APPENDIX E

Phase 1 Cultural Resources Assessment

Phase I Cultural Resources Assessment

Brookside Development Project
Walnut, Los Angeles County, California



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ATTACHMENTS

A Confidential Cultural Resources Records Search (SCCIC)
B Paleontological Resources Records Search (NHMLAC)
C Native American Heritage Commission (NAHC)
D Historic Resource Analysis Report (Urbana)
E Personnel Qualifications

National Archaeological Database (NADB) Information Sheet

Cultural Resources Assessment, Brookside Development Project City of Walnut, Los Angeles County, California

by

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September 2023

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USGS San Dimas, CA 7.5-Minute Quadrangle; Township 2 South; Range 9 West, Section 6 (S.B.B.M).

Investigation: Literature reviews, pedestrian field survey, Tribal scoping; AB 52 Consultation

Key Words: SCCIC; NHMLAC, NAHC, ARMR; CA-LAN-521, Brookside Equestrian Center, SLF Search Positive

MANAGEMENT SUMMARY

Purpose and Scope

Vandermost Consulting Services, Inc. dba as VCS Environmental, has prepared this Phase I Cultural Resources Assessment as part of California Environmental Quality Act (CEQA) review of the City of Walnut's Brookside Development Project, City of Walnut, Los Angeles County (Project). The City of Walnut is the CEQA lead agency. The format of this report follows *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (Office of Historic Preservation 1990).

Dates of Investigation

A cultural resources literature review was completed on September 12, 2022 by Assistant Coordinator, Isabela Kott at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (Attachment A). A paleontological resources literature review was completed by Alyssa Bell at the Natural History Museum of Los Angeles County (NHMLAC), on July 10, 2022 (Attachment B). A Sacred Lands File Search and Tribal contacts list was requested on December 16, 2022 and received from the Native American Heritage Commission (NAHC) on January 5, 2023 (Attachment C). A cultural resources survey of the Project site was conducted by Archaeologist Carrie Lambert on November 16, 2022. A historic resources evaluation report was completed by Urbana in August 2023 (Attachment D). This report was completed in September 2023.

Findings of Investigation

The following is a summary of findings from this study:

- The SCCIC records search identified seven cultural resources recorded within one mile of the Project site. One (P-19-00521) is identified as having been recorded within the Project site; however, it was located 50-100 yards east of Lemon Creek and off the Project site. It was destroyed during the construction of the existing residential development on the knoll.
- No cultural resources studies have previously been completed that include the Project site. Twenty-four studies have been completed within one mile of the Project site.
- The field survey was negative.
- Evaluation of the existing Brookside Equestrian Center buildings on the Project site resulted in a finding of not eligible for listing in the California or National Registers or the Local Historic Resources Register (Baker & Kupel 2023).
- The NAHC Sacred Lands File search was positive. The Gabrieleno Band of Mission Indians – Kizh Nation was identified by the NAHC to be contacted regarding the positive finding.
- The project site is covered mostly by Quaternary alluvial sediments. The eastern side of the site, east of Lemon Creek, is underlain by the Soquel sandstone facies of the Monterey (Puente) Formation (Tms) and may interfinger with its La Vida Shale member (Tmlv) to the west. These are paleontologically sensitive.

Investigation Constraints

The Project site consists of a narrow area bounded by Lemon Creek on the east and North Lemon Avenue on the West. The northern end is wider, with several buildings of the Brookside Equestrian Center extant.

The Project site narrows to the south with a narrow bench cleared of vegetation on the east side of Lemon Creek and west of the residential community.

Summary and Proposed Mitigation Measures

Implementation of the proposed Project would not adversely affect any known significant historical or paleontological resources. The area, however, is known to contain historical resources and a resource previously existed on or near the Project site. According to the NAHC, there is a Tribal sacred site recorded in the area. The fossiliferous Monterey Formation could be impacted in the Project site area south and east of Lemon Creek. The following mitigation measures are recommended:

ARCHAEOLOGY

A Mitigation Monitoring Reporting Plan (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project shall be implemented to the satisfaction of the Lead Agency. This program shall include, but not be limited to, the following actions:

CUL-1: Prior to issuance of a grading permit, the applicant shall provide written verification that a qualified Archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the Lead Agency.

CUL-2: The Project applicant shall provide Native American monitoring during grading if the Lead Agency determines it is necessary pending results of the AB 52 Consultation process. If applicable, the Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency shall coordinate with the consulting Tribe(s) to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement which includes the scope of monitoring, scheduling of monitors from individual consulting Tribe(s), and the course of action for inadvertent discoveries.

CUL-3: Prior to the issuance of a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP), to address the implementation of the City's Tribal Cultural Resource Mitigation Measures including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to review by Tribe(s) and final approval by the City.

CUL-4: The Project Archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

CUL-5: The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

1. During the original cutting of previously undisturbed deposits, the archaeological and Tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the Lead Agency at the time of discovery. The archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the NAHC) shall be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The Project archaeologist in consultation with the consulting Tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

CUL-6: One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery:

1. Preservation-in-Place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources.

2. Reburial on the Project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Phase IV monitoring report.

3. If Preservation-in-Place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of

Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

CUL-7: A Phase IV Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting Tribe(s).

PALEONTOLOGY

PALEO-1: Prior to the issuance of any grading permit, the project Applicant shall provide written evidence to the City, that the Applicant has retained a qualified paleontologist to observe grading activities and salvage and catalogue fossils, as necessary. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Community Development Department for review and approval prior to issuance of a Grading Permit.

The paleontologist shall be present at the pre-grade conference, shall discuss the PRIMP, describe procedures for paleontological resource surveillance, and shall establish, in cooperation with the Applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage.

PALEO-2: If paleontological resources are uncovered and after completion of the project, the Applicant shall submit a Paleontological Monitoring Report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Applicant shall prepare excavated material to the point of identification. The Applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. Applicant shall pay curatorial fees for the storage of these resources in perpetuity.

HUMAN REMAINS

Project-related earth disturbance has the potential to unearth previously undiscovered human remains, resulting in a potentially significant impact. If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (*California Health and Safety Code,* §7050.5). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC is responsible for immediately designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the *California Public Resources Code.* The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance.

Disposition of Data

This report will be filed with the City of Walnut, VCS, and at the SCCIC. All field notes and other documentation related to the study are on file at VCS, San Juan Capistrano.

1.0 UNDERTAKING INFORMATION/INTRODUCTION

1.1 Contracting Data

VCS Environmental (VCS) was retained by the City of Walnut to complete a Phase I Cultural Resources Assessment for the proposed Brookside Development Project, City of Walnut, Los Angeles County (Project), that proposes the development of a large lot residential community. The City of Walnut is the CEQA lead agency.

VCS completed this Phase I Cultural Resources Assessment, under the California Environmental Quality Act (CEQA), for inclusion in the Project's environmental document. The format of this report follows *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (Office of Historic Preservation 1990).

This report details the findings of the investigation and offers management recommendations and mitigation measures to ensure the Project results in a less than significant impact on cultural resources.

1.2 Undertaking

The Project consists of a large lot residential community that involves the development of twenty-eight (28) detached single-family detached home lots, of which twenty-seven will be graded and one will remain in its current state, and ten (10) open space lots located along a central street system with access to Meadow Pass Road. A twenty-six foot (26') wide emergency vehicle access road will be provided from La Puente Road into the Project site at the southerly project boundary. One lot—Lot 4 would retain two (2) of the existing equestrian center structures.

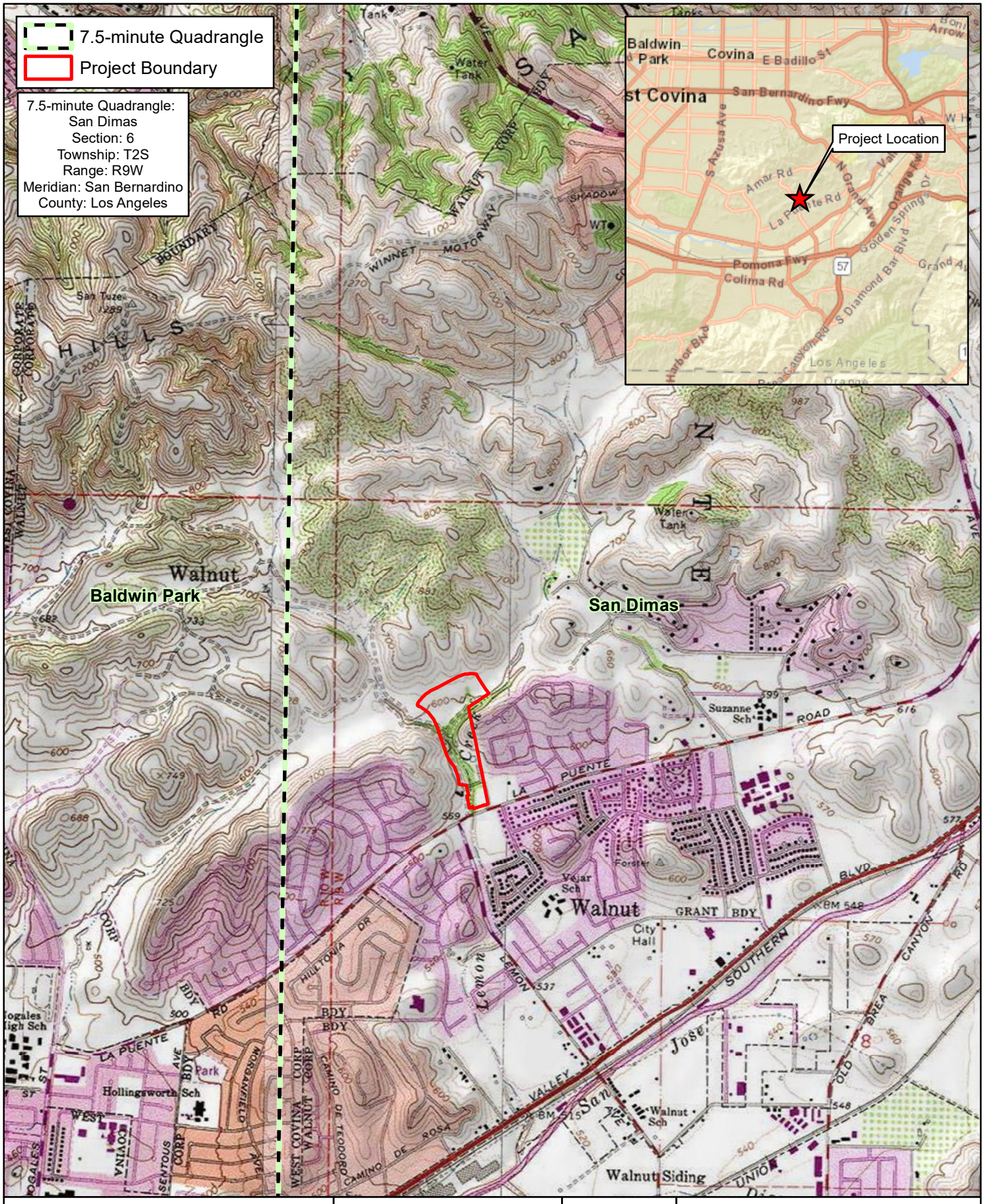
As part of the proposed project, two (2) of the Winnett Farm's San Vicente Ranch and Brookside Equestrian Center structures would be retained: Main Barn and Stables and Minor Barn. All other on-site buildings, parking lots, and grass and landscaped areas will be demolished and removed. In addition, mature on-site trees not subject to the Walnut City Code and not located within open space areas will be removed. On-site grading has been adjusted, where feasible, to preserve existing mature trees throughout the site. Site preparation and grading would be implemented in one phase over a six-month period.

1.3 Project Location

The Project is located within Sections 6 of Township 2 South; Range 9 West, of the United States Geological Survey (USGS) *San Dimas* 7.5-minute quadrangle (S.B.B.M.) (Figure 1 depicts the regional and specific location of the Project site). Figure 2 is an aerial photograph of the Project site. Figure 3 is a geologic map of the Project site and vicinity.

1.4 Project Personnel

Patrick O. Maxon, M.A., RPA requested literature reviews from the SCCIC and NHMLAC, received the SLF search from the NAHC, and authored this report. Archaeologist Carrie Lambert conducted the field survey. Refer to Attachment E for qualifications.


7.5-minute Quadrangle
Project Boundary
7.5-minute Quadrangle:
San Dimas
Section: 6
Township: T2S
Range: R9W
Meridian: San Bernardino
County: Los Angeles
Project Location
Baldwin Park
Covina
E Badillo St
San Bernardino Fwy
S Azusa Ave
Amar Rd
N Grand Ave
Golden Springs Dr
Pomona Fwy
Colima Rd
S Diamond Bar Blvd
Harbor Blvd
Los Angeles
Walnut
Baldwin Park
San Dimas
Water Tank
Suzanne Sch
LA PUENTE
Vejar Sch
Forster
City Hall
GRANT BDY
SOUTHERN
CANYON
Hollingsworth Sch
WEST COVINA
WALNUT
CAMINO DE TEODORO
CAMINO DE ROSA
Walnut Siding
UNION
WINNET
MOTOR WAY
SHADOW
BOUNDARY
HILLS
Lemon
HILLTOWN DR
ROW
R&W
BDY
CORP
Prepared By:
VCS Environmental
Map Created: June 2022
Data Sources: ESRI, County of Los Angeles
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Copyright:© 2013 National Geographic Society, i-cubed
0
1,200
2,400
Feet
1:24,000
N
W
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Brookside
Figure 1
USGS Topographic Map



Prepared By:
VCS Environmental

Map Created: June 2022
Data Sources: ESRI, County of Los Angeles

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 400 800
Feet
1:8,000

N
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Brookside

Figure 2

Aerial Map

2.0 REGULATORY SETTING

This section contains a discussion of the applicable laws, ordinances, regulations, and standards that govern cultural resources and must be adhered to both prior to and during Project implementation.

2.1 California Environmental Quality Act

CEQA requires a lead agency to determine whether a project would have a significant impact on one or more historical resources. According to Section 15064.5(a) of the State CEQA Guidelines, a "historical resource" is defined as a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (PRC §21084.1); a resource included in a local register of historical resources (14 CCR §15064.5[a][2]); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR §15064.5[a][3]).

Section 5024.1 of the PRC, Section 15064.5 of the State CEQA Guidelines (14 CCR), and Sections 21083.2 and 21084.1 of the CEQA Statutes were used as the basic guidelines for the cultural resources study. PRC 5024.1 requires evaluation of historical resources to determine their eligibility for listing in the CRHR. The purposes of the CRHR are to maintain listings of the State's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR, which were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP) (per the criteria listed at 36 CFR §60.4), are stated below (PRC §5024.1).

> 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 may be considered a historical resource . . . Generally, a resource shall be considered by a lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources including the following:
>
> (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
>
> (b) Is associated with the lives of persons important in our past; or
>
> (c) 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
>
> (d) Has yielded, or may be likely to yield, information important in prehistory or history.

Impacts that would materially impair the significance of a resource listed in or eligible for listing in the CRHR are considered to have a significant effect on the environment. Impacts to historical resources from the proposed project are considered significant if the project (A) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register; (B) demolishes or materially impairs in an adverse manner those physical characteristics that account for its inclusion in a local register; or (C) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency (§15064.5[b][2]).

The purpose of a Phase I cultural resources investigation is to evaluate whether any cultural resources remain exposed on the surface of a project site or whether any cultural resources can reasonably be expected to exist in the subsurface. If resources are discovered, additional investigations would be required to evaluate the resources for CRHR eligibility and appropriate management of these resources would be required prior to project implementation.

Broad mitigation guidelines for treating historical resources are codified in Section 15126.4(b) of the CEQA Guidelines. Public agencies should seek to avoid significant impacts to historical resources, with preservation in place being the preferred alternative. If not feasible, a data recovery plan shall be prepared to guide subsequent excavation. Mitigation for historical resources such as buildings, bridges, and other structures that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks and Grimmer 1995) will generally be considered mitigated below a level of significance.

2.2 Assembly Bill (AB) 52

This Project is subject to the requirements of Assembly Bill (AB) 52. AB 52 is applicable to projects that have filed a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) or notice of a Mitigated Negative Declaration (MND) or Negative Declaration (ND) on or after July 1, 2015. The law requires lead agencies to initiate consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project and have requested such consultation, prior to determining the type of CEQA documentation that is applicable to the project (i.e., EIR, MND, ND). Significant impacts to "tribal cultural resources" are considered significant impacts to the environment.

For "tribal cultural resources," PRC §21074, enacted and codified as part of a 2014 amendment to CEQA through Assembly Bill 52, provides the statutory definition as follows:

"Tribal cultural resources" are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
    B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

To determine if such resources exist, under AB 52 (PRC §21080.3.1) lead agencies must consult with tribes that request consultation and must make a reasonable and good faith effort to mitigate the impacts of a development on such resources to a less than significant level. AB 52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes.

The City of Walnut undertook and completed AB 52 consultation with interested Tribes.

2.3 City of Walnut

The City of Walnut General Plan (Walnut 2018) adopted its General Plan in 2018. Chapter 4: Conservation, Open Space, and Recreation include a Cultural and Historic Preservation Section. The City adopted a Historical Preservation Ordinance in 2015 that established the Historical Preservation AdHoc Advisory Committee, the City's Historical Resources Register, and the procedures to identify and protect identified historical resources. Table COR-2 in the plan identifies the Brookside Equestrian Center as a Historically and Culturally Significant Site.

2.4 Human Remains

Section 7050.5 of the *California Health and Safety Code* provides for the disposition of accidentally discovered human remains. Section 7050.5 states that, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

Section 5097.98 of the PRC states that, if remains are determined by the Coroner to be of Native American origin, the Coroner must notify the NAHC within 24 hours which, in turn, must identify the person or persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

3.0 SETTING

3.1 Natural

The site consists of rolling foothills and three water bodies that converge on-site**:** Lemon Creek, an unnamed tributary, and a v-ditch. The site is primarily associated with the heavily incised Lemon Creek which flows south through the central portion of the site. The area immediately surrounding these streambeds is comprised of mixed forest with unpaved trails either alongside or extending through it.

