition to food and drink as a restaurant and bar, uses that would have been common for this building type. Newspaper articles suggest that the Clubhouse was most heavily used in the year that the course changed into public use, 1968, as indicated by the high volume of

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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announcements and articles discussing events at the building. The building includes a pro shop, card room, and banquet halls. The Clubhouse once included several swimming pools located to the west of the building, which is not a paved patio area. Clubhouses are considered to be a major component of a golf course. The clubhouse as part of a larger recreational facility constructed during the mid-century period may have also included tennis courts and swimming pools as part of multi-service complexes for members. While the building appears to have been used most heavily in the years following the golf course's conversion to a public course, the Club House does not appear that the events hosted here rise to a level of significance necessary to satisfy National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1. As such the Clubhouse does not appear to be eligible for listing under National Register Criterion A, California Register Criterion 1, or Los Angeles County Landmark Criterion 1.

Criterion B/2/2: Significant Persons

There were no significant persons identified with the Clubhouse who appeared to contribute to local, state, or national significance. As such the Clubhouse does not appear to be eligible for listing under National Register Criterion B, California Register Criterion 2, or Los Angeles County Landmark Criterion 2.

Criterion C/3/3: Design/Construction

The Clubhouse was designed as a Mid-Century Modern recreation facility for the Walnut Valley Golf Club and was constructed in 1964. By the early- to mid-1960s, the Mid-Century Modern style was the dominant style for postwar architecture, and it was adapted to a wide variety of property types. Private institutions set out to expand and modernize their facility offerings in the Mid-Century Modern style to keep pace with postwar growth. In addition to the building's Mid-Century Modern features, the building also includes terra cotta tile coping at the roof, stucco siding, archways, ornate wood doors, and overhanging wood eaves, which are more reflective of a neo-Spanish Revival style as applied in the early 1960s. Stylistically, the Mid-Century Modern massing, asymmetry, large windows, and simple geometric forms, combined with neo-Spanish Revival style detailing is not reflective of a particular school of training or architectural style, and seems to have been incongruously designed to suit the aesthetic tastes of the members which the Clubhouse was aiming to attract. As such, the building is not a strong example of a Mid-Century Modern recreation facility.

Architect William Rudolph was designing buildings in contemporary mid-century modern styles at the onset of his career. By 1962, his namesake firm, William L. Rudolph AIA and Associates, created a new division which focused on resorts, hotels, marinas, sports and recreation centers, and restaurants – likely the division which was responsible for the design of the Clubhouse. By the late 1960s and through to the late 1970s, his work took on larger scales, and he was known for designing in regional styles tailoring contemporary building forms to suit more traditional tastes. The Clubhouse as part of the Walnut Valley Golf Club was one several large clubhouse buildings that Rudolph designed during his career. Robinson designed a clubhouse for the Los Robles recreation and residential community designed in a Spanish-Mediterranean theme, and the Springs Clubhouse in Palm Springs. In that, it appears that this building type as designed by Rudolph was not unique within his larger portfolio of work, which spanned about

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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three decades. Further, the design of the Clubhouse may have been intended to correspond with the surrounding neighborhoods that were originally planned to surround the golf course, but weren't fully realized until the 1970s and early 2000s. As such the Clubhouse does not appear to be eligible for listing under National Register Criterion C, California Register Criterion 3, or Los Angeles County Landmark Criterion 3.

Criterion D/4/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Clubhouse does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the Clubhouse has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Los Angeles County Landmark Criterion D.

Integrity

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. National Register Bulletin 15 states that "only after significance is fully established can you proceed to the issue of integrity" (U.S. Department of the Interior, 2002). While the building is largely intact, and retains historic integrity, it lacks significance to be eligible as discussed above.

Conclusion

The Royal Vista Golf Course Clubhouse was evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Los Angeles County Register of Landmarks and is recommended ineligible

*B12. References (continued):

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated November 4, 1962.

Claire, Fred. *Progress-Bulletin*. "Tee to Cup," newspaper article dated December 2, 1962.

East Review. "Walnut Valley Golf Club Purchased by Major Firm," newspaper article dated January 11, 1968.

The Los Angeles Times. "Advertisement: Pomona National Golf Club," newspaper article dated October 28, 1968.

CONTINUATION SHEET

Property Name: Royal Vista Golf Course Clubhouse

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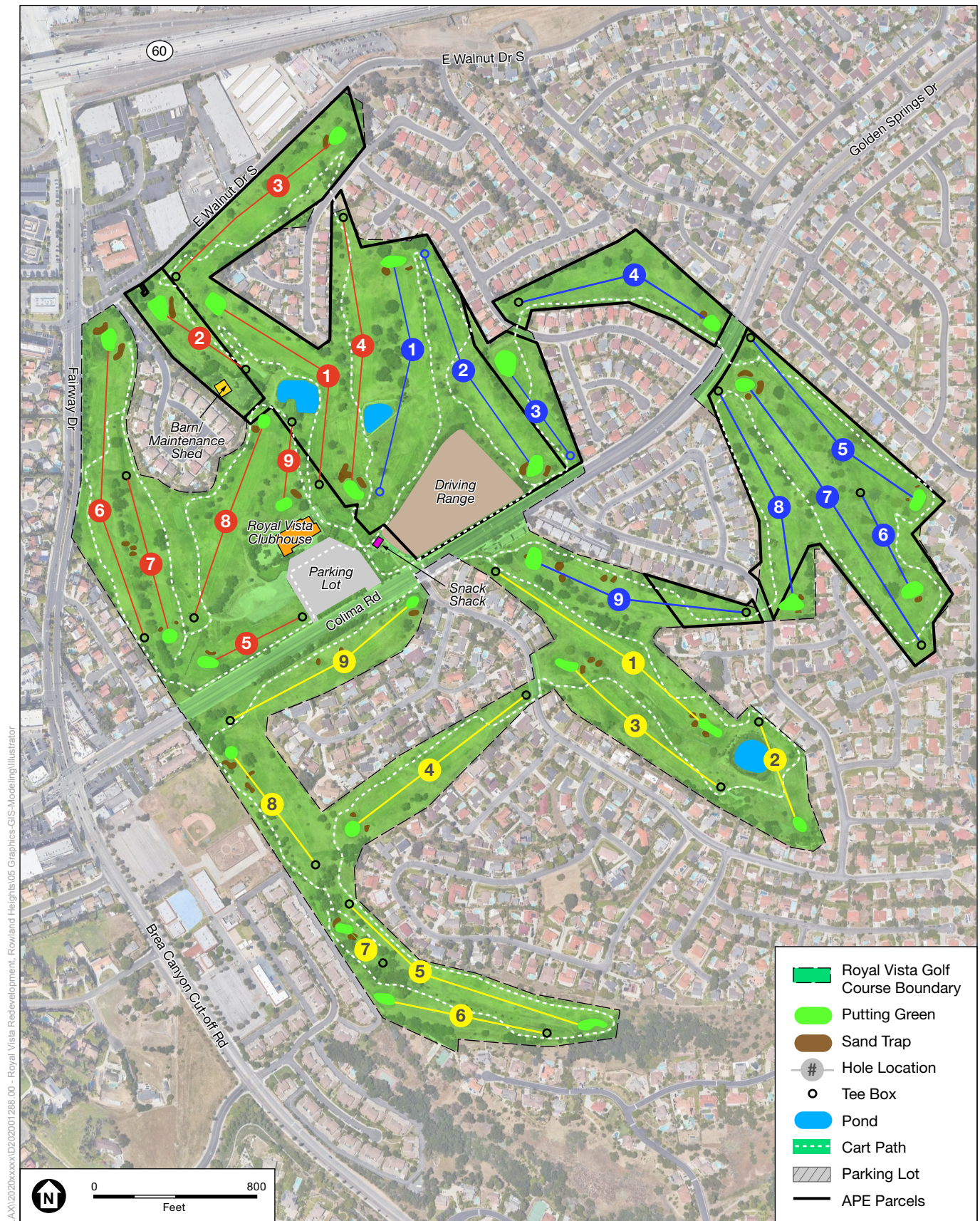
The Los Angeles Times. "Clubhouse at Walnut Valley Ready Dec. 1," newspaper article dated August 16, 1964.