3.2 Cultural

A long-standing tenet of New World archaeology has been that humans did not arrive in the western hemisphere until about 12,000 to 13,000 Years Before Present (YBP). Increasingly, researchers are arguing for earlier dates of entry, but the evidence has not been universally accepted by archaeologists. With more recent evidence, that is changing (Dillehay & Collins 1988, Dixon 1993; Adovasio and Page 2002; Johnson et al. 2002; Dillehay et al. 2015, Holen et al. 2017); the most recent being the discovery of 21,000 to 23,000 year old human footprints preserved in an ancient lakeshore in White Sands National Park in New Mexico (Bennett et al. 2021).

Most of the generally accepted early remains indicate a very small, mobile population apparently dependent on hunting large game animals as the primary subsistence strategy. While early populations certainly used other resources, the bulk of the few traces remaining today are related to large game hunting. This situation results from the fact that hunting equipment involved many lithic tools that do not decay, while the remainder of the population's material culture was of wood or leather, which are more subject to attrition through taphonomic (post depositional processes) factors. Therefore, lithic artifacts are the only surviving material from the Paleo-Indian Period. These consist primarily of large and extremely well-made projectile points and large but cruder tools such as scrapers and choppers. Encampments were not permanent but were probably sited near a major kill. Occupation would have lasted only until the resources of that kill were exhausted. Such an economy, using only a small fraction of the available resources would not have supported a large population. It is probable that the Paleo-Indians lived in groups no larger than extended families and that contact with other such groups was infrequent. However, recent evidence suggests that some very early people may have had a more sedentary lifestyle and probably relied upon a variety of resources (see Adovasio and Page 2002 for a discussion of the Monte Verde, Chile site).

Several chronologies are generally used to describe the sequence of the later prehistoric periods of coastal southern California. William Wallace (1955) developed the first comprehensive California chronologies and defines four periods for the southern coastal region. Wallace's synthesis is largely "descriptive and classificatory, emphasizing the content of archaeological cultures and the relationships among them" (Moratto 1984:159). Wallace relies upon the concept of cultural horizons, which are generally defined by the temporal and spatial distribution of a set of normative cultural traits, such as the distribution of a group of commonly associated artifact types. As a result, his model does not allow for much cultural variation within the same time period, nor does it provide precise chronological dates for each temporal division. Nevertheless, although now over 65 years old, the general schema of the Wallace chronology has provided a general framework for southern California prehistory that is summarized below.

By the late 1960s, radiocarbon dates and assemblage data were more widely available for many southern California archaeological sites. Based on these new data, Warren (1968) synthesized southern California prehistory into five traditions which, unlike Wallace's horizons, account for more regional variation within each time period. Defined as "a generic unit comprising historically related phases", traditions were not

strictly sequential temporal units (Warren 1968). That is, different traditions could co-exist in the same region or in neighboring regions at the same time.

Others have used the terms Early, Middle, and Late Holocene to characterize southern California Prehistory (Byrd & Raab 2007).

Horizon I: Early Man or Paleo Indian Period (11,000 BCE to 7,500 BCE[1]). While initially termed Early Man Horizon (I) by Wallace (1955), this early stage of human occupation is more commonly referred to as the Paleo Indian Period (Chartkoff and Chartkoff 1984:24). As discussed above, the precise start of this period is still a topic of considerable debate. At inland archaeological sites, the surviving material culture of this period is primarily lithic, consisting of large, extremely well made stone projectile points and tools such as scrapers and choppers. Encampments were probably temporary, located near major kills or important resource areas. The San Dieguito Tradition, defined by Warren at the stratified C.W. Harris site in San Diego County, is encompassed by this period of time (Moratto 1984:97).

Horizon II: Milling Stone Assemblages (7,500 BCE to 1,000 BCE). Encompassing a broad expanse of time, the Milling Stone Period was named for the abundant millingstone tools associated with sites of this period. These tools, the mano and metate, were used to process small, hard seeds from plants associated with shrub-scrub vegetation communities. An annual round of seasonal migrations was likely practiced with movements coinciding with ripening vegetal resources and the periods of maximal availability of various animal resources. Along the coast, shell midden sites are common site types. Some formal burials, occasionally with associated grave goods, are also evident. This period of time is roughly equivalent to Warren's (1968) Encinitas Tradition. Warren (1968) suggests that, as millingstones are common and projectile points are comparatively rare during this time period, hunting was less important than the gathering of vegetable resources.

Later studies (Koerper 1981; Koerper and Drover 1983) suggested that a diversity of subsistence activities, including hunting of various game animals, were practiced during this time period. At present, little is known about cultural change during this period of time in southern California. While this lack of noticeable change gives the appearance of cultural stasis, almost certainly many regional and temporal cultural shifts did occur over the course of this time period. Future research that is focused on temporal change in the Milling Stone Period would greatly benefit the current understanding of southern California prehistory. One avenue of research that could help accomplish this goal would be a synthesis of the growing amount of archaeological "gray" literature involving cultural resource mitigation of Milling Stone Period sites in the Los Angeles County area.

Warren (1968) defined Wallace's Millingstone Horizon in southern California as the Encinitas Tradition, further subdivided into regional expressions that exhibited common technological development. The Topanga Complex, used to express the general association between groups of artifacts, defines this culture for the entirety of the Los Angeles Basin including Orange County.

Most recently, Sutton & Gardner (2010) have reimagined the Encinitas Tradition based on more recent archaeological work in southern California that has revealed more regional differences within the Tradition. The term Topanga Complex (for the Los Angeles Basin) of the Encinitas Tradition is, to Sutton and Gardner, still valid; however, they suggest renaming it the Topanga Pattern to indicate similarities in cultural traits such as technology, settlement patterns, and mortuary practices. While they retained the terms proposed

[1] BCE stands for "Before Common Era" and CE stands for "Common Era". These alternative forms of "BC" and "AD", respectively, are used throughout this document.

by Warren for the Los Angeles Basin, they proposed a distinction between coastal and inland groups based on those differences (Sutton & Gardner 2010:7).

Horizon III: Intermediate Cultures (1,000 BCE to 750 CE). The Intermediate Period is identified by a mixed strategy of plant exploitation, terrestrial hunting, and maritime subsistence strategies. Chipped stone tools (e.g., projectile points) generally decrease in size, but increase in number. Abundant bone and shell remains have been recovered from sites dating to these time periods. In coastal areas, the introduction of the circular shell fishhook and the growing abundance of fish remains in sites over the course of the period suggest a substantial increase in fishing activity during the Intermediate Period. It is also during this time period that mortar and pestle use intensified dramatically. The mano and metate continued to be in use on a reduced scale, but the greatly intensified use of the mortar and pestle signaled a shift away from a subsistence strategy based on seed resources to that of the acorn. It is probably during this time period that the acorn became the food staple of the majority of the indigenous Tribes in southern California. This subsistence strategy continued until European contact. Material culture generally became more diverse and elaborate during this time period and included steatite containers, perforated stones, bone tools, ornamental items, and asphalt adhesive.

While Warren recognizes the start of the Campbell Tradition in the Santa Barbara region at roughly the beginning of the Intermediate Period, he did not see clear evidence of cultural change farther south. As a result, the Encinitas Tradition in southern California encompasses both the Milling Stone and Intermediate Periods in Warren's chronology (1968:2, 4). However, the later chronological schema by Koerper and Drover (1983) clearly recognizes an Intermediate Period in southern California. They suggest that Warren's inability to recognize an intermediate cultural stage was likely due to "the lack of conclusive data in 1968" (1983:26).

Sutton (2010) reconceptualized the prehistory of the Los Angeles Basin, that encompasses Wallace's Intermediate and Late Periods, and renaming it the Del Rey Tradition. It will be discussed below.

Horizon IV: Late Prehistoric Cultures (750 CE to 1769 CE). During the Late Prehistoric Period, exploitation of many food resources, particularly marine resources among coastal groups, continued to intensify. The material culture in the Late Prehistoric Horizon increased in complexity in terms of the abundance and diversity of artifacts being produced. The recovery and identification of a number of small projectile points during this time period likely suggests a greater utilization of the bow and arrow, which was likely introduced near the end of the Intermediate Period. Shell beads, ornaments, and other elements of material culture continue to be ornate, varied and widely distributed, the latter evidence suggestive of elaborate trade networks. Warren's (1968) scheme divides the late prehistoric period into several regional traditions. Western Riverside County, Orange County, and the Los Angeles Basin area are considered part of the "Shoshonean" tradition, which may be related to a possible incursion of Takic speakers into these areas during this period. The Late Prehistoric Period includes the first few centuries of early European contact (1542 CE to 1769 CE); this period is also known as the Protohistoric Period, as there was a low level of interaction between native Californians and Europeans prior to Portolá's overland expedition in 1769.

In the few centuries prior to European contact, the archaeological record reveals substantial increases in the indigenous population (Wallace 1955:223). Some village sites may have contained as many as 1,500 individuals. Apparently, many of these village sites were occupied throughout the year rather than seasonally. This shift in settlement strategy was likely influenced by improved food procurement and storage technology, which enabled population growth and may have helped stimulate changes in sociopolitical organization.

Evidence is growing that prehistoric cultural change has been much more variable through time and across culture areas than previously thought. Cultural traits such as maritime economies, seafaring, complex trade networks, and year-round occupation of villages appear to have developed much earlier than previously thought. Culture change during the Late Prehistoric Period, in particular, may have been driven more by environmental and resource pressures than optimal adaptation to the environment (Byrd and Raab 2007).

Based on some of the most recent archaeological work in the Los Angeles Basin and southern Channel Islands, Sutton (2010) proposes to replace the traditional Intermediate and Late Periods/Horizons with the Del Rey Tradition. Around 3,500 years BP this Tradition replaced the Encinitas/Millingstone with a modified material cultural, a shift in settlement patterns, and new subsistence practices owing to the arrival of Takic populations from the east (Sutton 2010:3). The so-called "Shoshonean Wedge". These were the forerunners of the Gabrielino.

3.2.1 Ethnography

At the time of European contact in 1769, when Gaspar de Portolá's expedition crossed the Los Angeles Basin, the Gabrielino Native Americans occupied the area around the Project site (Kroeber 1925; Bean and Shipek 1978; Bean and Smith 1978; McCawley 1996). While the term Gabrielino identifies those Native Americans who were under the control of the Spanish Mission San Gabriel Archángel, the overwhelming number of people in these areas were of the same ethnic nationality and language (Takic) group. Their territory extended from northern Orange County north to the San Fernando Valley in Los Angeles County and eastward to the San Bernardino area.

This and the following ethnographic information relate to currently surviving native peoples still living in Los Angeles, Orange, San Bernardino, and Riverside Counties. They maintain their cultural practices and customs. The current Gabrielino comprise at least five bands that are recognized Tribes by the State of California (they do not enjoy Federal recognition, however). They include the Gabrieleño Band of Mission Indians – Kizh Nation; the Gabrielino Tongva Indians of California Tribal Council; the Gabrieleno-Tongva San Gabriel Band of Mission Indians; the Gabrielino-Tongva Tribe; and the Gabrielino/Tongva Nation. The terms the Native Americans in southern California used to identify themselves have, for the most part, been lost; therefore, the names do not necessarily identify specific ethnic or Tribal groups. Some currently refer to themselves as *Tongva*, while others prefer the term *Kizh*. For the sake of clarity and consistency, the term Gabrielino will be used for the remainder of this report.

As described above, the Gabrielino arrived in the Los Angeles Basin possibly as early as 1,500 BCE as part of the so-called Shoshonean (Takic speaking) Wedge from the Great Basin region. The Gabrielino gradually displaced the indigenous peoples, who were probably Hokan speakers. Large, permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. Eventually, Gabrielino territory encompassed the greater Los Angeles Basin, coastal regions from Topanga Canyon in the north to perhaps as far south as Aliso Creek, and the islands of San Clemente, San Nicholas, and Santa Catalina (Bean and Smith 1978:538–540). Recent studies suggest the population may have numbered as many as 10,000 individuals at their peak in the Precontact Period.

Kroeber (1925:621) considered the Gabrielino:

> . . . to have been the most advanced group south of Tehachapi, except perhaps the Chumash. They certainly were the wealthiest and most thoughtful of all the Shoshoneans of the State, and dominated these civilizations wherever contacts occurred.

SETTLEMENT

According to Bean and Smith (1978:538), the Gabrielino are, in many ways, one of the least known groups of California's native inhabitants. In addition to much of the Los Angeles Basin, they occupied the offshore islands of Santa Catalina, San Nicolas, and San Clemente. Gabrielino populations are difficult to reconstruct; however, at any one time, as many as 50 to 100 villages were simultaneously occupied. Like the prehistoric culture before them, the Gabrielino were a hunter/gatherer group who lived in small sedentary or semi-sedentary groups of 50 to 100 persons, termed rancherias. These rancherias were occupied by at least some of the people all of the time. Location of the encampment was determined by water availability. Houses were circular in form and constructed of sticks covered with thatch or mats. Each village had a sweat lodge as well as a sacred enclosure (Bean and Smith 1978). Although the earliest description of the Gabrielino dates back to the Cabrillo expedition of 1542, the most important and extensive accounts were those written by Father Gerónimo Boscana about 1822 and Hugo Reid in 1852. Most of the Gabrielino villages were abandoned around 1805 due to rapid decline from European-introduced diseases.

The Project site is located near the village of *Shevaanga*, one of four important Gabrielino communities in the north-central part of the San Gabriel Valley that shared a common Gabrielino dialect. The area was chosen as the location of the second Mission San Gabriel Archángel in 1775, likely because soils there were better suited to agricultural development (McCawley 1996:41,191). The original mission, constructed in 1771, was a short distance to the south, in the Whittier Narrows area; at the time a productive marshland formed by the confluence of the Rio Hondo and San Gabriel rivers at the north end of the Puente Hills. The peoples living in this area referred to themselves as the Kizh or Kichireños (McCawley 1996:43).

SUBSISTENCE

Gabrielino subsistence relied heavily on plant foods, but was supplemented with a variety of meat, especially from marine resources. Food procurement consisted of hunting and fishing by men and gathering of plant foods and shellfish by women. Hunting technology included use of bow and arrow for deer and smaller game, throwing sticks, snares, traps, and slings. Fishing was conducted with the use of shell fishhooks, bone harpoons, and nets. Seeds were gathered with beaters and baskets. Seeds and other foods were stored in baskets. Seeds were prepared with manos and metates and/or mortars and pestles. Food was cooked in baskets coated with asphaltum, in stone pots, on steatite frying pans, and by roasting in earthen ovens (Bean and Smith 1978).

TRADE

Most trade between settlements was through reciprocity (barter), indicated by strings of Olivella shell beads used as a medium of exchange throughout southern California (Ruby 1970). Gabrielino and Juaneño from the mainland probably traded trade beads, game, and plant foods in exchange for shell beads and steatite, and plant foods from the islanders. Steatite artifacts along with fish, shell money, and animal pelts were traded by the mainlander Gabrielino into the interior for seeds and deer skin. According to Bean and Saubel (1972), the Gabrielino traded with the Serrano and the Cahuilla to the east. The Gabrielino traded goods such as shell beads, dried fish, sea otter pelts, asphaltum, and steatite for goods such as salt, obsidian, deer hides, furs, and acorns. There is evidence of trade between the Arizona Hohokam and the Gabrielino, probably with the Mojave people as middleman (Koerper in Mason et al. 1997). *Glycymeri*s shell bracelets, ceramics, and blankets may have been exchanged for Pacific shells and shell beads (Koerper in Mason et al. 1997).

RELIGION

Aside from shamanistic curing rituals, principal religious activity is related to the Chinigchinich cult that emphasized correct behavior as promulgated by a mythical figure, Chinigchinich. The Chinigchinich religion developed in Gabrielino territory and spread southeast to the Juaneño/Luiseño, Cupeño, and Ipai. It is a cult that is tied into an older creation myth. Chinigchinich is said to be the giver of laws and the punisher for those who are disobedient. Shamans were given responsibilities to oversee the cult. It was an extensive system of polar opposites (duality) that are united under higher principals (unity) (Applegate 1979). Male-Female dualism found in the creation myth is also present in the origin myth (Applegate 1979). Chinigchinich cult ceremonies included boys' puberty ceremonies using *toloache,* a drug made from Jimson Weed (*Datura stramonium*). During the vision quest, a personal protector or totemic animal was acquired. Such totems could be bear, coyote, crow, or rattlesnake. Other ceremonies were to obtain vengeance on enemies; to express thanks for victory; and to commemorate the dead. The focus of the ceremonies was a circular sacred enclosure (*Wankesh*) found in each village. The emphasis on male rites of passage and war may be a response to the increasing population and resultant competition for territory and access to resources. Or it may be a response to the arrival of the Spanish since the Chinigchinich religion seems to be of later (not prehistoric) origin.

Both inhumation (burial in a grave) and cremation were practiced by the Gabrielino. During cremations, the goods and hut of the deceased were often buried with him. Annual mourning ceremonies were held in the late summer for all who had died during the previous year. Clothes of the deceased and an image of the deceased were often burned at this time. Eagles were sacrificed for recently deceased chiefs (Applegate 1979).

3.2.2 History

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The Spanish Period is represented by exploration of the region; establishment of the San Diego Presidio and missions at San Gabriel and San Luis Rey; and the introduction of livestock, agricultural goods, and European architecture and construction techniques. The Old Spanish Trail, used by explorers, missionaries, and traders extended through the area.

The Mexican Period (1821-1848) began with Mexican independence from Spain and continued until the end of the Mexican-American War. The Secularization Act resulted in the transfer, through land grants (called ranchos) of large mission tracts to politically prominent individuals.

The American Period (1848-present) began with the Treaty of Guadalupe Hidalgo, and in 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure.

CITY OF WALNUT

The history below is adapted from the City of Walnut's current website (Walnut, City of n.d.):

The history of Walnut dates back to the Indians who were of Shoshone origin. They were called Gabrielino Indians by the Spaniards because they lived in an area controlled by the San Gabriel Mission. Walnut was primarily used for the grazing of cattle and sheep by the Mission.

Spaniards who arrived here in the early 1800s introduced the concept of ranchos and started agricultural development and the creation of home sites. The first land grants in the Walnut area were those of the Rancho De San Jose granted to Don Ricardo Vejar and Don Ygnacio Palomares; the Rancho De Los Nogales, issued to Jose De La Cruz Linares; and Rancho La Puente, issued to John Rowland and William Workman in 1842 which consisted of a total of 48,790.5 acres. The City of Walnut was included as part of one of the 24 ranchos belonging to the San Gabriel Mission.

In 1868, John Rowland and William Workman divided Rancho La Puente, leaving Rowland the eastern half and Workman the western half. Rowland's land included the western portion of Walnut. The land was used for raising cattle and growing wheat, grapes, and fruit trees.

Many years earlier in 1840, Mexican Governor Juan Alvardo awarded a man named Jose De La Cruz Linares a land grant of 4,340 acres, land which included a portion of Walnut. This land was known as Rancho De Nogales, or Ranch of the Walnut Trees. In 1847, seven years after the unfortunate death of Linares, the rancho was acquired by Ricardo Vejar. This land included the eastern portion of Walnut and became part of Rancho San Jose. The City of Walnut originally obtained its name from the Rancho De Los Nogales land grant, Nogales being the Spanish word for walnut.

In order to preserve part of our community's history, the City of Walnut's Bicentennial Commission selected the construction of Lemon Creek Park and the restoration of the William R. Rowland Adobe Redwood Ranch House as Walnut's bicentennial project. In 1871, the Lemon Creek Park area became the property of Sheriff William Rowland, who inherited the 29,000-acre ranch from his father, John Rowland. The modest structure served as the home of Mr. Meridith, ranch foreman for William Rowland. It was built in 1883. The adobe redwood ranch house is one of the few remaining original ranch style redwood and adobe structures in the area. On October 1, 1975, the State Landmark Committee placed the W.R. Rowland ranch house in the National Registry of Historical Places.

4.0 METHODS

4.1 Cultural Resources Records Search

A literature review of documents on file at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton was completed by SCCIC Assistant Coordinator Isabela Kott on September 12, 2022 (Attachment A).

The SCCIC is the designated branch of the California Historical Resources Information System (CHRIS) and houses records concerning archaeological and historic resources in San Bernardino, Orange, Los Angeles, and Ventura Counties. The records search provided data on known archaeological and built environment resources as well as previous studies within one mile of the Project site. Data sources consulted at the EIC included archaeological records, Archaeological Determinations of Eligibility (DOE), and the Historic Property Data File (HPDF) maintained by the California Office of Historic Preservation (OHP). The HPDF contains listings for the CRHR and/or NRHP, California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

The review consisted of an examination of the U.S. Geological Survey's (USGS's) *San Dimas, CA* 7.5-minute quadrangle to evaluate the Project site for any cultural resources recorded, or cultural resources studies conducted on the parcel and within a one-mile radius.

Due to COVID-19 protocols, the SCCIC has temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, they are operationally digital for Los Angeles, Orange, and Ventura Counties.

4.2 Paleontological Resources Records Search

A paleontological resources literature review was completed by Alyssa Bell at the Natural History Museum of Los Angeles County (NHMLAC), on July 10, 2022 (Bell 2022 in Attachment B). Ms. Bell conducted a thorough search of the NHMLAC's paleontology collection records for the Project site and environs.

4.3 Historic Aerial Review

An examination was made by Patrick Maxon of the historic aerial photographs at HistoricAerials.com (NETRONLINE n.d.) on December 21, 2022.

4.4 Sacred Lands File Search

An NAHC Sacred Lands File Search and Tribal contacts list was requested via email on December 16, 2022 and received on January 5, 2023 (Attachment C).

4.5 Field Survey

An archaeological survey of the Project site was conducted by VCS Archaeologist Carrie Lambert, on November 16, 2022.

5.0 RESULTS

5.1 Cultural Resources Records Search

5.1.1 Studies

The SCCIC lists no cultural resources studies previously completed that include the Project site (Attachment A). Twenty-four studies have been completed within one mile of the Project site (Table 1).

Table 1
Cultural Resources Studies Within One Mile of the Project Site

Report Number: LA-	Author(s) (Year)	Type/Size/Resources
00342	Taylor (1978)	Survey; 5 sites and linear; 1 resource
00559	Cottrell (1979)	Survey; 725 acres; 1 resource
00591	Daly et al. (1979)	Survey; 1 resource
00765	Schroth (1980)	Excavation; 1 resource
01392	Anon. (1980)	Survey/Excavation; 3 resources
01421	Sutton(1984)	Survey; 0 resources
01434	King (1984)	1 resource
01581	Bissell (1986)	Survey; 1 resource
01984	Leonard (1975)	Survey; 0 resource
01985	Leaonard (1975)	Survey; 0 resources
02135	Mason (1990)	Survey; 25 acres; 0 resources
02882	McKenna (1993)	Survey/Evaluation; 2 resources
04337	SRS (1979)	Survey; 3 resources
04835	Ashkar (1999)	Survey; 3 resources
04959	Duke (2001)	Survey, cell site; 0 resources
05923	Bonner (2000)	Survey, cell site; 0 resources
08249	Peterson (2002)	Survey; linear; 7 resources
09583	Bonner (2008)	Survey, cell site; 1 resource
09881	Bonner & Williams (2009)	Survey, cell site; 1 resource
10621	Smith (2008)	Survey, cell site; 1 resource
10957	Bonner (2011)	Survey, cell site: 0 resources
10993	Wlodarski (2008)	Survey, cell site; 2 resources
10997	Glenn (2007)	Survey, linear; 5 resources
11236	Storey (2003)	Survey, road; 4 resources

5.1.2 Resources

The SCCIC records search identified seven cultural resources recorded within one mile of the Project site. One (P-19-00521) is identified as having been recorded within the Project site; It was destroyed during the construction of the existing residential development on the knoll.

Table 2
Cultural Resources Sites Within One Mile of the Project Site

Resource Number (P-19-)	Recorder(s) (most recent) (Year)	Type
*000521	Mack (1982)	Lithic scatter/Habitation debris
001040	Daly (1979)	Vejar Adobe site
001066	Clevenger et al. (1979)	Lithic scatter
001070	Banks (1979)	Habitation debris
001071	Banks (1979)	Lithic scatter; Habitation debris
186112	Kachour (2019)	UPRR; SPRR LA Division
186579	Mize (1975)	Roland Adobe Redwood Ranch House
*On Project site per SCCIC.		

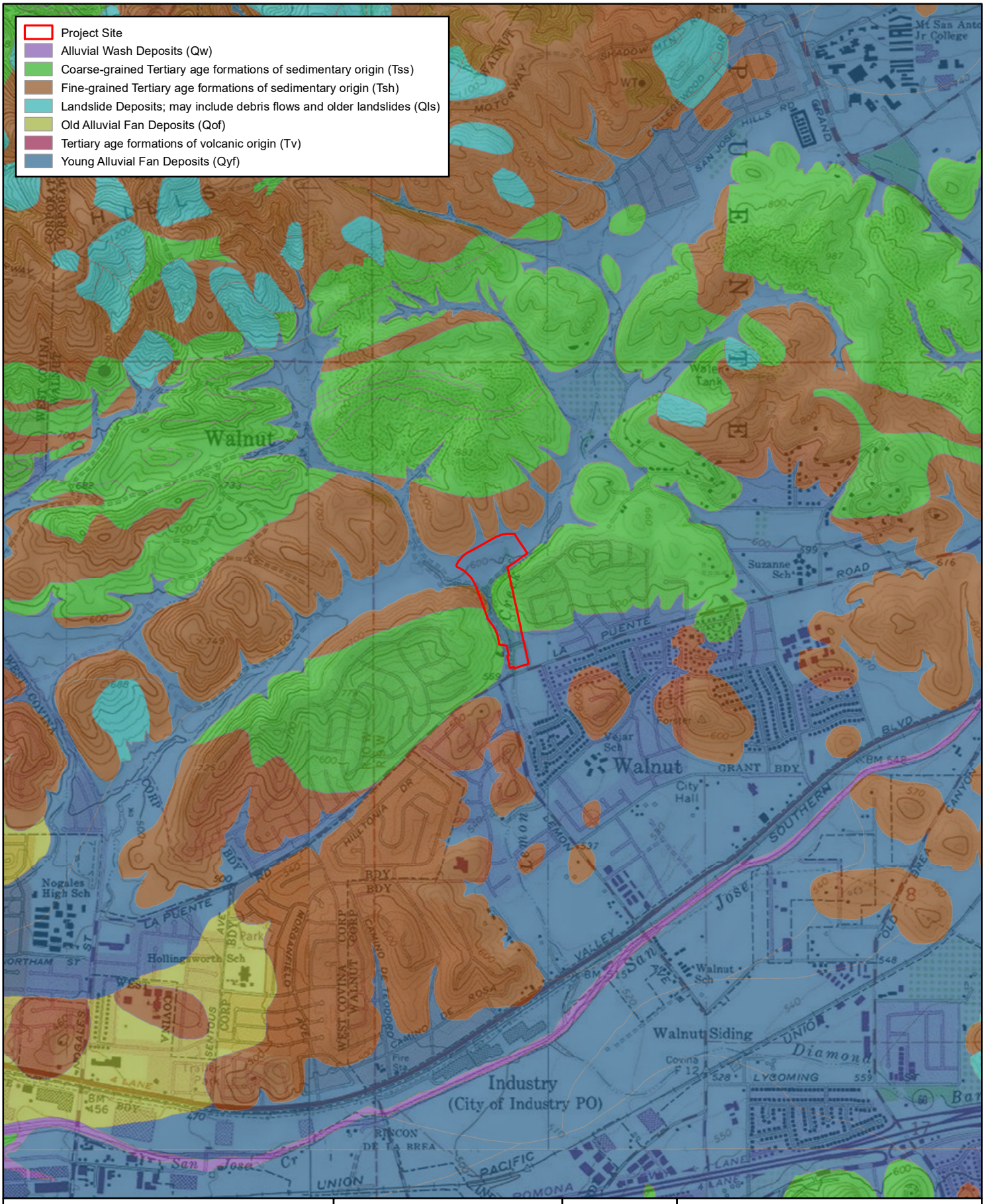
P-19-00521: This site is identified as having been recorded within the Project site; however, it was in reality located 50-100 yards east of Lemon Creek and off the Project site. It was initially recorded by Sanburg (1973) and confirmed destroyed in a subsequent recordation (Mack 1982). The site consisted of a mano, a hammerstone, and one cogged stone. Presumably other cultural material was also noted at the campsite. It was destroyed sometime in or after 1973 during the construction of the existing residential development on the knoll east and south of the bend in Lemon Creek.

5.2 Paleontological Resources Records Search

The paleontological records search revealed that there are no recorded fossil localities within the proposed Project site, but fossil localities are recorded nearby from the same sedimentary deposits that occur in the Project site (Attachment B). Review of the geologic map for the area shows the site nearest Lemon Creek covered in Quaternary Alluvium of gravels, sands, and silt of valleys and floodplains. Portions of the Puente Formation are present on the eastern and western sides of the Project (Figure 3).

5.3 Historic Aerial Review

An examination of the historic aerial photographs at HistoricAerials.com (NETRONLINE n.d.) was completed on December 21, 2022. Review of the aerials revealed that the area was planted with what appears to be a citrus orchard. The alluvial bench to the east of Lemon Creek was cleared and a small structure can be seen near its southern end. In 1980 additional structures have been built in this southern, bench area and the residential community has been constructed to the east. Sometime before 1985, all the structures on the bench were removed and the area cleared. In 1991 a small, grassy area with a small parking area to the south appears on the bench, between Lemon Creek and the residential community. White picket fencing, asphalt and dirt pathways, and three small gazebo structures are subsequently added to the area.



Prepared By:
VCS Environmental

Map Created: December 2022
Data Sources: ESRI, USGS, County of Los Angeles

Service Layer Credits: Copyright© 2013 National Geographic Society, i-cubed

0 1,200 2,400
Feet
1:24,000

N
W E
S

Brookside

Figure 3

Geologic Map

5.4 Sacred Lands File Search

A positive Sacred Lands File Search and Tribal contacts list was received from the NAHC on January 5, 2023 (Attachment C). The NAHC recommended that the Gabrieleno Band of Mission Indians – Kizh Nation be contacted regarding the positive finding.

The NAHC also provided a Tribal contacts list of local Tribes that may wish to consult on the Project. They include the following (refer to Attachment C):

- Gabrieleño Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson
- Gabrieleno/Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson
- Gabrielino/Tongva Nation; Sandonne Goad, Chairperson
- Gabrielino Tongva Indians of California Tribal Council, Robert Dorame; Chairperson
- Gabrielino Tongva Indians of California Tribal Council, Christina Conley, Tribal Consultant and Administrator
- Gabrielino-Tongva Tribe; Charles Alvarez
- Santa Rosa Band of Cahuilla Indians; Lovina Redner, Tribal Chair
- Soboba Band of Luiseño Indians; Isaiah Vivanco, Chairperson
- Soboba Band of Luiseño Indians; Joe Ontiveros, Cultural Resources Department

5.5 AB 52 Consultation

The City of Walnut conducted AB 52 consultation with interested Tribes separately.

5.6 Field Survey

An archaeological survey of the Project site was conducted by VCS Archaeologist Carrie Lambert on November 16, 2022. The Project site was inspected visually by walking transects spaced 5- 10 meters apart in open areas including the northern portion of the site where remnants of the Brookside Equestrian Center structures remain, and the alluvial bench located east of Lemon Creek which makes up southern two-thirds of the Project site. This area also supports paths, fencing, and other structures that appear to be related to the equestrian center. Visibility was approximately 70% in the open areas but only 5-10% in Lemon Creek. No cultural resources were noted within the Project site. The existing Brookside Equestrian Center was evaluated and determined not eligible for listing in the California and National Registers and in the Local Historic Resources Register (Baker & Kupel 2023) (Attachment D).

6.0 SUMMARY OF FINDINGS AND MITIGATION MEASURES

Implementation of the proposed Project would not adversely affect any known significant historical or paleontological resources. The area, however, is known to contain historical resources and a resource previously existed on or near the Project site. According to the NAHC, there is a Tribal sacred site recorded in the area. The fossiliferous Monterey Formation could be impacted in the Project site area south and east of Lemon Creek.

- The SCCIC records search identified seven cultural resources recorded within one mile of the Project site. One (P-19-00521) is identified as having been recorded within the Project site; however, it was located 50-100 yards east of Lemon Creek and off the Project site. It was destroyed during the construction of the existing residential development on the knoll.
- No cultural resources studies have previously been completed that include the Project site. Twenty-four studies have been completed within one mile of the Project site.
- The field survey was negative for archaeology.
- Evaluation of the existing Brookside Equestrian Center buildings on the Project site resulted in a finding of not eligible for listing in the California or National Registers or in the Local Historic Resources Register (Baker & Kupel 2023).
- The NAHC Sacred Lands File search was positive. The Gabrieleno Band of Mission Indians – Kizh Nation was identified by the NAHC to be contacted regarding the positive finding.
- The project site is covered mostly by Quaternary alluvial sediments. The eastern side of the site, east of Lemon Creek, is underlain by the Soquel sandstone facies of the Monterey (Puente) Formation (Tms) and may interfinger with its La Vida Shale member (Tmlv) to the west. These are paleontologically sensitive rock units.

The following mitigation measures are recommended:

6.1 Archaeology

A Mitigation Monitoring Reporting Plan (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project shall be implemented to the satisfaction of the Lead Agency. This program shall include, but not be limited to, the following actions:

CUL-1: Prior to issuance of a grading permit, the applicant shall provide written verification that a qualified Archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the Lead Agency.

CUL-2: The Project applicant shall provide Native American monitoring during grading if the Lead Agency determines it is necessary pending results of the AB 52 Consultation process. If applicable, the Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency shall coordinate with the consulting Tribe(s) to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement which includes the scope of monitoring, scheduling of monitors from individual consulting Tribe(s), and the course of action for inadvertent discoveries.

CUL-3: Prior to the issuance of a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP), to address the implementation of the City's Tribal Cultural Resource Mitigation Measures including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to review by Tribe(s) and final approval by the City.

CUL-4: The Project Archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

CUL-5: The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

1. During the original cutting of previously undisturbed deposits, the archaeological and Tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the Lead Agency at the time of discovery. The archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the NAHC) shall be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods.

The Project archaeologist in consultation with the consulting Tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

CUL-6: One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery:

1. Preservation-in-Place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources.

2. Reburial on the Project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Phase IV monitoring report.

3. If Preservation-in-Place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

CUL-7: A Phase IV Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting Tribe(s).

6.2 Paleontology

PALEO-1: Prior to the issuance of any grading permit, the project Applicant shall provide written evidence to the City, that the Applicant has retained a qualified paleontologist to observe grading activities and salvage and catalogue fossils, as necessary. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Community Development Department for review and approval prior to issuance of a Grading Permit.

The paleontologist shall be present at the pre-grade conference, shall discuss the PRIMP, describe procedures for paleontological resource surveillance, and shall establish, in cooperation with the Applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage.

PALEO-2: If paleontological resources are uncovered and after completion of the project, the Applicant shall submit a Paleontological Monitoring Report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Applicant shall prepare excavated material to the point of identification. The Applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. Applicant shall pay curatorial fees for the storage of these resources in perpetuity.

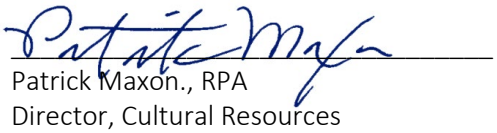
6.3 Human Remains

Project-related earth disturbance has the potential to unearth previously undiscovered human remains, resulting in a potentially significant impact. If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (*California Health and Safety Code,* §7050.5). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC is responsible for immediately designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the *California Public Resources Code.* The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance.