The Los Angeles Times. "Golf Notes," newspaper article dated May 13, 1984.

Progress-Bulletin. "As We See It...", newspaper article dated February 18, 1962.

Progress-Bulletin. "Construction Starts Tomorrow on \$25 Million Development," newspaper article dated February 18, 1962.

Progress-Bulletin. "Judge Opens Golf Course to the Public," newspaper article dated April 27, 1968.



SOURCE: ESA, 2021; Base - Google Earth, 2021

Royal Vista Redevelopment Project

Figure 56
Royal Vista Golf Course Map

Appendix D

Sacred Lands File Search





NATIVE AMERICAN HERITAGE COMMISSION

March 3, 2021

Fatima Clark
ESA

Via Email to: fclark@esassoc.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[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: Royal Vista Redevelopment Project, Los Angeles County

Dear Ms. Clark:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

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

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

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

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Los Angeles County
3/3/2021**

***Gabrieleno Band of Mission
Indians - Kizh Nation***

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno

***Soboba Band of Luiseno
Indians***

Scott Cozart, Chairperson
P. O. Box 487
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

***Gabrieleno/Tongva San Gabriel
Band of Mission Indians***

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrieleno

***Soboba Band of Luiseno
Indians***

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino

***Gabrielino Tongva Indians of
California Tribal Council***

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

***Santa Rosa Band of Cahuilla
Indians***

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Cahuilla

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Royal Vista Redevelopment Project, Los Angeles County.



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

November 15, 2022

Project Name: Royal Vista Residential and Parks Project

Dear Marie Pavlovic,

Thank you for your letter dated November 8, 2022 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

MARIE PAVLOVIC, AICP

SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 893-7003

Email: mpavlovic@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Our [field offices](http://planning.lacounty.gov) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Christina Marsden Conley <christina.marsden@alumni.usc.edu>

Sent: Monday, December 12, 2022 9:35 AM

To: Marie A. Pavlovic <mpavlovic@planning.lacounty.gov>

Cc: Robert Dorame <gtongva@gmail.com>

Subject: Royal Vista Residential and Parks

CAUTION: External Email. Proceed Responsibly.

Good morning,

We are a coastal tribal band and will defer to the Gabrieleno/Tongva San Gabriel Band of Mission Indians (Anthony Morales) for comment.

Take care,
Christina

tehoovet taamet

CHRISTINA CONLEY

- Native American Monitor - Caretaker of our Ancestral Land and Water
- Cultural Resource Administrator Under Tribal Chair, Robert Dorame (Most Likely Descendant) of Pimugna (Catalina Island)
- Native American Heritage Commission Contact
- Fully qualified as a California State Recognized Native American Tribe fulfilling SB18, AB52 Compliance Regulations
- HAZWOPER Certified
- 626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrieleno Tongva Indians of California are recognized in the State of California Bill AJR96 as the aboriginal tribe to encompass the entire Los Angeles Basin area and the Channel Islands of Santa Catalina, San Nicholas and San Clemente



NAHC recognizes GTIOC Tribal Territory

November 14, 2022

Christina Conley
Cultural Resources Administrator
P.O. Box 941078
Simi Valley, CA 93094

RE: TRIBAL CULTURAL RESOURCES UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AB 52 (GATTO, 2014). FORMAL NOTIFICATION OF THE PROPOSED ROYAL VISTA RESIDENTIAL AND PARKS PROJECT PURSUANT TO PUBLIC RESOURCES CODE (PRC) §21080.3.1.

The Los Angeles County Department of Regional Planning is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the County of Los Angeles is the lead agency in compliance with the California Environmental Quality Act. This letter serves as a formal notification to consult with the County of Los Angeles on the proposed Project identified above.

Proposed Project: ASSEMBLY BILL (AB) 52 CONSULTATION (Public Resources Code §21080.3.1)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
PLAN AMENDMENT NO. RPPL202100040860
ZONE CHANGE NO. RPPL2021007152
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)
CONDITIONAL USE PERMIT NO. RPPL2021007151
HOUSING PERMIT NO. RPPL2021007161

Project Description: The Project would redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Planning Area Lots 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex and triplex units on 34 lots; and 13 open space lots which include parks, trails and open space. Planning Area Lot 3 would include 72 condominium units within 14 townhome buildings on one lot. Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units [equaling 82 (23%) of the total units), will be

dedicated for sale to moderate- or middle-income households, consistent with the County's inclusionary affordable housing ordinance. The Project would include approximately 28.0 acres of onsite open space, including one 5.81-acre neighborhood park (Planning Area Lot 4) and one 1.59-acre pocket park (Planning Area Lot 6). Project grading will require approximately 300,000 cubic yards of cut and approximately 290,000 cubic yards of fill, with an export of approximately 20,000 cubic yards from and import of approximately 10,000 cubic yards to the Project Site. Over-excavation and re-compaction of up to approximately 1.5 million cubic yards are anticipated. (Project grading plus over-excavation and re-compaction totals 3.62 million cubic yards). A map depicting the Planning Areas is enclosed for your reference.

Project Location: The Project is located in Los Angeles County within the unincorporated community of Rowland Heights. The 75.64-acre Project Site consists of six parcels located both north and south of Colima Road: Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006).

If you wish to begin processing a formal consultation under AB 52, the deadline to request consultation with the County of Los Angeles is set by State law [California Public Resources Code Section 21080.3.1(d)] and requires that you send a written request for consultation to the address below within 30 days of the receipt of this notice.

Lead Agency Contact Information: Marie Pavlovic
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
(213) 974-6433
mpavlovic@planning.lacounty.gov

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Marie Pavlovic

Marie Pavlovic
Senior Regional Planner
Subdivisions

Encl: Project Site Map

JH/MP



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map

November 8, 2022

Andrew Salas, Chairman
Gabrielino Band of Mission Indians-Kizh Nation
P.O. Box 393
Covina, CA 91723

RE: TRIBAL CULTURAL RESOURCES UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AB 52 (GATTO, 2014). FORMAL NOTIFICATION OF THE PROPOSED ROYAL VISTA RESIDENTIAL AND PARKS PROJECT PURSUANT TO PUBLIC RESOURCES CODE (PRC) §21080.3.1.

The Los Angeles County Department of Regional Planning is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the County of Los Angeles is the lead agency in compliance with the California Environmental Quality Act. This letter serves as a formal notification to consult with the County of Los Angeles on the proposed Project identified above.

Proposed Project: ASSEMBLY BILL (AB) 52 CONSULTATION (Public Resources Code §21080.3.1)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
PLAN AMENDMENT NO. RPPL202100040860
ZONE CHANGE NO. RPPL2021007152
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)
CONDITIONAL USE PERMIT NO. RPPL2021007151
HOUSING PERMIT NO. RPPL2021007161

Project Description: The Project would redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Planning Area Lots 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex and triplex units on 34 lots; and 13 open space lots which include parks, trails and open space. Planning Area Lot 3 would include 72 condominium units within 14 townhome buildings on one lot. Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units [equaling 82 (23%) of the total units), will be

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Project Location: The Project is located in Los Angeles County within the unincorporated community of Rowland Heights. The 75.64-acre Project Site consists of six parcels located both north and south of Colima Road: Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006).

If you wish to begin processing a formal consultation under AB 52, the deadline to request consultation with the County of Los Angeles is set by State law [California Public Resources Code Section 21080.3.1(d)] and requires that you send a written request for consultation to the address below within 30 days of the receipt of this notice.

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mpavlovic@planning.lacounty.gov

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Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Marie Pavlovic

Marie Pavlovic
Senior Regional Planner
Subdivisions

Encl: Project Site Map

JH/MP



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map

November 8, 2022

Anthony Morales
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

RE: TRIBAL CULTURAL RESOURCES UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AB 52 (GATTO, 2014). FORMAL NOTIFICATION OF THE PROPOSED ROYAL VISTA RESIDENTIAL AND PARKS PROJECT PURSUANT TO PUBLIC RESOURCES CODE (PRC) §21080.3.1.

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Proposed Project: ASSEMBLY BILL (AB) 52 CONSULTATION (Public Resources Code §21080.3.1)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
PLAN AMENDMENT NO. RPPL202100040860
ZONE CHANGE NO. RPPL2021007152
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)
CONDITIONAL USE PERMIT NO. RPPL2021007151
HOUSING PERMIT NO. RPPL2021007161

Project Description: The Project would redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Planning Area Lots 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex and triplex units on 34 lots; and 13 open space lots which include parks, trails and open space. Planning Area Lot 3 would include 72 condominium units within 14 townhome buildings on one lot. Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units [equaling 82 (23%) of the total units), will be

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Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Marie Pavlovic

Marie Pavlovic
Senior Regional Planner
Subdivisions

Encl: Project Site Map

JH/MP



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map

November 8, 2022

Lovina Redner
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA 92539

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
PLAN AMENDMENT NO. RPPL202100040860
ZONE CHANGE NO. RPPL2021007152
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)
CONDITIONAL USE PERMIT NO. RPPL2021007151
HOUSING PERMIT NO. RPPL2021007161

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the proposed boundary of the above-referenced Project. Because this Project requires an amendment of the Rowland Heights Community Plan, it is subject to the SB 18 Tribal Consultation requirements (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles on the proposed Project identified above.

The Project is located in Los Angeles County within the unincorporated community of Rowland Heights. The 75.64-acre Project Site consists of six parcels located both north and south of Colima Road: Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006). The Project Site generally comprises 13 holes and the driving range of the existing 27-hole Royal Vista Golf Club. Maps depicting the Project Site location is enclosed for your reference.

The Project would redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Planning Area Lots 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex and triplex units on 34 lots; and 13 open space lots which include parks, trails and open space. Planning Area Lot 3 would include 72 condominium units within 14 townhome buildings on one lot. Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units [equaling 82 (23%) of the total units], will be dedicated for sale to moderate- or middle-income households, consistent with the County's inclusionary affordable housing ordinance. The Project would include approximately 28.0 acres of onsite open space, including one

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A records search for the Project was conducted through the California Historical Resources Information System - South Central Coastal Information Center and indicated that two historic architectural resources have been previously recorded within the 0.50-mile radius of the Project Site. However, no archaeological resources were found recorded within the Project Site or the 0.50-mile radius. A Sacred Lands File Search conducted by the NAHC yielded positive results; however, the response letter from the NAHC did not provide details on resources within the Project Site. The NAHC has also provided the Los Angeles County Department of Regional Planning with a list of Native American Tribes with traditional lands or cultural places located within the proposed Project Site. This letter was sent to each of the listed tribes.

Your participation in this local planning process is important. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County of Los Angeles. Please submit your request to the contact information listed below.

Lead Agency Contact Information: Marie Pavlovic
Subdivisions Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
Tel: (213) 974-6433
mpavlovic@planning.lacounty.gov

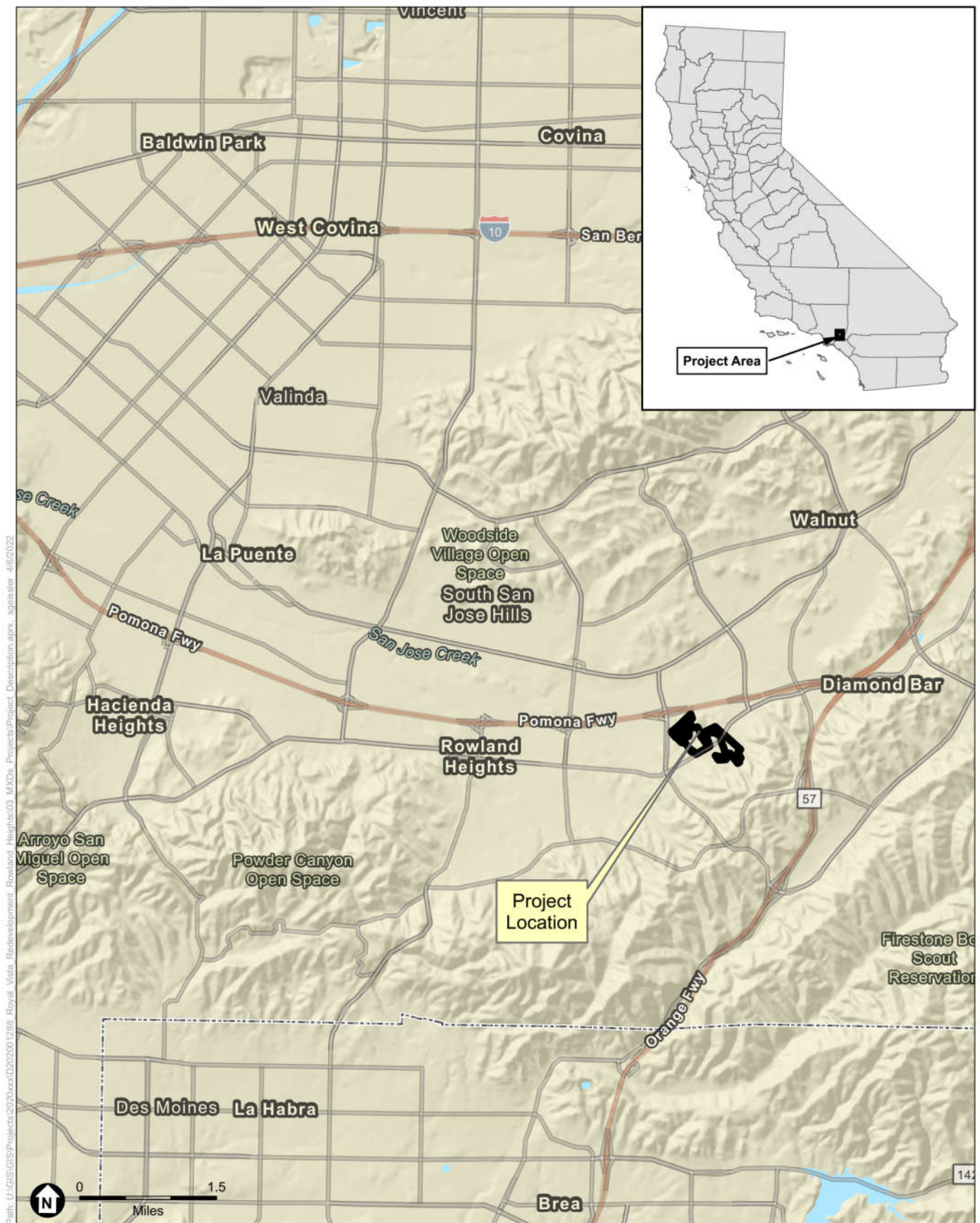
Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic

Marie Pavlovic, Senior Regional Planner
Subdivisions Section

Encl: Regional Location Map
Local Vicinity Map
Conceptual Site Plan

JH, MP



SOURCE: ESRI

Royal Vista Residential and Parks Project



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project

Figure 3
Conceptual Site Plan

November 14, 2022

Christina Conley
Cultural Resources Administrator
P.O. Box 941078
Simi Valley, CA, 93094

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
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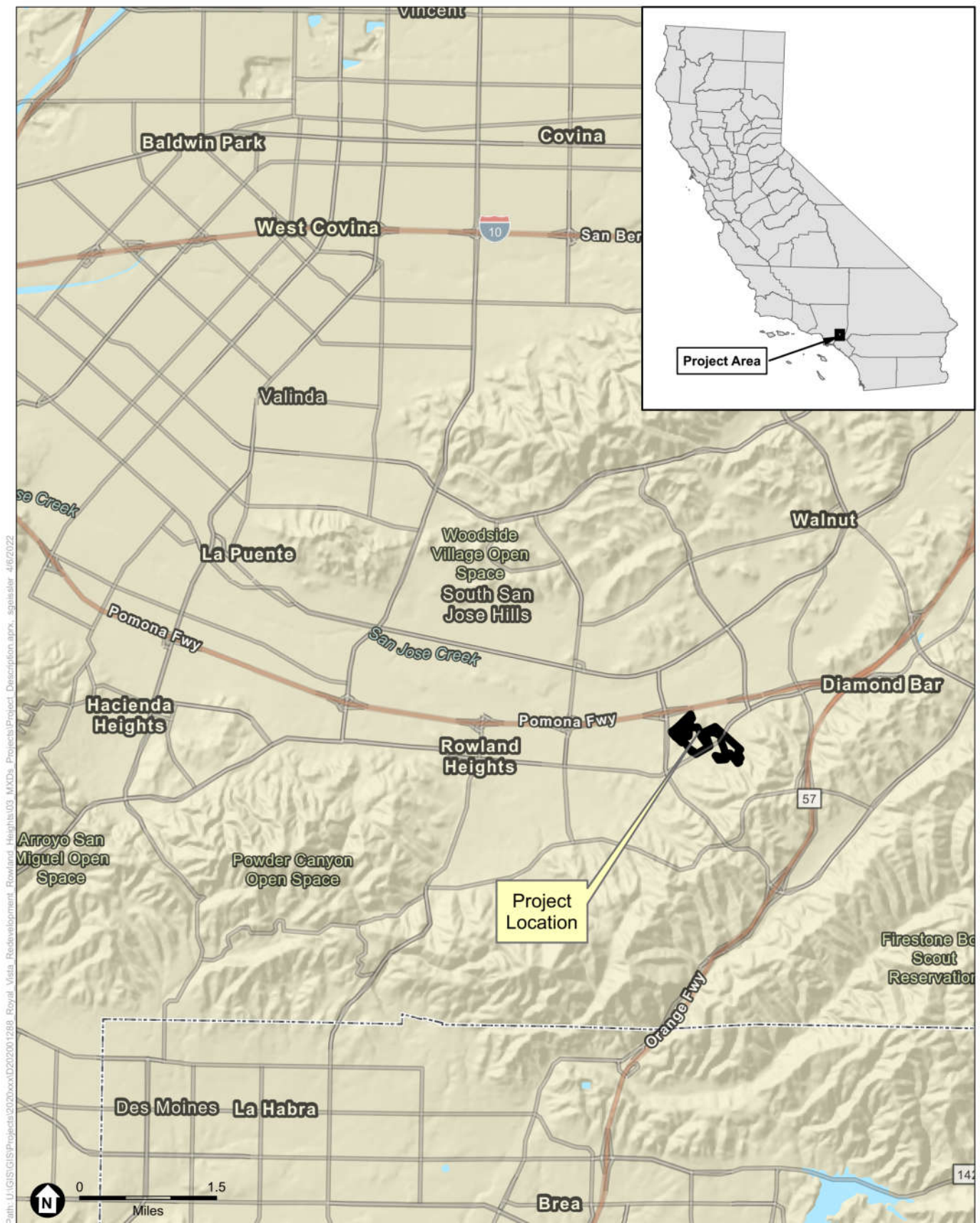
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DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic

Marie Pavlovic, Senior Regional Planner
Subdivisions Section

Encl: Regional Location Map
Local Vicinity Map
Conceptual Site Plan

JH, MP



SOURCE: ESRI

Royal Vista Residential and Parks Project

Figure 1
Regional Location Map



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



D:\202001288.00 - Royal Vista Redevelopment, Rowland Heights\05 Graphics-GIS-Modeling\Bio

SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project



Figure 3
Conceptual Site Plan

November 8, 2022

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
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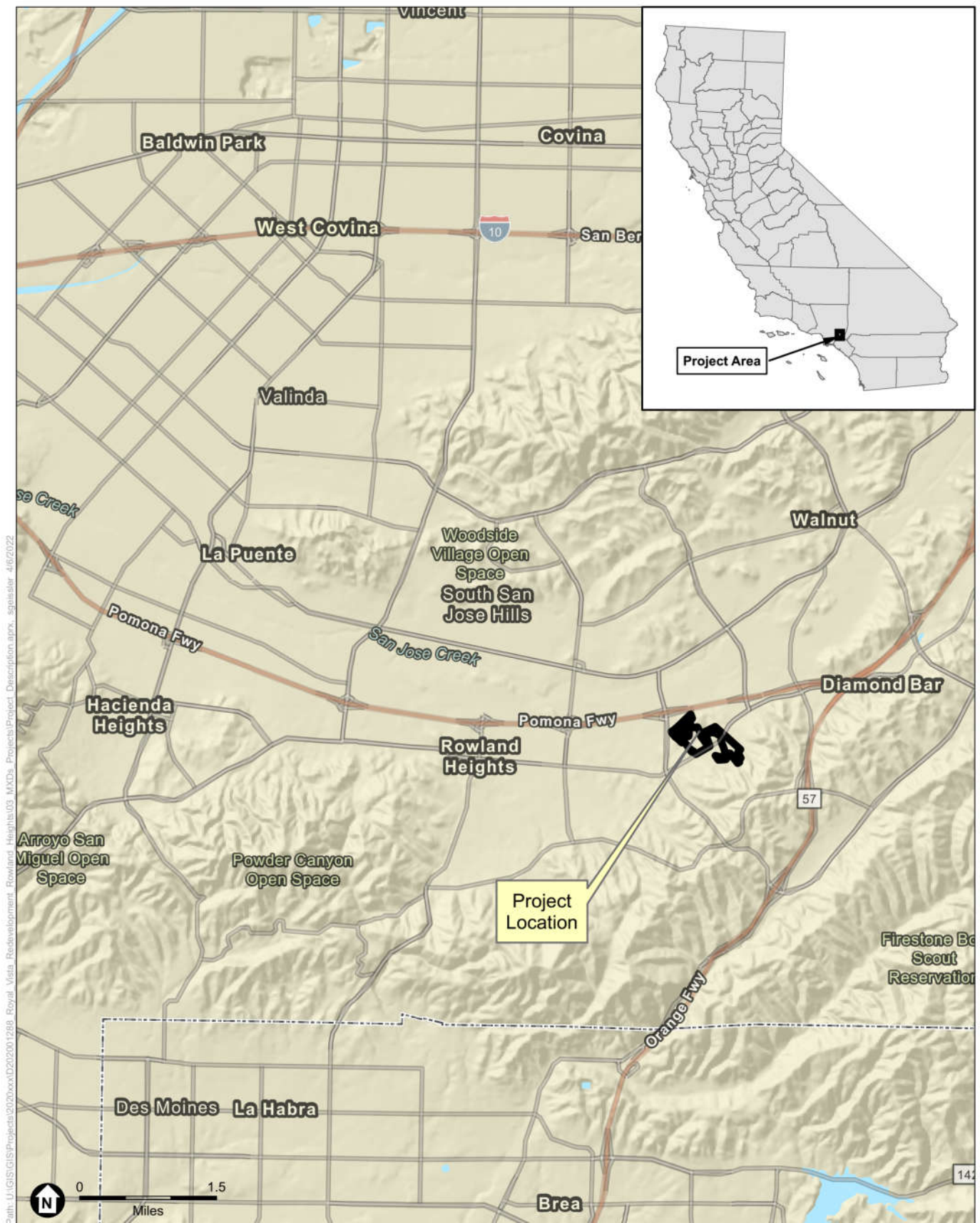
Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic

Marie Pavlovic, Senior Regional Planner
Subdivisions Section

Encl: Regional Location Map
Local Vicinity Map
Conceptual Site Plan

JH, MP



SOURCE: ESRI

Royal Vista Residential and Parks Project

Figure 1
Regional Location Map



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



D:\202001288.00 - Royal Vista Redevelopment, Rowland Heights\05 Graphics-GIS-Modeling\Bio

SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project



Figure 3
Conceptual Site Plan

November 8, 2022

Scott Cozart
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
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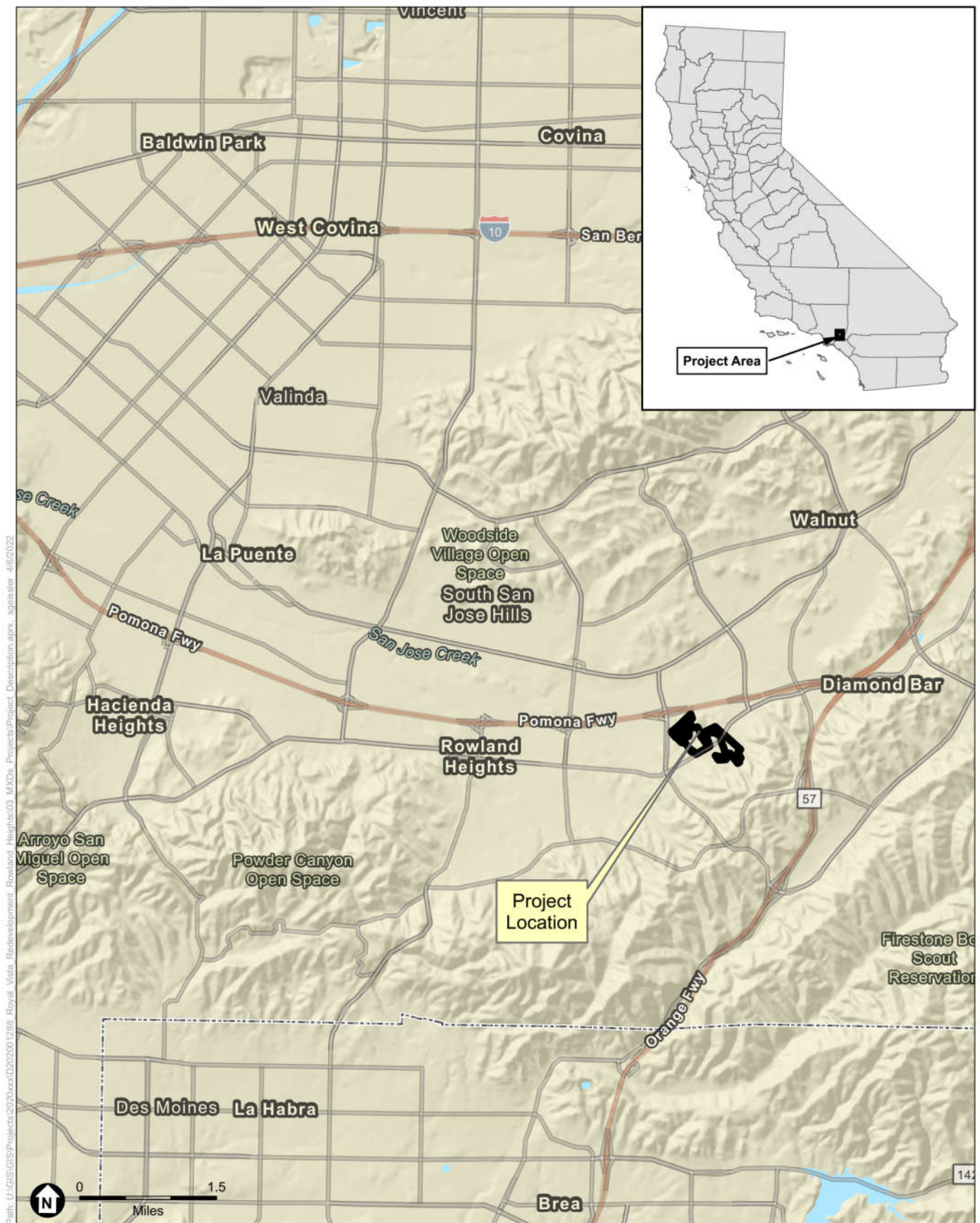
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Amy J. Bodek, AICP