7.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached figures present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: September 2023 SIGNED:



Patrick Maxon., RPA
Director, Cultural Resources

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ATTACHMENT A

CONFIDENTIAL
CULTURAL RESOURCES RECORDS SEARCH (SCCIC)

NOT FOR PUBLIC REVIEW

ATTACHMENT B

PALEONTOLOGICAL RESOURCES RECORDS SEARCH (NHMLAC)

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

July 10, 2022

VCS Environmental

Attn: Pat Maxon

re: Paleontological resources for the Brookside Project

Dear Pat:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Brookside project area as outlined on the portion of the San Dimas USGS topographic quadrangle map that you sent to me via e-mail on June 16, 2022. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM VP 6171	San Jose hills, west of the intersection of N Grand Ave and Amar Rd	Puente Formation (dense tan shale)	Herring/Anchovy family (Ganolytes)	unknown
LACM VP 6951, LACM IP 17558	north slope of San Tuze Hill NNW of peak	Puente Formation	Herring (*Etringus*), drumfish (*Lompoquia*), bristlemouth (*Cyclothone*), deep-sea smelt (Bathylagidae); Argonaut (*Mizuhobaris lepta*)	Unknown
LACM VP 7930 - 7932	Near the intersection of Shadow Oak Dr and S Woodgate Dr.	Monterey Formation (Yorba Shale; sandstone & diatomaceous shale)	Bony fish (Osteichthyes), including ray-finned fishes (Clupeidae)	6.5 - 7 feet bgs
LACM VP 7933	50 feet W of intersection of Shadow Oak Dr & West Covina Community Center entrance	Monterey Formation, Yorba Shale Member (grayish shale)	Topsmelt (*Atherinops*)	Unknown, collected during trenching for a pipeline

LACM VP 7871 - 7877; LACM IP 17944	City of Industry Water Recycling Project; north side of Amar Rd. near intersection with N. Nogales St.	Monterey Formation, Yorba Shale Member (mottled light gray and grayish-gray, clayey siltstone to greenish-gray silty claystone to cream-colored diatomaceous shale)	Drumfish (Lompoquia), lanternfish (*Diaphus*), herring (*Xyne grex*), bony fish (Scombridae), ridgehead (*Scopelogadus), deep-sea smelt (*Bathylagus*), viperfish (*Chauliodus*), cod (*Gadidae); Plants; bivalves	Unknown (collected during grading activities)

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,



Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice

ATTACHMENT C

NATIVE AMERICAN HERITAGE COMMISSION (NAHC)

Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

☑ **CEQA Tribal Consultation List (AB 52)** – ***Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2***

☐ **General Plan (SB 18)** - ***Per Government Code § 65352.3.***

Local Action Type:

___ **General Plan** ___ **General Plan Element** ___ **General Plan Amendment**

___ **Specific Plan** ___ **Specific Plan Amendment** ___ **Pre-planning Outreach Activity**

Required Information

Project Title: Brookside Development Project

Local Government/Lead Agency: City of Walnut

Contact Person: Joelle Guerra

Street Address: 2870 Clarke Avenue

City: San Juan Capistrano **Zip:** 92675

Phone: (949) 489-2700 **Fax:** _____

Email: pmaxon@vcsenvironmental.com

Specific Area Subject to Proposed Action

County: LA **City/Community:** Walnut

Project Description:

The Project consists of a large lot residential community that involves the development of twenty-eight (28) detached single-family detached home lots, of which twenty-seven will be graded and one will remain in its current state, and ten (10) open space lots located along a central street system with access to Meadow Pass Road. A twenty-six foot (26') wide emergency vehicle access road will be provided from La Puente Road into the Project site at the southerly project boundary. One lot—Lot 4 would retain two (2) of the existing equestrian center structures.

Additional Request

☑ **Sacred Lands File Search** - ***Required Information:***

USGS Quadrangle Name(s): San Dimas

Township: 2 South **Range:** 9 West **Section(s):** 6

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

January 5, 2023

Joelle Guerra
City of Walnut

Via Email to: jguerra@cityofwalnut.org

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

Dear Ms. Guerra:

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

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

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

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

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

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

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

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

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

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

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information.

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

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

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

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

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

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

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
Los Angeles County
1/5/2023

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

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

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 Indians of California Tribal Council
Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu
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

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov
Cahuilla
Luiseno

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

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

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Brookside Development Project, Los Angeles County.

ATTACHMENT D

HISTORIC RESOURCES ANALYSIS REPORT (URBANA)

Historical Resource Analysis Report

800 Meadow Pass Road, Walnut, CA

Prepared For/ Submitted To:

Joelle Guerra, Planning and Code Enforcement Manager
City of Walnut
21201 La Puente Road
P.O. Box 682
Walnut, CA 91789

Prepared By:
Alexandrea Baker, M.C.P.
Douglas Kupel, Ph.D., RPA, Sr. Historian/Principal Investigator
Urbana Preservation & Planning, LLC
7705 El Cajon Boulevard #1
La Mesa, CA 91942
www.urbanapreservation.com

August 2023

EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared to analyze the subject property at 800 Meadow Pass Road, located at Los Angeles County Assessor's Parcel Numbers (APN) 8709-093-001, 8709-093-002, 8709-093-003 in the City of Walnut, for potential historical resources. The survey was completed by Urbana Preservation & Planning, LLC (Urbana) to inform City Staff, the property owner, and project design professionals of whether the subject property in Los Angeles County, California, contains historic built environment resources that meet the City of Walnut's Criteria for Determination of Historical Significance, or the California Register of Historical Resources (CRHR), and to determine whether existing buildings and structures on the site meet the definition of a historical resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. As part of the City of Walnut's Criteria A for Determination of Historical Significance, the property has also been evaluated for eligibility under the National Register of Historic Places.

The proposed project area is approximately 25.84 acres. The project entails the development of 28 single-family detached housing units. The proposed project provides for a minimum lot size of 28,500 square feet. Access to the project would be from Meadow Pass Road and La Puente Road. The project would include public streets with two proposed cul-de-sacs. Also part of the project is 10.9 acres of open space along the Lemon Creek corridor, and construction of a multi-purpose trail along the Lemon Creek open space corridor that would be constructed to City trail standards and dedicated to the City as a public trail.

Urbana personnel Alexandrea Baker, M.C.P., prepared this HRAR with oversight by Senior Historian and Principal Investigator Douglas Kupel, Ph.D., RPA. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work/field survey activities were completed in July 2023. Background research and reporting occurred from July to August 2023.

Field survey observations, previous documentation, and historic research determined that there are two historic-era buildings within the subject property: the 1935 Main Barn and Stables, and the 1935 Minor Stable. There are several non-historic buildings and structures on the property including the covered riding arena, paddocks and shed, riding rings, and stalls.

This HRAR was prepared to comply with the requirements of the City of Walnut Municipal Code Historic Preservation Ordinance (Chapter 6.104) and the California Environmental Quality Act (CEQA). As part of this HRAR, the 800 Meadow Pass Road, with two identified historic-era buildings, was not found to be eligible for listing on the Local Historic Resources Register and the CRHR. The subject property does not contain cultural resources that meet the definition of a historical resource pursuant to the City of Walnut's local ordinance and pursuant to CEQA. The property is not recommended eligible for the NRHP. More information on the historic-era property is included in Section V and VI of the HRAR.

The following is appended to this HRAR: Historic and current maps, showing the project location, are included in **Appendix A**; Building Records are included in **Appendix B**; Ownership and occupancy data is included in **Appendix C**; Historic and current views of the property are included in **Appendix D**; Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix E**; and preparer qualifications are included in **Appendix F.**

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I. INTRODUCTION

The proposed project site consists of Assessor's Parcel Numbers (APN) 8709-093-001, 8709-093-002, and 8709-093-003. There are two historic-era buildings within the subject property: the 1935 Main Barn and Stables, and the 1935 Minor Stables. Both buildings were renovated in the 1980s and 1990s. The proposed project area, approximately 25.84- acres in size total, is in the south central part of the City of Walnut. The project area is located between Meadow Pass Road and La Puente Road, with North Lemon Avenue along the west side of the property and residential developments to the east. The surrounding area is largely low density residential and commercial. Historic and current maps, showing the project location, are included in **Appendix A** and **Appendix E**.

Methodological Approach and Report Organization

Preparation of this HRAR was guided by a definition of a historic resource by the California Environmental Quality Act (CEQA). For purposes of this HRAR historic properties/historic resources include buildings, structures, bridges, dams, canals, aqueducts, railroads, ditches and irrigation systems, electric power conveyance facilities, and paved or unpaved roads and highways. The methodological approach undertaken for this HRAR consisted of three major tasks – archival research, a site visit/field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Contextual and property-specific historical research included Los Angeles County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank, Newspapers.com, Ancestry.com and permits for the subject property from City of Walnut staff received on August 7, 2023. The previous evaluation of the subject property by Pamela Daly, *Historic Resource Assessment Report of Brookside Equestrian Center, 800 Meadow Pass Road, Walnut, Los Angeles County, CA* (2015), was also referenced. Ownership and occupancy data is included in **Appendix C**.

Site Visit/Field Survey

Urbana's Alexandrea Baker, M.C.P., conducted the site visit in July 2023. The purpose of the site visit was to observe and photograph any buildings at the property and the surrounding features in order to understand and identify the architectural styles, character-defining features, building alterations and development

patterns associated with the parcel and its environs. Historic and current views of the property are included in **Appendix D**.

Reporting

The purpose of this HRAR is to assist the project applicant and city staff in the decision-making process related to current and future proposed discretionary projects at the 800 Meadow Pass Road property. This report was prepared pursuant to the City of Walnut Municipal Code Historic Preservation Ordinance (Chapter 6.104) and the California Environmental Quality Act (CEQA). Accordingly, this HRAR includes a discussion of the subject property including the history of the property and its environs, the architectural origins and current appearance of the buildings at the site, an evaluation of significance under the eligibility criteria of the CRHR/Local Register, and a regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix E**.

Urbana personnel Alexandrea Baker, M.C.P., prepared this HRAR with oversight by Senior Historian and Principal Investigator, Douglas Kupel, Ph.D., RPA. Ms. Baker and Dr. Kupel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix F**.

II. PROPOSED PROJECT DESCRIPTION

This Historic Resource Analysis Report (HRAR) documents the results of a historic-era built environment survey of the 800 Meadow Pass Road property in the City of Walnut, Los Angeles County, California.

The proposed Brookside Residential Project is a planned residential development located north of La Puente Road, south of Meadow Pass Road, east of North Lemon Avenue, and west of Broken Lance Road. The property, consisting of Assessor's Parcel Numbers (APN) 8709-093-001, 8709-093-002, 8709-093-003, contains two historic-era buildings: the 1935 Main Barn and Stables, and the 1935 Minor Stables. Both buildings have undergone alterations in recent decades. The other buildings and structures on the property were constructed in the modern era after 1978. A study area map is included in Figure 1 on the following page.

The Brookside Residential Project area is approximately 25.84 acres. The purpose of this HRAR is to provide a general update of the existing built environment conditions within the project area. The proposed project includes the development of 28 single-family residential lots. Each residential lot would be a minimum of 28,500 square feet. The project would be accessed from Meadow Pass Road and from La Puente Road, with the construction of public streets and two proposed cul-de-sacs within the project area. The project proposes 10.9 acres of open space along the Lemon Creek corridor. A natural open space easement would be placed on the lots where Lemon Creek runs through which would preclude any development occurring in this area. The project includes construction of a multi-purpose trail along Lemon Creek open space corridor that would be constructed to City of Walnut trail standards and dedicated to the City as a public trail.

In accordance with the City of Walnut Criteria for Establishment of a Historical Resource (Title 6.104.060), the California Register of Historical Resources (CRHR). The property has also been evaluated for eligiblility under the National Registor of Historic Places, as part of the City of Walnut Criteria for Establishment of a Historical Resource. Urbana evaluated the eligibility status of historic-era built environment improvements observed within the proposed project boundaries and analyzed the effects and recommended treatment for any historic buildings in the project area.

Figure 1. Study Area Map



III. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the University Hills project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

The criteria for the California Register of Historical Resources (CRHR) were designed to parallel those for the National Register of Historic Places (NRHP); therefore, the registration programs are very similar. Historical resources are defined as "a resource listed or eligible for listing on the California Register of Historical Resources" (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term "historical resources" includes the following:

(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 (Public Resources Code, Section 5024.1).

(2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(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 may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:

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 California's 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.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation:

> The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).
>
> The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.[1]

Integrity and the CRHR

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of

characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. The CRHR program requires a resource to have "enough integrity" (14 CCR Section 4852(c)) to convey its historic significance. Therefore, a resource without sufficient integrity under the NRHP program may still have enough integrity to meet the CRHR program requirements.

City of Walnut Criteria for Establishment of a Historical Resource

The City of Walnut Municipal Code Criteria for Establishment of a Historical Resource (6.104.060) states that the historical preservation ad-hoc advisory committee shall use the following criteria in advising the City Council regarding the designation of a structure(s) or sites(s) as a historic landmark:

A. It meets the criteria for listing in the National Register of Historic Places; or
B. It meets the criteria for listing in the California Register of Historic Resources; or
C. It meets one or more of the following criteria:
    1. It exemplifies or reflects elements of the City's history, heritage or culture;
    2. It is identified with persons or events significant in local, state, or national history;
    3. It is representative of the work of a notable builder, designer, architect, or artist;
    4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
    5. It is a noteworthy example of the use of indigenous materials or craftsmanship;
    6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or
8. It is one of the few remaining examples in the City, region, state or nation possessing distinguishing characteristics of an architectural or historical type of specimen.

National Register of Historic Places

Related to Criterion A of the City of Walnut Criteria for Establishment of a Historical Resource, the subject property has also been evaluated for eligibility for listing to the National Register of Historic Places (NRHP).

In order for a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to *National Register Bulletin 15,* the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

IV. HISTORICAL OVERVIEW

The subject property is in the City of Walnut, California, in Los Angeles County. This HRAR section includes a brief historical overview of the City of Walnut and American barn architecture.

City of Walnut

The City of Walnut is located in Los Angeles, situated in the greater Walnut Valley. The city spans approximately 9 square miles and is sited between the San Jose Hills to the north and the Puente Hills to the south. Walnut is located east and north of West Covina, north of Industry, west of Pomona, and south of unincorporated Los Angeles County.

The original inhabitants of the land were the Tongva Indigenous people of the Los Angeles Basin and Southern Channel Islands area, called the Gabrielino Indians by the Spaniards. The Spanish settled in the area in the early 1800s, introducing ranchos and agricultural development to the area. The first land grants in the Walnut area were the Rancho De San Jose, granted to Don Ricardo Vejar and Don Ygnacio Palomares; the Rancho De Los Nogales, granted to Jose De La Cruz Linares; and Rancho La Puente, granted to John Rowland and William Workman.[2]

Rancho De Nogales, in English, known as Ranch of the Walnut Trees, was named for the naturally growing black walnut trees. The land was granted to Linares from Mexican Governor Juan Alvardo in 1840. The land grant was 4,340 acres, which included a portion of what would become a portion of Walnut. In 1847, the rancho was acquired by Ricardo Vejar and became part of Rancho San Jose.[3]

Rancho La Puente, a land grant of 48,790.5 acres, was issued to Rowland and Workman in 1842. Rowland and Workman divided Rancho La Puente in 1868, with Rowland taking the eastern half and Workman taking the western half. Rowland's land included what would become the western portion of Walnut and was used for raising cattle and growing wheat, grapes, and fruit trees.[4] The W.R. Rowland Adobe Ranch House, at 130 Avenida Alipaz, is the oldest building in Walnut. It belonged to the owner of Rowland Ranch, constructed of thick adobe walls, heavy wide doors, wood shingled roof, and dirt floors.[5]

The area's first U.S. post office, named Lemon, was established in 1895. The name of the post office was changed to Walnut in 1908, in reference to Rancho De Nogales (Ranch of the Walnut Trees).[6] In the early 1900s, the area was largely rural, with family farms throughout the hilly region. Early families in Walnut

included the Bourdet, Sentous, Carrey, and Griegorian families.[7] Local farmers raised cattle and grew wheat, grain, oranges, lemons, and walnut trees. The Griegorian family had migrated from Armenia and were known for their hog farm, located on 2,000 acres in Walnut.[8]

In 1867, the first school district in the area was established in Spadra, with a one-story school building. A second school building was built on Water Street (now Fairway Drive) in 1869. The school was built to accommodate 30 children of local ranchers and farmers. In 1907, the original school was transformed to a two-story building to fulfill the need for more classrooms, and became Walnut School.[9] The Mt. San Antonio College in eastern Walnut was started as a mental hospital in 1917. It later became Lanternman Hospital for the developmentally disabled. In the 1940s, it became a Navy and Army hospital, before becoming a college post World War II.[10]

The City of Walnut was incorporated in 1959, in order to prevent annexation from West Covina and the City of Industry. At the time of incorporation, the population had not yet reached 1,000, and had a budget of $10,000.[11] A city council was established at the time of incorporation, with five members. A planning commission of seven members was then appointed, as well as a city manager, treasurer, and deputy city clerk. Pete Bourdet was elected as the first mayor.[12]

In the late 1970s the City Council fought against outside developers and prevented denser development.[13] The city was mostly undeveloped until the late 1980s, in large part due to the area's hilly landscape and the measures put in place by the City Council. Beginning in the late 1980s, development in the area began in earnest, with the construction of commercial areas and housing tracts. The population reached 30,000, the City's peak allowed population density, in the early 1990s. The population has been roughly consistent since the 1990s.[14]

History of American Barn Architecture

The subject property features two historic-era barns/stables. Barns and stables are common features in the American landscape and are often built for functionality. There are several identifiable styles of barn, each originally constructed to meet a specific function. The barns on the subject property were originally built in the Dutch and Monitor style of barn, though they have been modified over the years. Barn architecture takes on a wide variety of forms, though there are several historic styles that have survived the test of time and can still be seen today. Occurring mostly in rural areas, barns can be found throughout the country since European occupation. Barns and stables can and have been built in a wide variety of forms and materials.