Marie Pavlovic

Marie Pavlovic, Senior Regional Planner
Subdivisions Section

Encl: Regional Location Map
Local Vicinity Map
Conceptual Site Plan

JH, MP



SOURCE: ESRI

Royal Vista Residential and Parks Project

Figure 1
Regional Location Map



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



D:\202001288.00 - Royal Vista Redevelopment, Rowland Heights\05 Graphics-GIS-Modeling\Bio

SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project

Figure 3
Conceptual Site Plan

November 8, 2022

Joseph Ontiveros
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
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320 W. Temple Street
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mpavlovic@planning.lacounty.gov

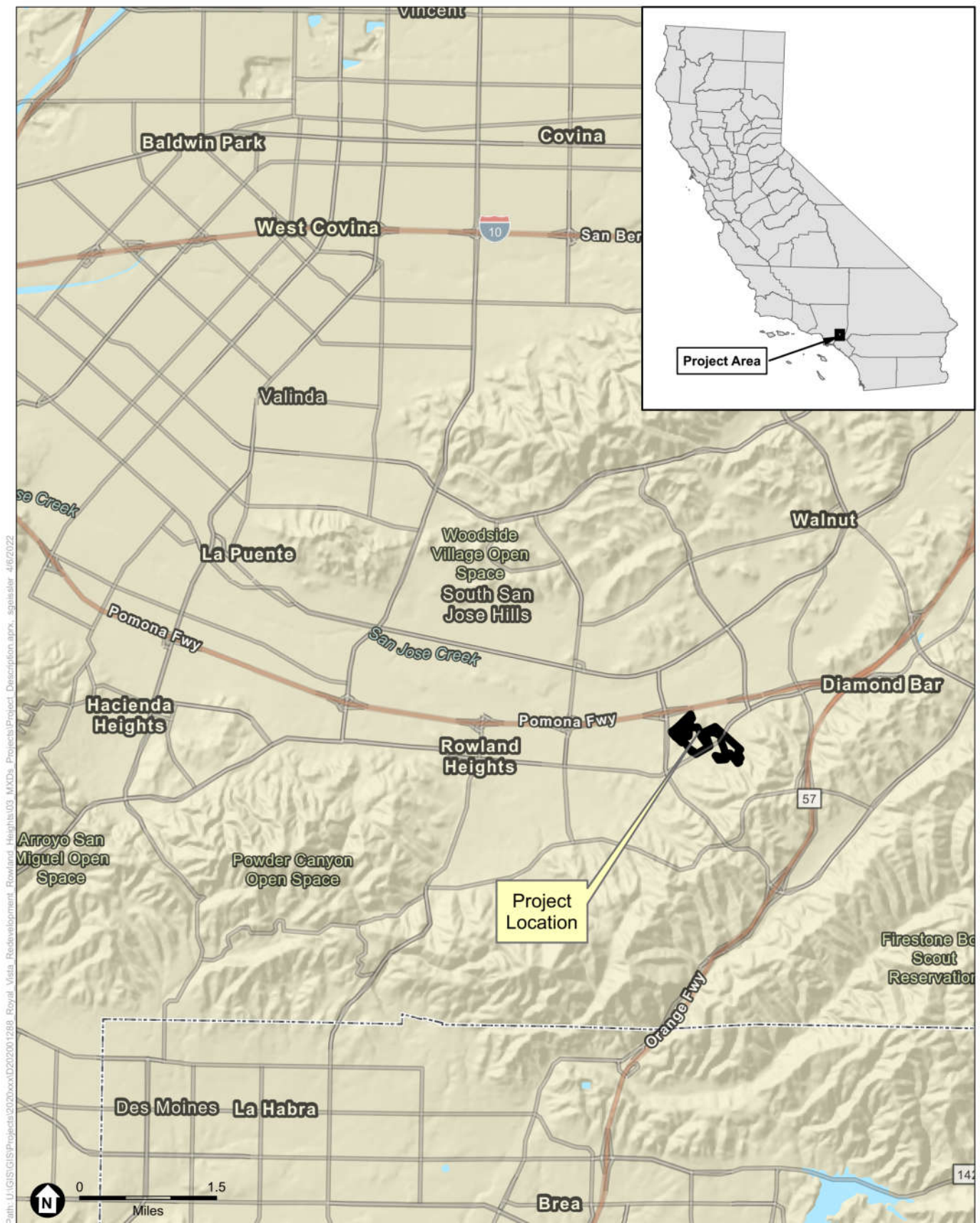
Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic

Marie Pavlovic, Senior Regional Planner
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Encl: Regional Location Map
Local Vicinity Map
Conceptual Site Plan

JH, MP



SOURCE: ESRI

Royal Vista Residential and Parks Project

Figure 1
Regional Location Map



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



D:\202001288.00 - Royal Vista Redevelopment, Rowland Heights\05 Graphics-GIS-Modeling\Bio

SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project

Figure 3
Conceptual Site Plan

November 8, 2022

Sandonne Goad
Gabrielino/Tongva Nation
6 1/2 Judge John Aiso Street, #231
Los Angeles, CA 90012