The construction of these structures has changed over the years to suit the needs and trends of modern farming.

The oldest barns in the country follow a European design, brought to America with the first settlers. These English-style barns were built from the 1600s through the 1800s, and included stables and sleeping quarters. They had a large, open central floor for wheat threshing, and on either side of the floor were small stabling areas for the family horse and hay storage. The first American farmers were primarily focused on grain production. Therefore, the English style barn was designed with the largest area of space dedicated to threshing, built with few to no windows, and only a single door on the long side of the barn. It was not until the 1800s that windows in barns became common, as the connection between light and healthy farm animals was not widely known until that time. These early barns were often altered and improved upon over generations; these early American farmers were not often carpenters by trade and a barn's form was limited by their skill level.

By the mid-1800s, the English style barn began to adapt to the changing nature of agriculture in the United States. The first major change was the addition of basements. Farmers began buildings barns on hillsides to allow for full basements with lower-level ground access on one side, while the uphill side allowed upper-level access to the first floor. This style was called a bank barn, and was designed to increase efficiency during harvest time. A hay wagon could be driven into the central bay on the upper level and unloaded without the need for an elevator. As basements became more common, they were used as a place to let manure turn to compost, or for housing for animals. While bank barns were more efficient, they often held moisture, leading to rot in the beams and trapping the odors of compost. To combat these issues, farmers began adding cupolas, windows, and other ventilation systems. In addition to improving ventilation, these improvements led to improved livestock health.

In New England, barns were adapted into larger, timber-framed structures with large sliding doors on either of the gable ends, with large areas for livestock on either side of a central hallway. These New England, or Yankee, barns featured overhead lofts which allowed for convenient hay storage. Basements were a common feature in New England barns, built in the bank barn style. These New England style barns allowed for more cattle to be housed, and were representative of shifting agricultural trends. By the late 1800s, agricultural demand had shifted to a priority on cattle, as the demand for fresh dairy and beef increased.

Other parts of the country similarly began altering the traditional barn design as demand shifted. The Pennsylvania Dutch began constructing barns with longer, lower roofs and gable end doors. As cattle farming became the norm, the roofs were heightened, and sometimes rounded, to allow for more hay storage. Folk art symbols were often painted on barn walls.

Settlers that moved west in the 1800s began building Prairie, or Western, barns. These were built to accommodate more cattle and other livestock, and hay to feed them. They were built with high, steep roofs that allowed for plenty of storage space and a central hallway.

The Crib Barn was developed by German settlers, and was mostly used to store corn. This type of barn was common in the Appalachian region. They had a simple form, constructed of rough, round logs, and no closing doors. In the Deep South region, barns were often constructed with an open form for good ventilation, with no stalls and with racks for hanging tobacco. In Maine, the Madawaska twin barn was common; this type of structure was built of two barns joined together in the middle to form an "H". In New England, where winters were especially harsh, it became common for barns to be constructed with all necessary outbuildings connected. This often included the house, barn, woodshed, chicken coop, garden shed, and workshop. These "connected barns" allowed farmers to complete all tasks without going outside. However, this style of construction fell out of favor due to poor sanitation and due to the risk of fire destroying all connected buildings.

Round barns had been constructed intermittently since the late 1700s. In the early 1900s, the Shakers embraced the style. The round barn style featured cattle stalls at the ground floor, livestock facing inward, and the ability to drop hay into a central feeder from haylofts above. Walkways on both floors allowed for easy maintenance and milking. While the style was efficient, it never gained popularity due to the perceived higher construction costs.

In the 1900s, barns and cattle operations grew in size. Sanitation and the health of livestock became a focus in barn construction. It became common to build barns with cupolas, windows, and wider doors for increased ventilation. Concrete floors, rather than wood or dirt, became more common; concrete was easier to clean, and was less expensive and easier to install than wood. It became common to construct separate outbuildings for specific tasks, allowing more space for livestock and improved sanitation. Granaries, ice houses, milk houses, and hay barns became to be constructed on the property as separate structures.

By the early 1900s, America saw an increase in dairy farm operations. Silos were built to store grain, and barns were built with inexpensive, lightweight vinyl siding, which replaced heavy and costly wooden clapboards. Barns were constructed with large gambrel roofs, and with cupolas and dormer windows for increased airflow. Windows were added along the ground level sides, and barns continued to be built into the hillside in the bank style.[15]

As farming practices continued to improve and specialize, barns began to take on greater diversity. Improved technology and materials allowed for barns to be built for specific functions. Pole Barns are common modern barns. This style of barn features structural and load bearing poles or beams driven deep into the ground to support the roof, walls, and subsequent construction. These barns have no load bearing wall and no need for an underlying foundation. This building technique was developed in the 1930s, and is a simpler, quicker, and less expensive method of barn construction.[16]

American barns are still a common sight throughout the country. In general, there are nine recognizable American barn styles, though many variations exist depending on the region and function.[17] These nine types are:

1. Dutch Barn
    - Steep Pitch, low hanging roof
    - Date to the late 18th century
    - Broad gable roof, with steep pitch and low hanging roof form
    - Foundation built with H-shaped beams to withstand harsh elements
    - Spacious center aisle flanked by side aisles dedicated to animal shelter or feed storage
    - Few openings
    - Dutch doors

2. English A-Fame Gabled Barn
    - Minimalistic and practical
    - Typically 30 to 40 feet in size
    - A-frame/gable roof (practical for rain and snowfall)
    - Also known as Yankee, Three-Bay, or Connecticut
    - Doors located along the longest wall

3. Bank Barn
    - Built into hillside
    - Access to upper levels and basement

- Gained popularity as dairy farming increased (basements provided cool storage for milk)
- No standard roof form

4. Gambrel Roofed Barn
    - Features a double pitch, gambrel roof, built to provide more storage in the second-floor barn lofts
    - The roof style was borrowed from colonial homes in the late 18th centuries

5. Monitor Barn
    - Raised roof above the central aisle which helps air circulate
    - Common for livestock barns
    - Raised center roof often functions as a loft for storing feed

6. Corn Crib Barn
    - Primarily used to store corn
    - Built to allow air to circulate and dry out the harvested corn.
    - The double-crib barn, with two corn cribs side by side with an alley between, is the more popular variation

7. Peaked Prairie Barn/Western Barn
    - Feature short walls capped by tall gable roofs
    - Steep roof form above the hayloft door or window with plenty of storage space
    - Central hallway

8. Circular/Round Barn
    - Circular, octagonal, or 16-sided forms
    - Organized feeding around outer ring

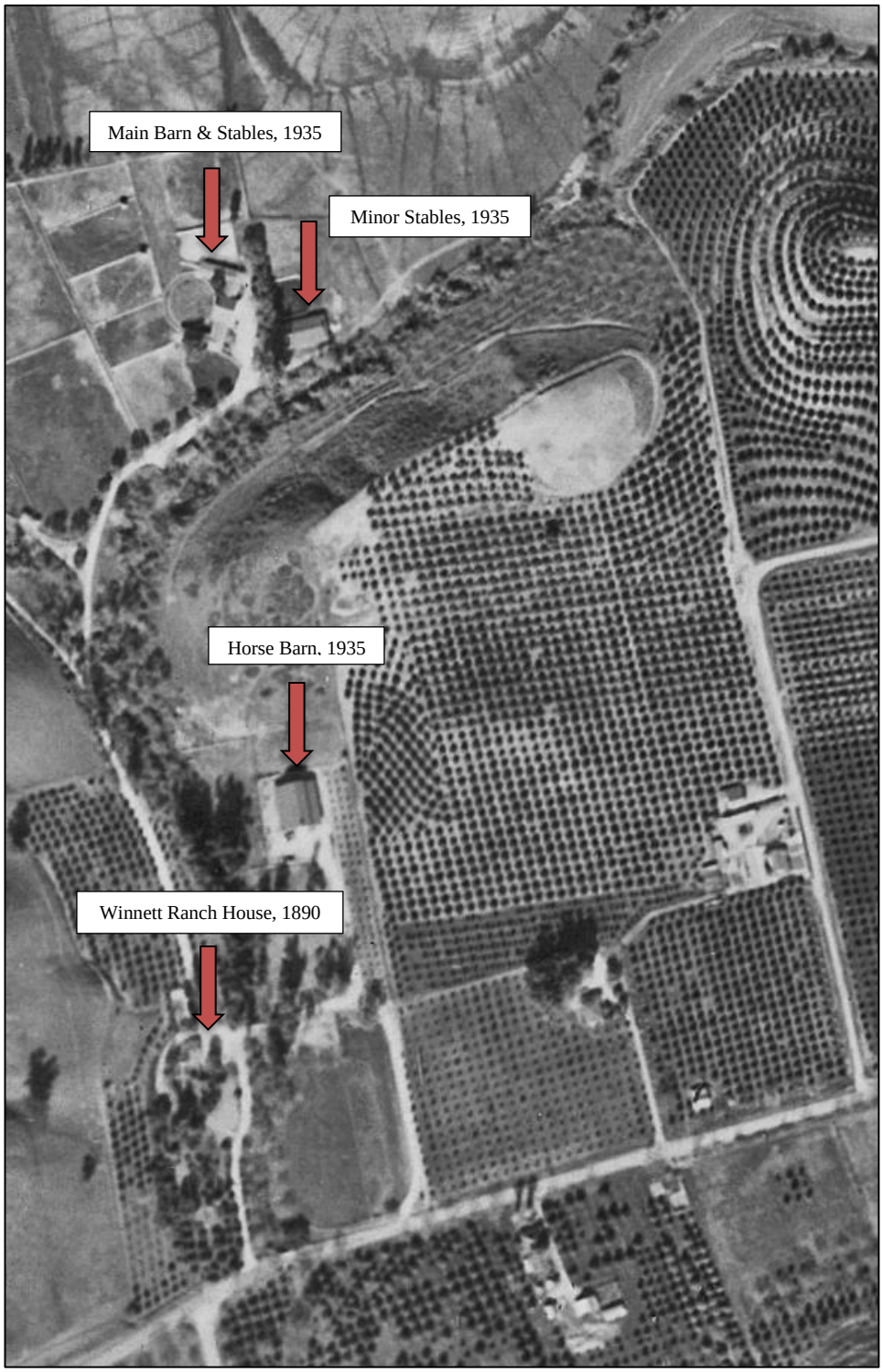
9. Pole Barn
    - Features structural and load-bearing poles with no load bearing walls
    - No need for an underlying foundation
    - Developed in the 1930s
    - Originally constructed with recycled telephone poles

V. PROPERTY HISTORY

Historic Property Appearance

Based on survey observations and historic research, there are two historic-era buildings on the property: the Main Barn and Stables, and the Minor Stables, each constructed in 1935. The Main Barn and Stable building was constructed in the Monitor Barn style; the second floor would have originally been used as a hay loft. The Minor Stables most closely resemble a Dutch Barn; the form has been altered with an extended roofline. The subject property has undergone extensive remodeling and repairs in recent decades as it changed ownership and to keep up with modern equestrian center practices. Most of the alterations to the property occurred in the 1980s and 1990s. The historic-era buildings on the property no longer resemble their historic form.

There are no extant buildings on the property relating to the historic use as Rancho La Puente or the Sentous Family Ranch. When P.G. Winnett took over ownership of the property in 1935, he demolished all existing buildings, except the main ranch house (built in 1890 and located along what is now known as North Lemon Avenue). He then constructed new buildings to serve as a weekend ranch and equestrian center. At the time of purchase, the land totaled approximately 2,000 acres. He would go on to build a 3,000 square foot ranch house, horse barn and stables, and all necessary structures for use as a horse breeding and training center. These buildings were constructed around the same time, in 1935. Winnett's property also included a heated swimming pool, barbeques, and other features to entertain guests. By the time of Winnett's death in 1968, much of the original property had been sold, and the remaining property totaled approximately 80 acres. This land included the Main Barn and Stables, Minor Stables, Horse Barn and Winnett's Ranch House. Aerial images from 1952 and 1968 show these four buildings.



Historic Aerial, 1952. Source: *UCSB Frame Finder*.

Pamela Daly describes the original Main Barn and Stable building in her 2015 report, based on her experience documenting equestrian buildings and from observations of the current structure:

> *The stable wings were originally constructed to be only one-stall deep, with the stalls measuring 12 feet wide by 12 feet long, and the run of stalls are covered with a medium-low pitched gable roof. These types of stalls are known as "box" stalls and would shelter one horse. There are seven stalls in each wing. When the stall wings were originally designed, the stalls most probably would have had only the one door providing access in and out of the individual units. The stall doors in the wings that face towards the stable yard would have been the doors to the stalls. If the doors were on the stall walls facing the stable yard, there may have been a wood-framed opening in the rear wall that could be opened to provide cross-ventilation to the individual stall. These window openings would have been placed approximately 5 feet high on the wall, with steel bars set vertically in the frame a few inches apart so that a horse couldn't get a leg caught in the opening. The stall doors that face the yard are sheltered by a wide extension of the gable roof. The roof overhang, approximately 8 feet wide, is supported by wood beam that runs under the eaves, and the beam is supported by large wood posts with angle brackets at the top of the posts, where the posts intersect with the beam. The support posts are set approximately 12 feet apart. The exterior walls of the stall wings are clad with rough-cut, tongue-and-groove, board siding set horizontally with battens set vertically approximately every four feet.*

When the land was sold to the Santiago Corporation in 1983, it underwent extensive renovations and alterations in order to become the Brookside Equestrian Center. Based on historic aerial images, the Ranch House and Horse Barn were demolished between 1980 and 1985, likely during the renovation of the property as it became the Brookside Equestrian Center.[18] Other alterations to the property included the construction of the covered riding arena, corrals and paddocks, and the flagpole in 1984.[19] The covered Open Air Riding Arena is first seen in aerial images from 1985.[20] In 1985, the old box stalls in both barns were removed and replaced with new structures. This involved the widening of the stable wings of the Main Barn and Stable building by 8 feet. The original roof cladding of the stable wings was removed and replaced with fire-retardant shingles.[21] Landscaping of the equestrian center grounds occurred in 1987, with the installation of gravel roads, fencing, light fixtures, stone-faced retaining walls, and the dressage ring.[22] In May 1994, a permit was obtained for the construction of pasture horse run-in sheds (3 sheds, 18' x 18'). The owner was Keith Walton; the contractor was not listed. At the same time, an electrical permit was obtained. Walton was listed as the owner; the contractor was not listed.[23]

Between 1995 and 1996, the Main Barn and Stables underwent construction to convert the upstairs space of the Main Barn to a living space. Originally the upstairs of the barn would have been used as a hay loft. In July 1995, a permit was obtained to remodel the existing barn (the second floor of the Main Barn and Stables building) to a residential building. The permit lists the owners as Keith and Kathryn Walton. The architect was Environmental Concepts.[24] In August 1995, an electrical permit was obtained by owners Keith and Kathryn Walton. The contractor was not listed. At the same time, a plumbing permit was obtained for the installation of 1 water closet, 1 bathtub, 2 lavatories, 1 sink, 1 dishwasher. The owners were listed as Keith and Kathryn Walton, and the contractor was not listed. A permit for the installation of an air conditioning unit was obtained at the same time.[25] In November 1995, a permit for the construction of a steeple and skylight at the horse barn (Main Barn and Stables) was obtained. The listed owner was K. Walton and the contractor was not listed.[26] In March 1996, a permit was obtained to remodel the existing upstairs of the Main Barn to accommodate baths, kitchen, and a bedroom. The owner was listed as K. Walton and the contractor was not listed.[27] Part of the renovations included raising the roof height, creating additional interior space, though the original gable roof profile was preserved. The large window unit at the front elevation, comprised of French doors, matching sidelights, and a Syrian arched window unit with segmented lights was added to replace the original hay loft doors. The balconette at the front elevation was added at this time.

The Main Barn originally had a circular riding ring, approximately 75 feet, at the front of the building; this was removed by 1980.[28] In 1996, paddocks with run-in sheds were constructed. In 2004, pole stalls and standing stalls for grooming and washing horses were installed.[29]

The Minor Stables have been altered with the addition of a skylight, added in 1995. Private tack boxes and lockers were added to the length of the east end of the stable structure.

The Brookside Equestrian Center closed business in 2014. Since then, the property has not been operational. In person survey observations show that many of the windows and doors at the Main Barn and Stables, and Minor Stables have been boarded shut and that many of the lighting fixtures are no longer fully attached to the siding. In 2022, a permit was obtained for the demolition of the horse arena. The owner was listed as Spring Meadow Homes, LLC and the contractor was listed as American Integrated Resources.[30]

Permit history from the city is listed below:

Date	Permitted Work	Owner and Contractor
5/3/1994	Construction of pasture horse run-in sheds (3 sheds, 18' x18')	Owner: Keith Walton Contractor: Not Listed
5/3/1994	Electrical Permit	Owner: Keith Walton Contractor: Not Listed
7/28/1995	Remodel of existing tack shop to R3	Owner: Keith and Kathryn Walton Architect: Environmental Concepts
8/15/1995	Electrical Permit	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Plumbing Permit (1 water closets, 1 bathtub, 1 shower, 2 lavatories, 1 sink, 1 dishwasher)	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Installation of air conditioning unit	Owner: Keith and Kathryn Walton Contractor: Not Listed
11/6/1995	Steeple/Skylight construction at Horse Barn	Owner: K. Walton Contractor: Not Listed
3/2/1996	Remodel Existing Upstairs of Barn to accommodate baths kitchen and bedroom (existing use as a horse barn)	Owner: K. Walton Contractor: Not Listed
2022	Hand wrecking horse arena, demolition of arena	Owner: Spring Meadows Homes, LLC Contractor: American Integrated Resources

Historic views of the subject property are included in **Appendix D.**

Ownership and Occupancy History

Property ownership and occupancy was established through historical research, previous resource evaluations, and City of Walnut permit records. The property has undergone three main eras of ownership: 1. Rancho La Puente/ Sentous Family Ranch, 2. Percy G. Winnett and Rancho San Vincente, 3. Brookside Equestrian Center.

1. Rancho La Puente/ Sentous Family Ranch

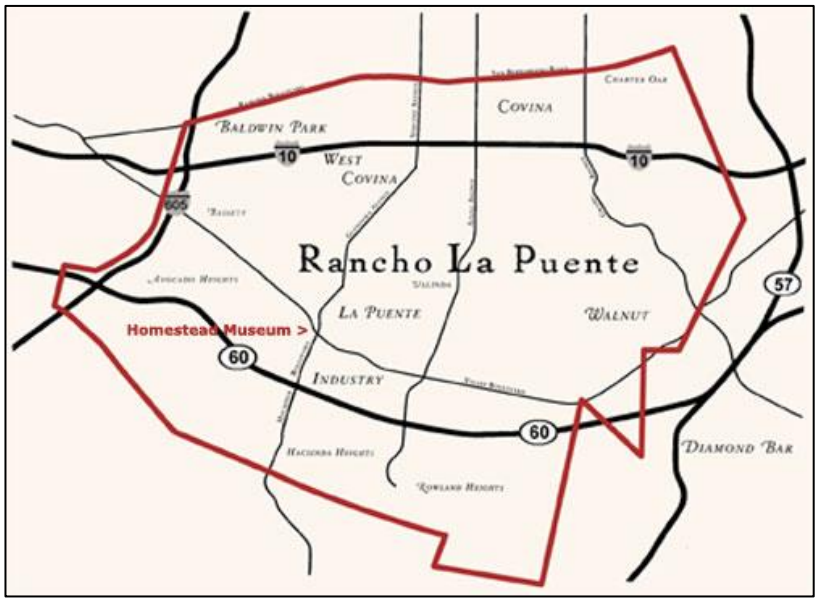
Rancho La Puente was established and operated by Mission San Gabriel in 1771. The rancho was named for the bridge (*puente*) built over San Jose Creek. After Mexico won independence from Spain, the mission lands were redistributed under the Secularization Act of 1833. In 1842, 17,740 acres of Rancho La Puente was granted to John Roland by Mexican Governor Juan Alvarado for $1,000.[31] The land holding increased to 48,790 acres in 1845, as Governor Pio Pico awarded the land to John A. Rowland and William Workman as

co-owners. At almost 49,000 acres, Rancho La Puente was one of the largest Mexican land grants in California.

Rowland and Workman began working together in 1823, working in the fur trade. The pair lived in New Mexico, and worked for the American Fur Company, owned by John Jacob Astor.[32] In 1841, Workman, Rowland, and 25 other families made the trip to move to Alta, California.[33] Workman and Rowland's land grant request resulted in acquisition of Rancho La Puente.

Following the entrance of California into the Union, the Rancho La Puente land grants underwent intense scrutiny. Workman and Rowland sent several years in federal court in order to obtain the U.S. patents for the land. The pair were finally awarded the patents in 1867. They decided to equally divide the Rancho land in 1868, with Rowland taking possession of the northern and eastern part of the parcel, and Workman taking the western and central portion. Rowland's land was a part of the unincorporated Los Angeles County. This region would officially become the cities of Walnut and La Puente in 1959. Rowland's descendants sold the land to the Sentous family.[34]

The Sentous Family's land holding was approximately 3,500 acres when it was divided by the three Sentous brothers in 1906. Exupere Sentous gained the portion of the land that would become the subject property.[35] After Exupere Sentous died, the ranch was left to his wife Anna and his four children, Alvin, Frank, Zoe, and Antonette. The 1930s census showed the family was still occupying the land, as well as Zoe's husband Adrian Casartbon.[36] The land was used as a hay and grain farm, and remained in the Sentous family, until 1935 when it was lost through foreclosure. [37]



Map of Rancho La Puente. Source: https://www.homesteadmuseum.org/about-us/rancho-la-puente.

2. Percy G. Winnett and Rancho San Vincente

Percy G. (P.G.) Winnett was born in Winnipeg, Canada in 1881, and moved with family to Los Angeles, California in 1896. His father and uncle established Winnett's Furniture Store in the business center of Los Angeles in 1897. By 1898, Winnett began working for Arthur Lett at the Broadway Department Store on Rampart Street in Los Angeles.[38] It was there that Winnett met and formed a business relationship with John G. Bullock, also native to Canada.

Bullock would go on to take over management of Lett's Broadway Department Store, before opening his own flagship store. In 1906, Winnett was working as Bullock's first assistant at the 7-story Bullock's Department Store at the corner of Broadway and 7th Avenue in downtown Los Angeles.[39] Winnett quickly rose the ranks of leadership within Bullock's Department Store. In 1910, he became the chief buyer, and by 1918, he was serving as the Vice-President and Manager of the store. By then he was living in Santa Monica with his wife, son, and two daughters.[40]

The rapid growth of Los Angeles in the 1910s and 1920s led to the construction of a new Bullock's Department Store on Wilshire Boulevard. By 1927, Winnett had been made General Manager of the Bullock's organization, and as such, Bullock gave him free reign in designing the new store. The Wilshire Boulevard store opened in September 1929 and was an immediate success, with the *Los Angeles Times*

saying: "these two men, Mr. Bullock and Mr. Winnett, are idealists, artists, even poets, first, and business men afterword."[41]

The Bullock's Department Store became the leading department store in Los Angeles in the 1930s, despite the hardships of the Great Depression. John Bullock passed away in 1933, and Winnett became the president of Bullock's Incorporated at 52 years old. The corporation included the Bullock's Downtown store, Bullock's Wilshire store, a Bullock's branch store in Palm Springs, and branch stores in Europe.[42] Winnett's success allowed him to purchase the subject property in 1935. He purchased approximately 2,000 acres of the Sentous family land, converting it to a private, small-scale, horse breeding and training facility. The two 1935 barns date to this era.[43]

Winnett named his horse farm Rancho San Vincente, possibly in reference to his primary residence on San Vincente Boulevard in Santa Monica, though it has historically been referred to as Winnett's Ranch.[44] Winnett demolished all buildings on the property, except for the house built in 1890.[45] He would construct a 3,000 square-foot California style ranch house, horse stables, and associated barns, and would use the property as a weekend getaway. Winnett hired Jack Fox, an English horseman, to buy and sell, breed and train thoroughbred horses for steeple chasing, fox hunting, and show jumping.[46] Winnett's horses were presented at the horse shows at the Riviera Country Club and in the San Fernando Valley in 1938, and they competed at the Los Angeles County Fair horse show in 1940. It was reported in 1942 that there were 20 horses at Rancho San Vincente.[47]

By the 1950s, Winnett began selling sections of his land; he was over 75 years old at the time. In 1958, much of the property was sold to Home Savings & Loan Association. By 1974, Home Savings & Loan owned a portion of the property, but had sold most to Umark Corporation, who subsequently sold parcels to homebuilders.[48] In 1961, Winnett sold most of his land to Barry J. Richards, partner of Richards Construction Company, for over $2.6 million. Winnett retained 80 acres of the ranch, including the subject property, which included a ranch house, stables, and paddock areas.[49]

Winnett passed away in July 1968; at the time his estate was valued over $20 million. He bequeathed the remaining 80-acres of his Walnut ranch in equal shares to Occidental College, Claremont Men's College, and California Institute of Technology to be used to fund student scholarships.[50] Before his death, Winnett had been a trustee of the California Institute of Technology and Claremont Men's College, and had been given an honorary Doctor of Law degree from Occidental College.[51]

In 1974, the City of Walnut considered building a new City Hall, and then a youth center on the property.[52] However, the City was reluctant to purchase the property and instead sought to rent. This request was denied by the property owners who worried renting the property to the city would dimmish the profits of a future sale.[53] For over a decade, the colleges rented out the ranch's stalls and barns to local horse owners and trainers. Approximately 26 acres, the subject property, was sold in 1983 to Santiago Corporation of Tustin, California. This sale included Winnett's ranch house, horse barn, and associated features, which were subsequently demolished as the land was developed.[54]

3. Brookside Equestrian Center

The Brookside Equestrian Center was established under the ownership of the Santiago Corporation, who had purchased the property in 1983.[55] In anticipation of and following the opening of the Center in 1986 a substantial amount of money was spent to landscape and repair the property, and to construct a number of features. The Main Barn and Stables and the Minor Barn constructed under Winnett's ownership were altered in 1985 and 1995 to better serve the modern equestrian center. A covered riding arena, corrals, paddocks, and stalls were also subsequently constructed.

In 2001, the Brookside facilities were available to rent as a filming location, and was used as the training site for an Olympic rider.[56] By 2007, Brookside Equestrian had become the largest importer and trainer of Lusitano dressage horses on the West Coast, partnering with Oliveira Dressage. The center also offered training, boarding, and special events.[57] The property was sold in 2013 and the center officially closed August 1, 2014. [58]

Ownership and Occupancy tables are included in **Appendix C.**

VI. ARCHITECTURAL OVERVIEW

Architectural Description

The subject property consists of approximately 26 acres. The project area intersects Assessor's Parcel Number (APNs) 8709-093-001, 8709-093-002, and 8709-093-003. Research indicates that when P.G. Winnett took ownership of the property in 1935, he demolished the existing buildings and constructed new ones for his use of the property as a weekend ranch. The two existing historic-era buildings on the property each date to 1935, during the Winnett Ranch/Rancho San Vincente era. However, these buildings, the Main Barn and Stables and the Minor Stable, have had extensive alterations and repairs. The other buildings and structures on the property, including corrals, sheds, and riding arena date to the modern era (1980s and 1990s).

Main Barn and Stables Building

The Main Barn and Stables building is the main building on the property. The building is the first seen when entering the property from Meadow Pass Road. It is located northeast of the Open-Air Riding Arena and northwest of the Minor Stables. The Main Barn and Stables was originally built in the Monitor Barn style with extended wings for stables. It has a 'U' shaped form, with the barn at the center and the stables at the two wings. The center mass has two stories while the wings are one story. There is an open walkway through the center of the building. The main wing of the building, at the center, has a combination roof form, with a high-pitched front gable roofline at the front, with a lower pitched roofline behind and a small steeple roof at the center. The side wings of the building have a cross gable roof form, with minor variations in roof height. The roof is clad in shingles with a wide overhang, creating a covered walkway around the entire front elevation. The Main Barn and Stables has horizontal board siding at the first floor and vertical board siding at the second floor. A small portion of the front elevation at the first floor has a decorative stone façade.

At the front (northwest) elevation there is an overhanging balcony at the center. The balcony is surrounded by a narrow post railing. This elevation has a large arched window and door opening at the center; however, it has been boarded shut. There is a vinyl awning intersecting the opening. At the first floor, the covered walkway is supported by simple square posts. At the center mass, north of the center walkway, there are two large window openings at either side of a single door, each of which has been boarded shut. South of the center walkway, there is a large, square window opening and a small window opening; both are boarded shut. There are six stall opening doors at the northwest elevation of the front, and four stall openings at each wing (eight total: four at the southwest elevation and four at the northeast elevation). Each shed door is of wood construction with a Dutch style opening (divided horizontally to create two independently moving

doors). The ends of each wing (northwest elevation) has vertical board siding, with one shed door, and one window opening with a metal bar covering; the door at the south wing has been boarded shut. The siding connects to the roofing in a curved arch. The center open walkway, leading from the front of the building to the rear, has been largely boarded shut. The openings on either side of the walkway have been boarded shut, though this appears to be reversable. The walkway has an exposed beam ceiling and a series of fixed lantern style lights on either side.

The northeast side elevation has a one-story form with horizontal board siding. There are five window openings at this elevation, with simple, diagonal board window shutters over each.

The southwest side elevation has four window openings with simple, diagonal board window shutters over each. There is one door at this elevation, with a wood stairway and small wood stoop leading to it.

The center mass of the rear elevation has a two-story form with a large balcony, with a narrow railing surrounding it. At the second floor there is a double door opening that has been partially boarded shut. A vinyl awning extends over the top. The second floor has a vertical board siding. There are two small, arched windows at the second floor on either side of the balcony. These windows have been boarded shut. The balcony extends a moderate width over the entrance to the central walkway, that is supported by square beams. The first floor has horizontal board siding. The side wings of the rear elevation are one story. On each side of the center mass, there are two window openings and one door opening (four windows and two door total). The windows match the rest of the building, with diagonal board window coverings. The door at the south end is constructed of diagonal wood boards and has a series of wood steps and a landing. The door at the north side has been replaced with a simple board door.

Minor Stable Building

The Minor Stable building is located southeast of the Main Barn and Stables. The Minor Stable most closely resembles a Dutch Barn, though it has been altered with an extended roof that creates a covered walkway around the building. The Stable's design is built to match the Main Barn and Stables with similar white wood board siding, white and green doors diagonal wood panels. This building has a one story, rectangular plan with a Dutch gable roof, clad in shingles. There is a small steeple point at the center of the building. The roof has a open eaves and a wide overhang extending to create a wide covered walkway surrounding the building. The building is surrounded by simple posts and railings. The building has diagonal and horizontal wood board siding at the first-floor elevation and vertical board siding at the gable peak.

The front (west) elevation has an opening in the building's railing that leads to double barn doors at the center of the facade. The doors are wood with diagonal board panels and two over four window panes. There is a large ventilation roof vent at the center of the gable peak. The siding at the first-floor elevation is diagonal wood board, with the pattern extending outward on either side of the center door. The siding becomes horizontal board at the corners.

At the south side elevation there are five single Dutch doors. There are openings in the railing at each corner of the building and at the center of the side elevation. Portions of the railing at this elevation are covered with boards where there are four stalls connected to the other side of the railing. At the southeast corner there is a Dutch window.

At the rear (east) of the Minor Stables building there are two shed spaces that the roof splits and extends over. There is a walkway between the main building and between the shed places. There is a large ventilation grate at the gable peak. At the center of the rear elevation, there is a large double door, matching the one at the front elevation. These doors presumably lead to an interior center walkway with stalls on each side. This door has been boarded shut. There are four doors to the south exterior shed at the rear, and two doors to the north exterior shed at the rear. These doors are simple board doors, all boarded shut. There is a small, enclosed space behind the rear of the building, surrounded by a simple lattice wall.

The north side elevation has Dutch windows at the corners of the building and five Dutch doors. The wood board railing extends around this elevation; however, many of the boards are currently missing.

Non-Historic Structures

Detached Stable Shed (Trail Side)

There is a small, shed building immediately south of the Minor Stables. This is a non-historic building, built to match the Main Barn and Stables and Minor Stables, with vertical white wood siding, white wood posts, and green roof surround. The building has a one-story, long, rectangular form. The building has a side gable roof, with different roof heights. Half of the building has an extended roofline that creates a covered walkway, supported by square posts. There are seven single doors at the front (north) elevation; six are grouped together and one is separate with a curved vinyl awning above. Several of the doors have been boarded shut. The side elevations are narrow, with no openings. The rear (south) elevation shows the concrete block foundation of the building, which connects to the concrete block wall at the rear of the

building. This wall extends along the walking path trail that is behind the building. There are no window or door openings at the rear elevation.

Open Air Riding Arena

The non-historic Open Air Riding Arena is one of the largest structures on the property. The structure has a high-pitched gable roof, supported by thick wood posts. The building has no full walls and has open eaves. There is a low wood board railing surrounding it. At the east elevation, there is a stone patio area and cooking area. A simple gazebo is located southeast of the arena.

Sheds, Stalls, and Corrals

There are several non-historic small sheds, stalls, and corrals throughout the property. There are several simple white fenced corrals and riding spaces throughout the property. There are two circular corrals at the north end of the property, located east of the Main Barn/Stables. Several large, white fenced riding areas throughout the property. Several of these spaces are only partially fenced, likely due to deterioration.

At the northeast side of the property there is a series of open air covered stalls. The stalls are constructed with metal posts and corrugated roofing. They have wood and chicken wire fencing surrounding.

There are several small wood siding sheds, including one next to the open stalls. This shed has vertical wood siding, with a centered door with a vinyl awning above. The building has no windows, no other door openings, and a gable roof. A rustic storage shed is located at the north elevation of the property. The building has a natural wood siding with a corrugated metal roofing that extends over a covered open space. The shed has a simple wood gate door. The roof is supported by narrow metal poles, and has a metal railing at the sides.

Refer to **Appendix B** for the property's Residential Building Records. Current views and property maps of the subject property are included in **Appendix A** and **D.** Ownership and occupancy tables are included in **Appendix C.**

VII. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

The subject property is approximately 25.84 acres of land in Walnut, California. Based on survey observations, there are two historic- era built environment buildings within the project are: the Main Barn and Stables and the Minor Stables, both constructed in 1935. The site was analyzed for historical and architectural significance under the eligibility criteria of the Local Register and the California Register of Historic Resources. Sites are considered eligible as a City of Walnut historic resource if it meets the criteria for listing in the National Register of Historic Places, meets the criteria for listing in the California Register of Historic Resources, or meets one or more of the eight Local Criteria.

These eligibility criteria establish a threshold under which a property may be determined to meet the definition of a historic property under NHPA and that of a historical resource under the state and local regulatory framework. Maps delineating the subject property are included as **Appendix E** as part of the DPR 523 site form.

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Local Criterion 1: It exemplifies or reflects elements of the City's history, heritage or culture.

NRHP Criterion A and CRHR Criterion 1 are equivalent to Local Criterion 1. The property was originally part of the Rancho La Puente, which at its peak was 48,790 acres. The modern era of the subject property began with the Sentous Family who owned approximately 3,500 acres of land at the beginning of the twentieth century. The family's land holding was divided by the three Sentous brothers. Exupere Sentous owned and operated a family ranch on the subject property and surrounding area. The family grew hay and grain as was typical in the region; the area at the time was relatively undeveloped, sparsely populated by family farms. The family of Exupere Sentous sold the subject property to P.G. Winnett in 1935. Winnett altered the property for use as a horse breeding and training facility, and as a weekend ranch. The property was used for this purpose until the 1980s when it became the Brookside Equestrian Center. The property continued to operate as an equestrian facility. The two historic-era buildings on the property are related to this period: the Main Barn and Stables, and the Minor Stables. The property is not considered to have made

a significant contribution to local, state, or national history. It's uses as a family farm and, later, equestrian center do not represent a significant element of history or culture heritage. Therefore, the property is not considered eligible under NRHP Criterion A, CRHR Criterion 1, or Local Criterion 1.