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
ROYAL VISTA RESIDENTIAL AND PARKS PROJECT
PROJECT NO. PRJ2021-002011-(1)
PLAN AMENDMENT NO. RPPL202100040860
ZONE CHANGE NO. RPPL2021007152
VESTING TENTATIVE TRACT MAP NO. TR83534 (RPPL2021007149)
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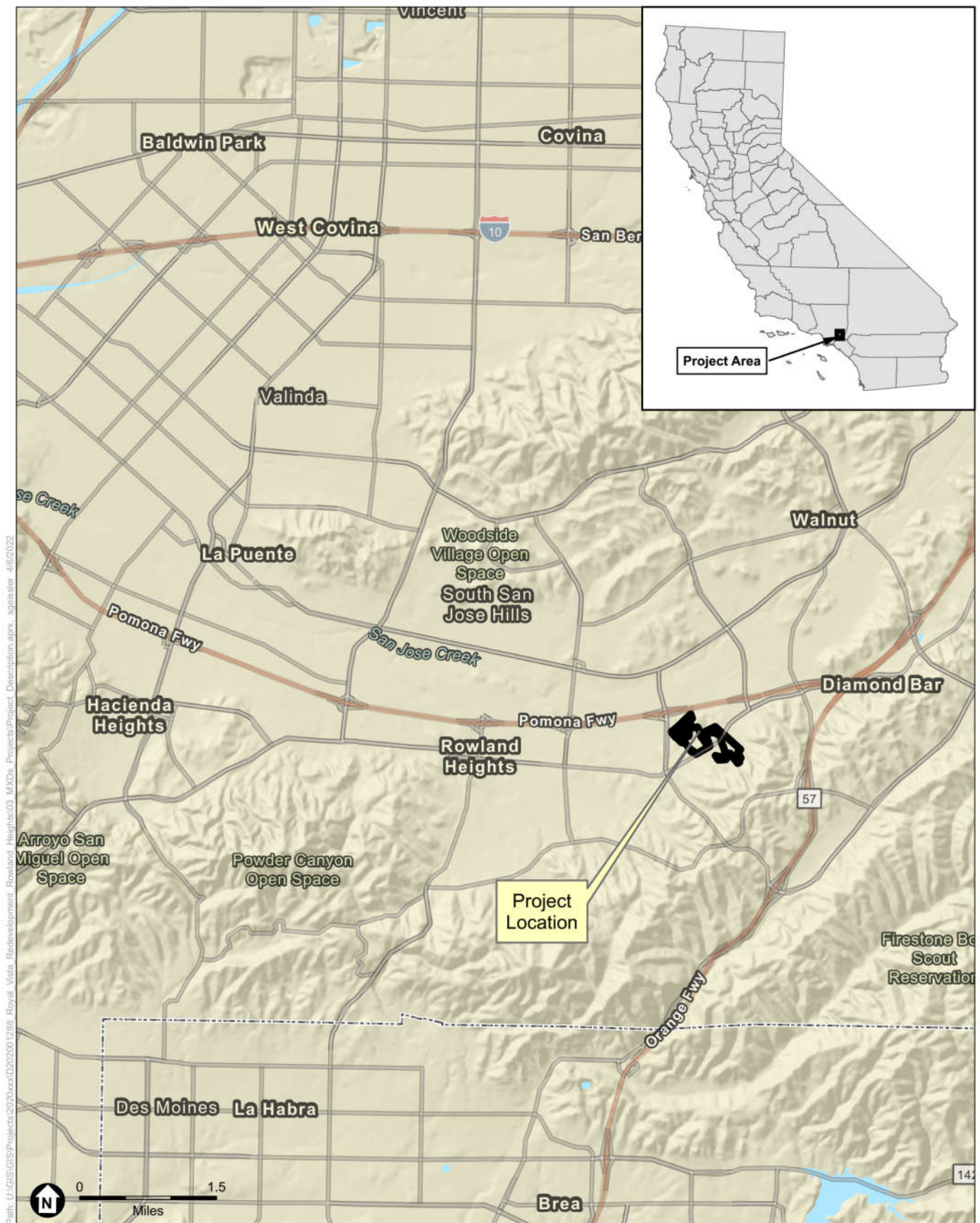
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Amy J. Bodek, AICP

Marie Pavlovic

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Figure 2
Local Vicinity Map



SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project

Figure 3
Conceptual Site Plan

November 8, 2022

Anthony Morales
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

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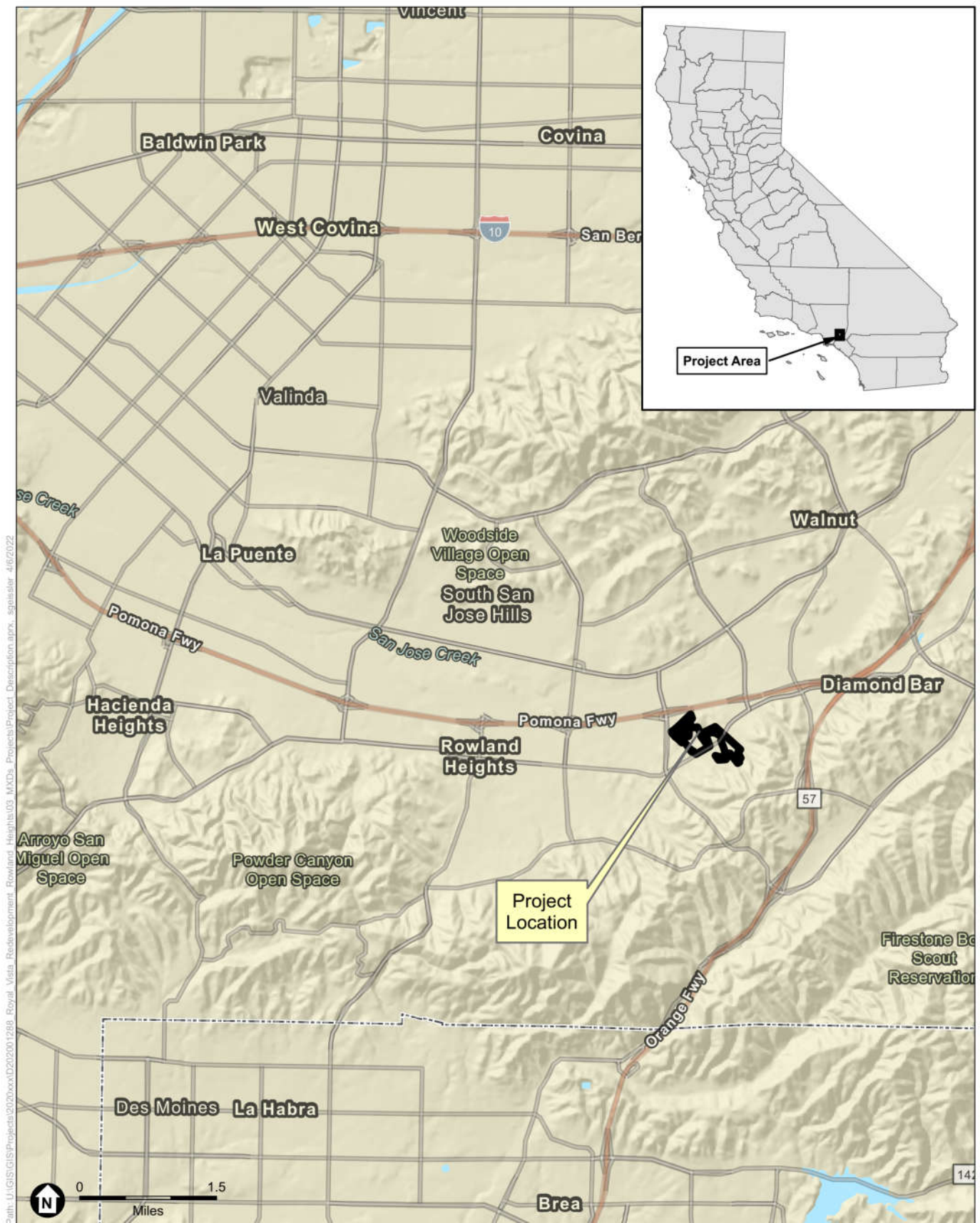
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Figure 3
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November 8, 2022

Robert Dorame
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

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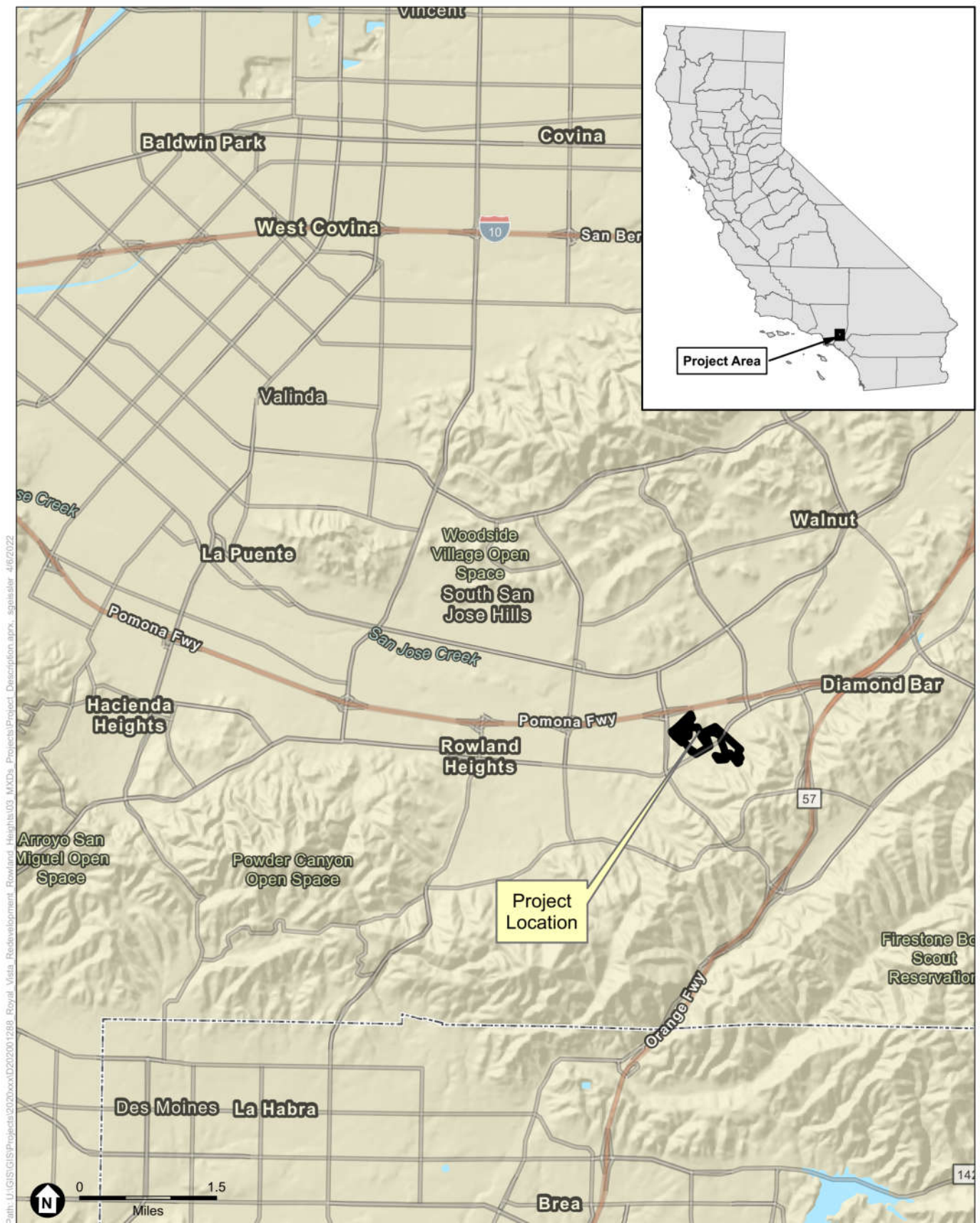


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November 8, 2022

Charles Alvarez
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA 91307

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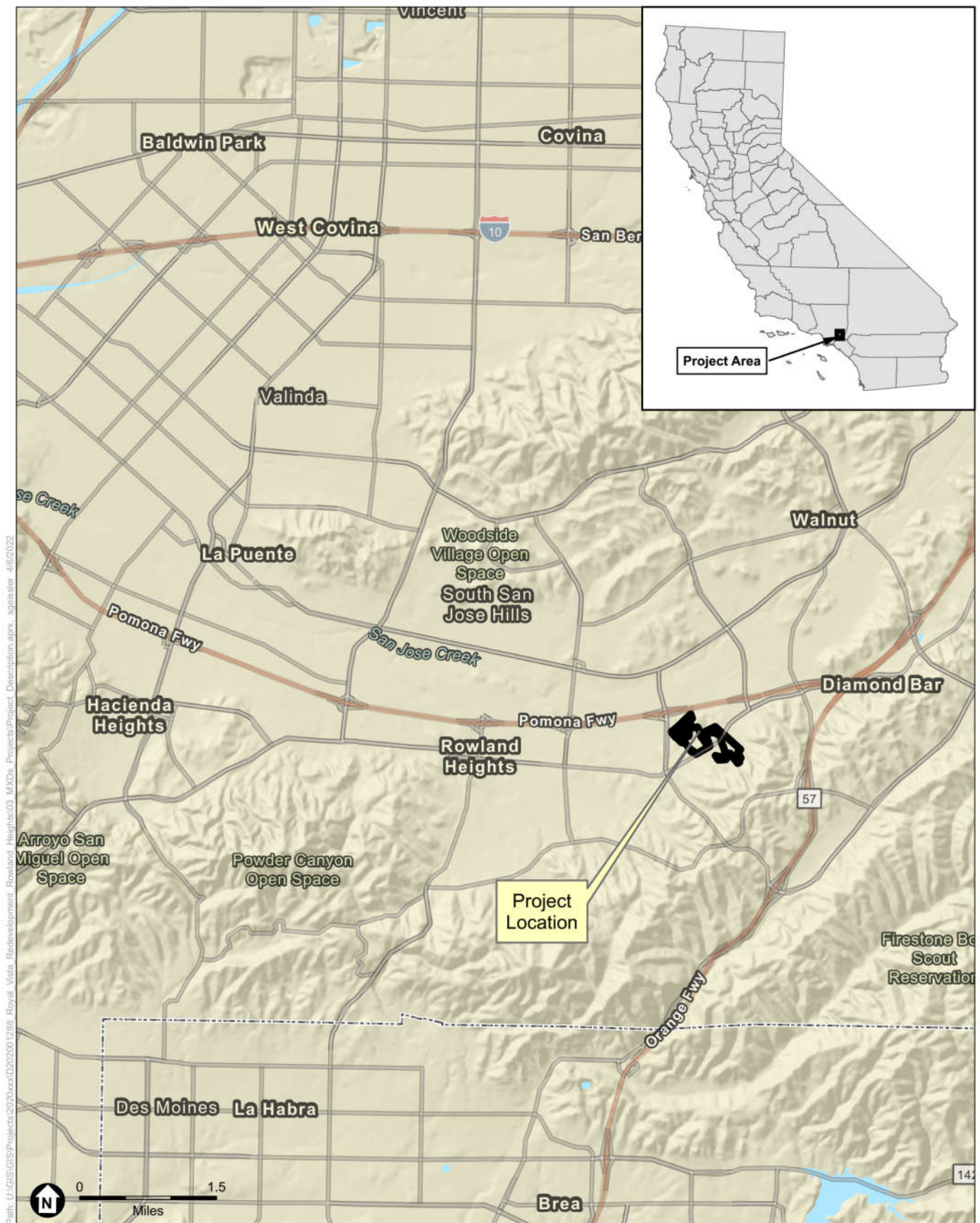


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