NRHP Criterion B: That are associated with the lives of persons significant in our past.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

Local Criterion 2: It is identified with persons or events significant in local, state, or national history.

NRHP Criterion B, CRHR Criterion 2, and Local Criterion 2 are equivalent as they relate to association with the lives of persons or groups significant in local, state, or national history. The subject property is most closely related to P.G. Winnett. Winnett was notable for his leadership within the Bullock's Department Store and the larger Bullock's Incorporated. He rose from an entry position within the company to become the President of Bullock's Incorporated after the death of John Bullock in 1933. The Bullock's Department Store was among the most successful stores in Los Angeles, and Winnett operated in a leadership role in the company for most of his career. However, while Winnett played an important role in the development of the Bullock's stores and in Los Angeles, the subject property would not be the property most closely associated with his life. Winnett used the subject property as a weekend retreat – it was not his primary residence, and further his work would be more closely related to properties related to the Bullock's company. As such, the subject property is not eligible under NRHP Criterion B/CRHR Criterion 2/Local Criterion 2.

NRHP Criterion C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

Local Criterion 3: It is representative of the work of a notable builder, designer, architect, or artist.

Local Criterion 4: It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.

NRHP Criterion C and CRHR Criterion 3 are equivalent to Local Criterion 3 and 4, and relate to the architecture and architect of the subject property. The subject property includes two historic-era buildings, the Main Barn and Stables and the Minor Stables. The Main Barn and Stables building was constructed in a

modified Monitor Barn style; the building has a U shape, and the second story hay loft has been converted to a living space. The Minor Stable building is a modified Dutch Barn; the building has been altered with an extended roof that creates a covered walkway. Each building was constructed in 1935 when Winnett retrofitted the property to a weekend horse ranch. The architect of the buildings is unknown. When constructed, the buildings would have been typical of equestrian barns and stables of the period. However, in recent decades the historic buildings have been altered to better serve the property as a modern-era commercial equestrian center. The stable wings of the Main Barn and Stables have been significantly widened by approximately 8 feet to accommodate a covered corridor and individual tack boxes. The building was significantly altered in 1995 when the second floor of the Main Barn and Stables was altered from a hay loft and barn to a residential space. The interior was altered into an apartment space, and the exterior was altered with the addition of balconies, a new roof form, and large double doors. The buildings date to the 1930s when they were built as part of the much larger Winnett Ranch. The acreage of the property was significantly reduced when sold in the 1980s, and many of the original Winnett-era buildings, including the main Ranch House, were lost in the subsequent renovation. The subject property as seen now is not an accurate representation of the Winnett-era Ranch. When built in the 1930s the Main Barn and Stable, and the Minor Stable buildings were typical examples of barns and stables. In recent decades they have been significantly altered from their original form. As such, they are not eligible under NRHP Criterion C, CRHR Criterion 3, Local Criterion 3 or 4.

NRHP Criterion D/CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Local Criterion 5: It is a noteworthy example of the use of indigenous materials or craftsmanship.

The focus of this report is to determine whether existing buildings and structures on the site meet the definition of a historical resource. These three criteria relate to archeology and the potential for buried archaeological deposits. Research and analysis of the existing structures on the subject property has not yielded information important in prehistory, and does not represent the use of indigenous materials or craftsmanship. The property is not recommended eligible under NRHP Criterion D/CRHR Criterion 4/Local Criterion 5.

Local Criterion 6: It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.

The subject property includes two historic era buildings. Both buildings are related to the use as an equestrian center. They are considered typical barn and stable structures, and do not represent a significant structural, engineering, or architectural achievement or innovation. Therefore, the subject property is not considered eligible under Criterion 6.

Local Criterion 7: It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The subject property has existed in its current form since 1985. It no longer represents the property as it would have existed prior to this iteration. The subject property is located in a low density area of the city; it has been open to the public with access from the Lemon Creek trail system, however, it is not a public park. There are no unique characteristics of the property that would warrant significance under Local Criterion 7. Therefore, it is not considered eligible under Local Criterion 7.

Local Criterion 8: It is one of the few remaining examples in the City, region, state or nation possessing distinguishing characteristics of an architectural or historical type of specimen.

The subject property is typical of modern equestrian centers. It has been updated an renovated to compete with current standards for equestrian centers. There are several equestrian centers throughout Los Angeles County; the subject property is not a rare example of the property type. As such, it is not eligible under Local Criterion 8.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the NRHP, CRHP, or Local Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Urbana has found the 800 Meadow Pass Road property not individually eligible for designation, and is not eligible under any criteria. Further integrity analysis of the subject property is not merited.

Regulatory Conclusions

There are two historic-era buildings within the project area, each constructed in 1935. Both buildings have been significantly altered, and no longer represent their original 1930s form. Further, the property as a whole has been significantly renovated and landscaped as part of a modern equestrian center and it no longer represents the ranch as it would have existed during the historic era. The 800 Meadow Pass Road property does not meet the definition of a historic resource pursuant to CEQA Guidelines Section 15064.5, or the definition of an historic resource pursuant to the City of Walnut Municipal Code Criteria for Establishment of a Historical Resource (6.104.060). The property is not considered eligible for listing under Local, California, or National criteria. Because the property has been found ineligible for historic designation, no built environment historical resources would be impacted by the proposed project.

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[22] Ibid.
[23] City of Walnut, Building Permits, 1994.
[24] City of Walnut, Building Permits, 1995.
[25] Ibid.
[26] Ibid.
[27] City of Walnut, Building Permits, 1996.
[28] Daly, "Historic Resource Assessment Report of Brookside Equestrian Center."
[29] Ibid.
[30] City of Walnut, Building Permits, 2022.
[31] Workman and Temple Homestead Museum. "Rancho La Puente," https://www.homesteadmuseum.org/about-us/rancho-la-puente
[32] Kielbasa, John. *Historic Adobes of Los Angeles County*. Pittsburgh; Dorrance Publishing Co, 1998. http://www.laokay.com/halac/RanchoLaPuente.htm
[33] Ibid.
[34] C
[35] *The Los Angeles Times*, May 26, 1974.
[36] City of Walnut and the Walnut Historical Society, *Images of America: Walnut*, 2012, pg. 24.
[37] *The Los Angeles Times*, May 26, 1974.
[38] Los Angeles Public Library. Los Angeles City Directory 1898.

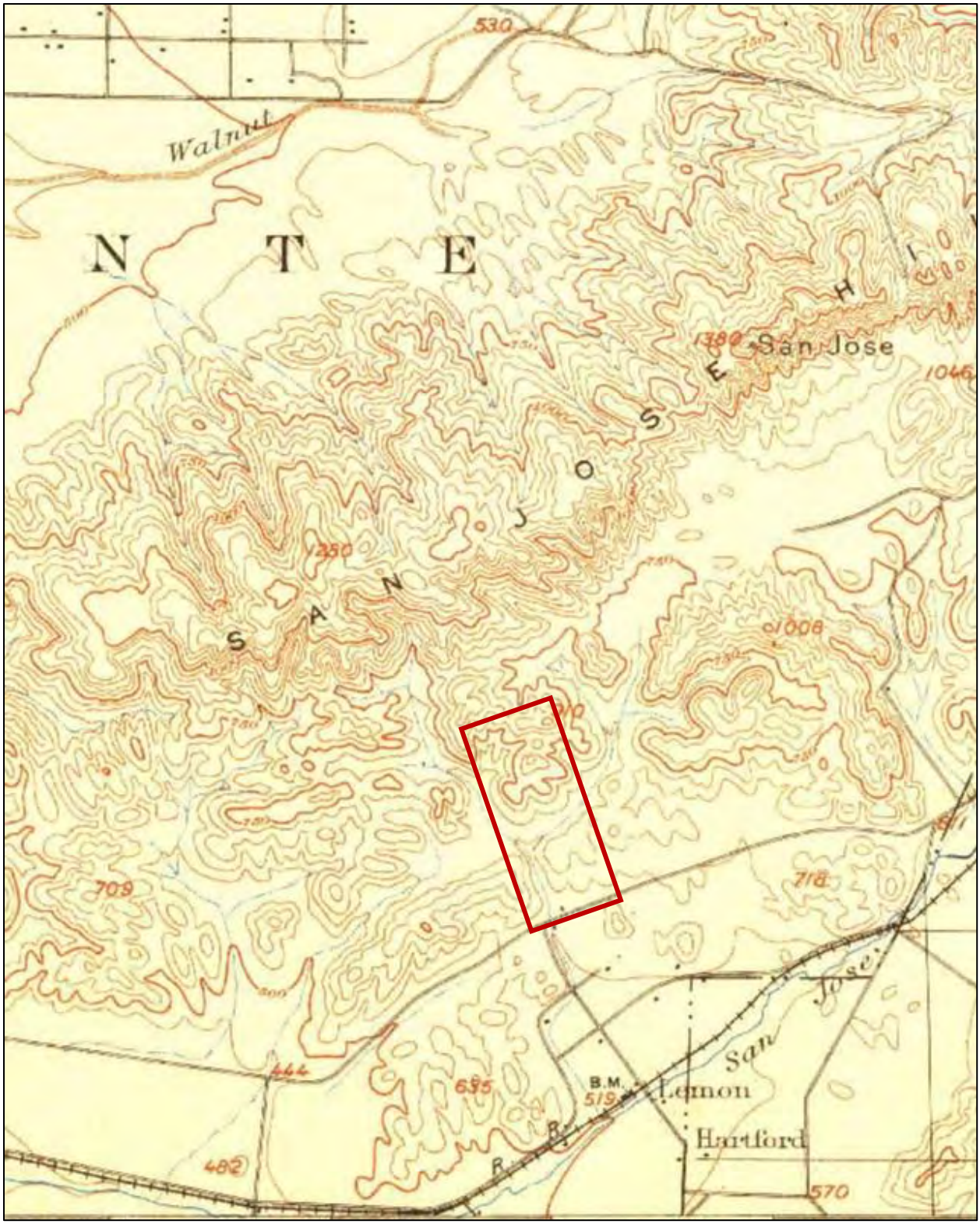
[39] *Los Angeles Times*. "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.
[40] Ancestry.com. 1910 United States Census; Ancestry.com. Draft Card (Registration Card) for Percy Glen Winnett, September 12, 1918.
[41] *Los Angeles Times*, "Bullock's In Debut Today," September 26, 1929.
[42] *Los Angeles Times*. "Bullock Once Delivery Boy", August 23, 1931.
[43] *The Los Angeles Times*, May 26, 1974.
[44] *Los Angeles Times*, "Future of Walnut's 'Greatest Resource' Cloudy", May 26, 1974.
[45] Ibid.
[46] *Los Angeles Times,* "A Southland Paradise for High-Bred Horses", September 27, 1942.
[47] Ibid.
[48] *The Los Angeles Times*, May 26, 1974.
[49] *Los Angeles Times,* "Walnut Valley, Bypassed Many Times, at Threshold of Boom", July 23, 1961.
[50] *Los Angeles Times,* "Colleges and Hospitals Among Beneficiaries of Winnett Estate", July 27, 1968.
[51] *Los Angeles Times,* "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.
[52] "Walnut Council to study ranch as youth center," *Progress Bulletin,* July 9, 1974.
[53] "Walnut finds ranch site for sale, but not for rent," *Progress Bulletin,* July 11, 1974
[54] Daly, "Historic Resource Assessment Report of Brookside Equestrian Center."
[55] Ibid.
[56] Overview, Brookside Equestrian Estate ca. 2001, Wayback Machine, https://web.archive.org/web/20010202064100/https://www.brooksideequestrian.com/, Accessed August, 2023.
[57] Overview, Brookside Equestrian Estate ca. 2007, Wayback Machine, https://web.archive.org/web/20070108132146/http://www.brooksideequestrian.com:80/, Accessed August, 2023.
[58] *The Los Angeles Times,* 10 Feb 2013; Brooksideeqestrian.com, Wayback Machine, September 3, 2014, https://web.archive.org/web/20140903130921/http://www.brooksideequestrian.com/, accessed August 2023.

APPENDIX A

PROJECT LOCATION MAPS



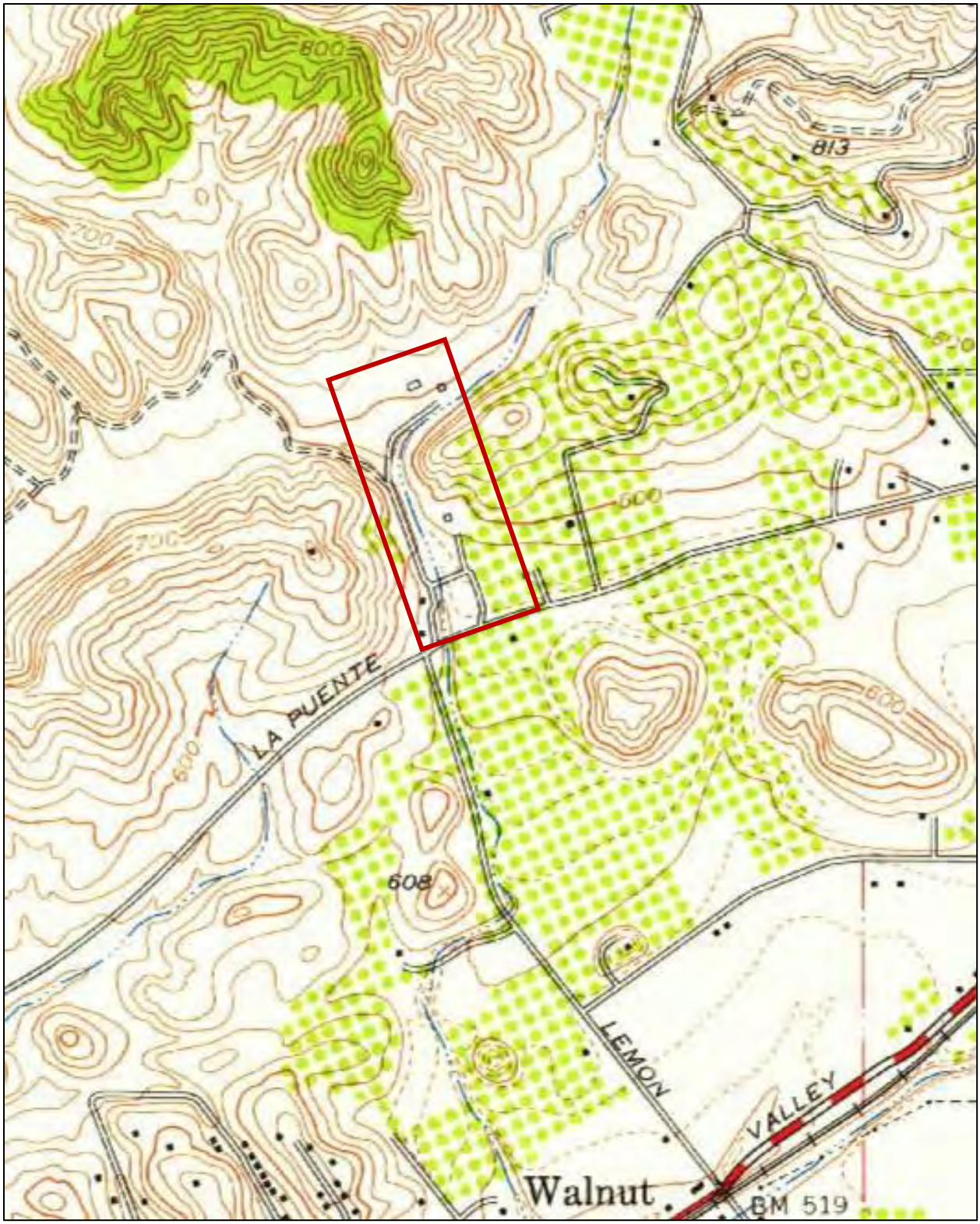
The above map shows the boundary of the 8oo Meadow Pass Road property (in red). There are two historic-era buildings on the property: the Main Barn and Stables (in blue) , and the Minor Stables (in yellow). Additionally, there is a non-historic open air riding arena (in green), and several non-historic ancillary structures and sheds (in orange).



Pomona Quadrangle Map, 1904. The general property area is marked in red.



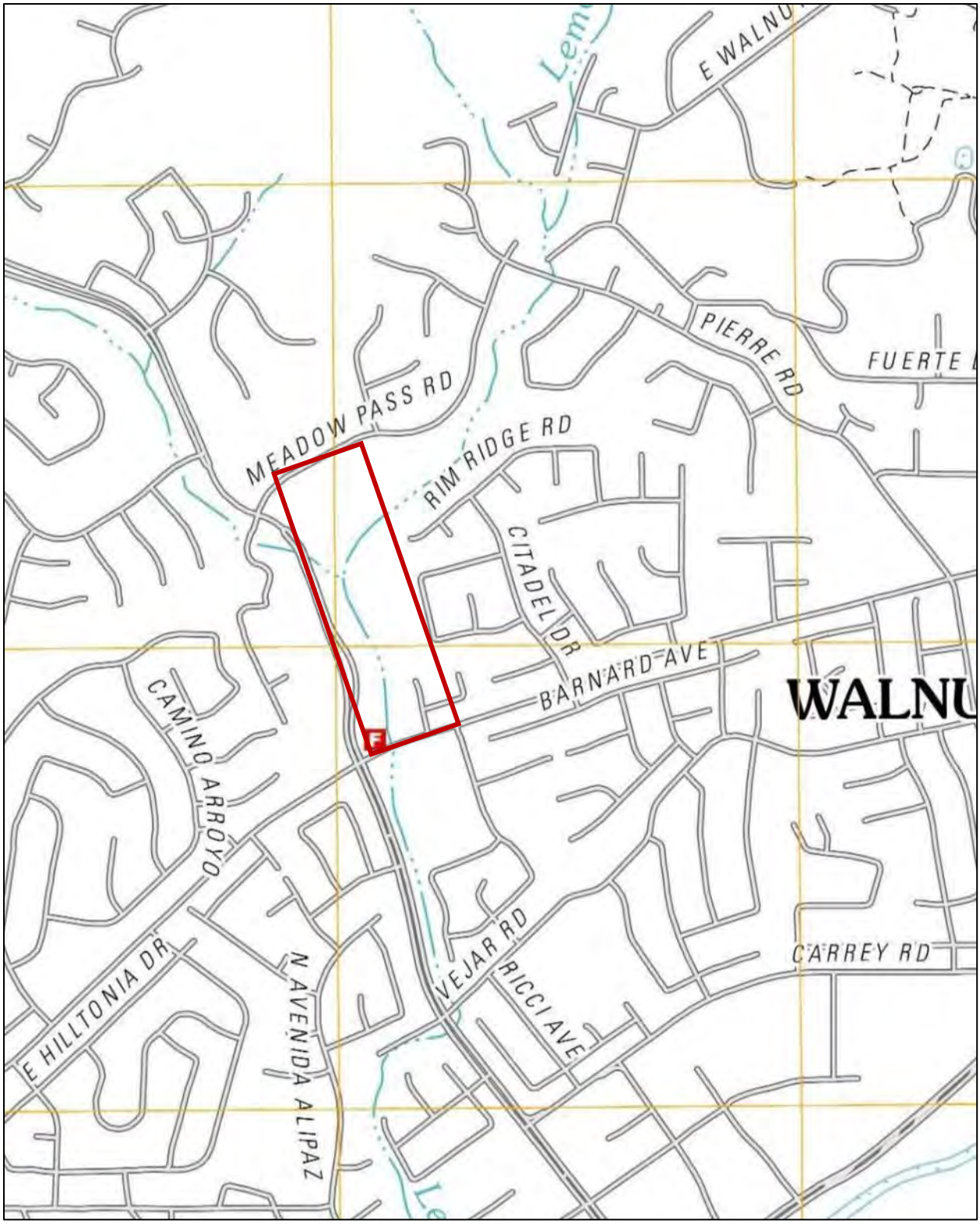
Covina Quadrangle Map, 1927. The general property area is marked in red.



San Dimas Quadrangle Map, 1954. The general property area is marked in red. The Main Barn and Stables building and the Minor Stables building are shown in the top right corner of the red box.



San Dimas Quadrangle Map, 1966. The general property area is marked in red.



San Dimas Quadrangle Map, 2012. The general property area is marked in red.

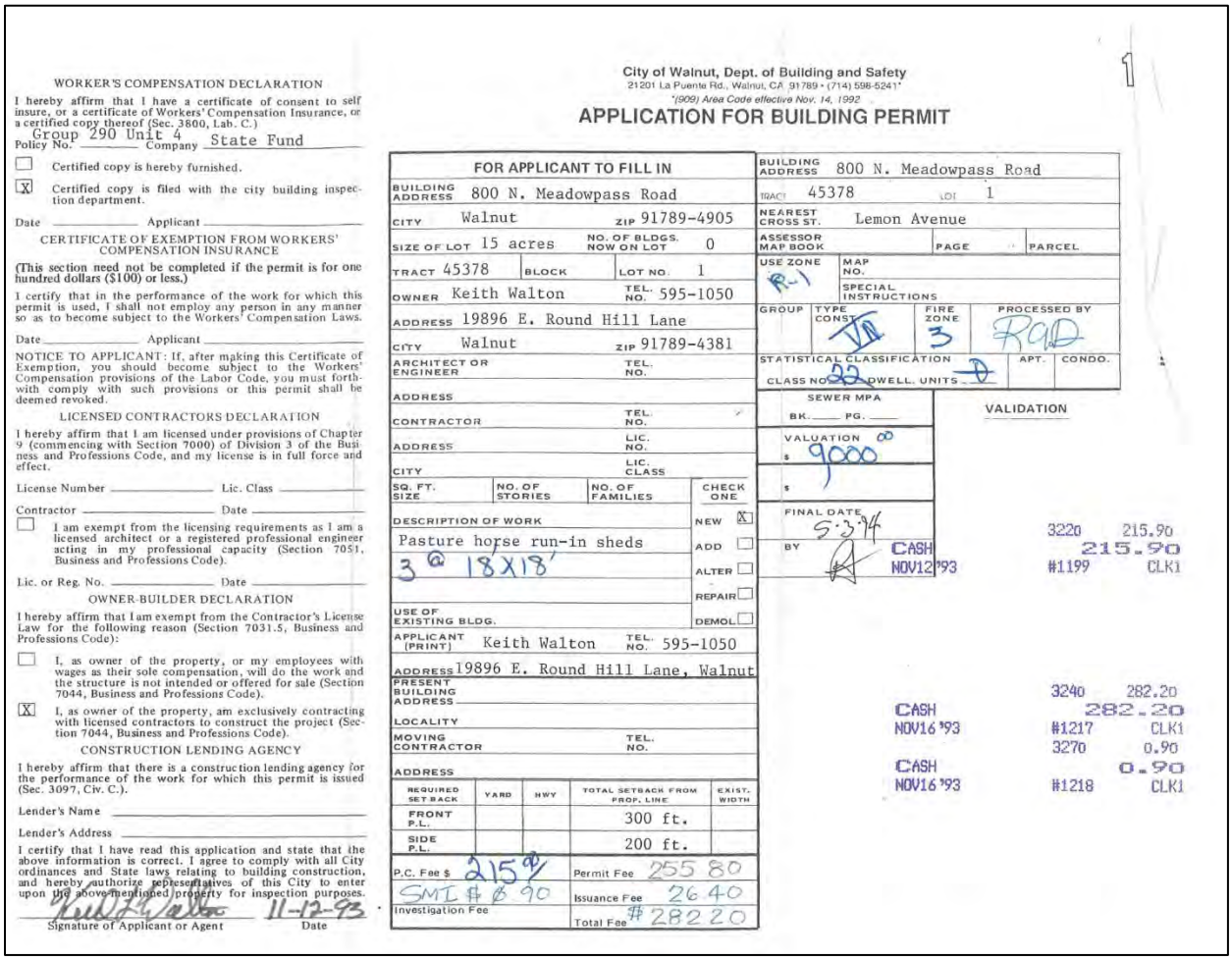
Sanborn Fire Insurance Maps are not available for 800 Meadow Pass Road.

APPENDIX B

BUILDING DEVELOPMENT INFORMATION

City of Walnut Permit History

Date	Permitted Work	Owner and Contractor
5/3/1994	Construction of pasture horse run-in sheds (3 sheds, 18' x18')	Owner: Keith Walton Contractor: Not Listed
5/3/1994	Electrical Permit	Owner: Keith Walton Contractor: Not Listed
7/28/1995	Remodel of existing tack shop (barn) to R3	Owner: Keith and Kathryn Walton Architect: Environmental Concepts
8/15/1995	Electrical Permit	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Plumbing Permit (1 water closets, 1 bathtub, 1 shower, 2 lavatories, 1 sink, 1 dishwasher)	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Installation of air conditioning unit	Owner: Keith and Kathryn Walton Contractor: Not Listed
11/6/1995	Steeple/Skylight construction at Horse Barn	Owner: K. Walton Contractor: Not Listed
3/2/1996	Remodel Existing Upstairs of Barn to accommodate baths kitchen and bedroom (existing use as a horse barn)	Owner: K. Walton Contractor: Not Listed
2022	Hand wrecking horse arena, demolition of arena	Owner: Spring Meadows Homes, LLC Contractor: American Integrated Resources



WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)
Policy No. Group 290 Unit 4 Company State Fund

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is used, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Keith Walton 11-12-93
Signature of Applicant or Agent Date

City of Walnut, Dept. of Building and Safety
21201 La Puente Rd., Walnut, CA 91789 • (714) 598-5241*
*(909) Area Code effective Nov. 14, 1992

APPLICATION FOR BUILDING PERMIT

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 800 N. Meadowpass Road
CITY Walnut ZIP 91789-4905
SIZE OF LOT 15 acres NO. OF BLDGS. NOW ON LOT 0
TRACT 45378 BLOCK LOT NO. 1
OWNER Keith Walton TEL. NO. 595-1050
ADDRESS 19896 E. Round Hill Lane
CITY Walnut ZIP 91789-4381
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR TEL. NO.
ADDRESS LIC. NO.
CITY LIC. CLASS

SQ. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES	CHECK ONE
			NEW ☒

DESCRIPTION OF WORK
Pasture horse run-in sheds
3 @ 18X18'

ADD ☐ ALTER ☐ REPAIR ☐ DEMOL ☐

USE OF EXISTING BLDG.
APPLICANT (PRINT) Keith Walton TEL. NO. 595-1050
ADDRESS 19896 E. Round Hill Lane, Walnut
PRESENT BUILDING ADDRESS
LOCALITY
MOVING CONTRACTOR TEL. NO.
ADDRESS

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.			300 ft.	
SIDE P.L.			200 ft.	

P.C. Fee $ 215.90 Permit Fee 255.80
SMI $ 0.90 Issuance Fee 26.40
Investigation Fee Total Fee $282.20

BUILDING ADDRESS 800 N. Meadowpass Road
TRACT 45378 LOT 1
NEAREST CROSS ST. Lemon Avenue
ASSESSOR MAP BOOK PAGE PARCEL
USE ZONE R-1 MAP NO. SPECIAL INSTRUCTIONS
GROUP TYPE CONST. VB FIRE ZONE 3 PROCESSED BY RAD
STATISTICAL CLASSIFICATION 22 APT. CONDO.
CLASS NO. DWELL. UNITS 0
SEWER MPA BK. PG.

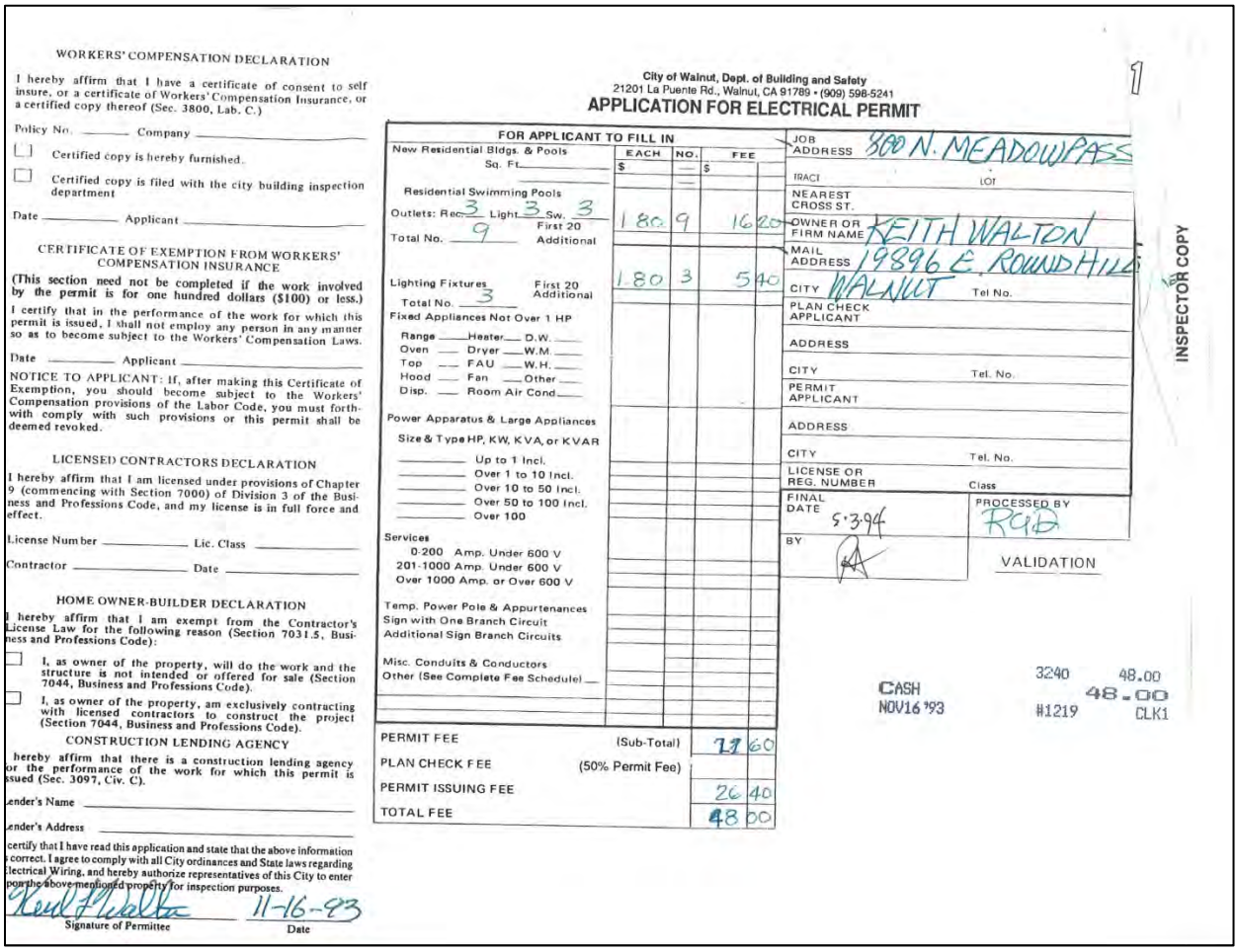
VALIDATION

VALUATION $ 9000.00
$
FINAL DATE 5-3-94
BY

3220 215.90
CASH 215.90
NOV12'93 #1199 CLK1

3240 282.20
CASH 282.20
NOV16'93 #1217 CLK1
3270 0.90
CASH 0.90
NOV16'93 #1218 CLK1

Building Permit, November 1993



WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city building inspection department

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

HOME OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☐ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws regarding Electrical Wiring, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Permittee _____ Date 11-16-93

City of Walnut, Dept. of Building and Safety
21201 La Puente Rd., Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR ELECTRICAL PERMIT

1

INSPECTOR COPY

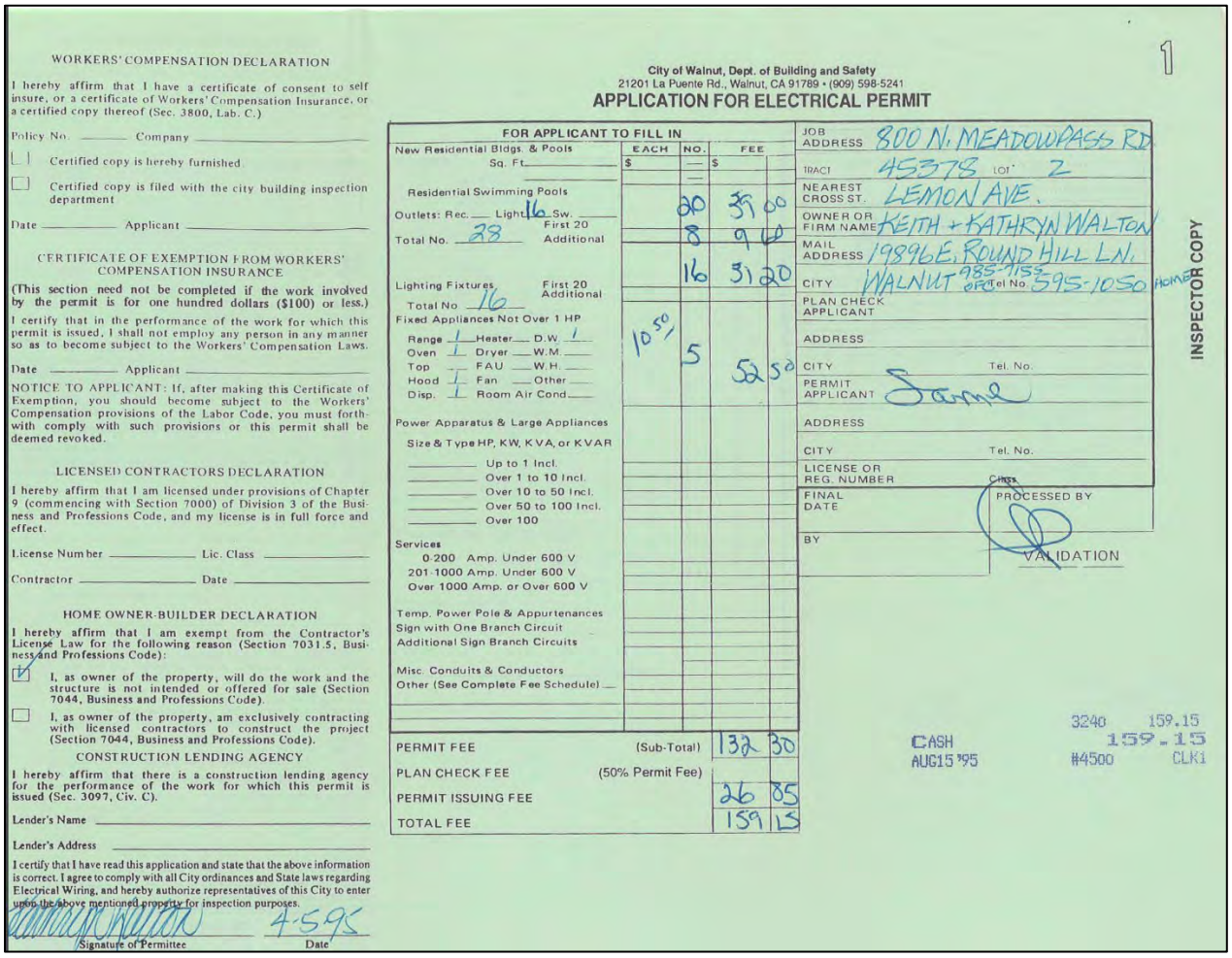
FOR APPLICANT TO FILL IN

	EACH $	NO.	FEE $
New Residential Bldgs. & Pools Sq. Ft.			
Residential Swimming Pools			
Outlets: Rec 3 Light 3 Sw. 3	180	9	1620
Total No. 9 First 20 Additional			
Lighting Fixtures First 20	180	3	540
Total No. 3 Additional			
Fixed Appliances Not Over 1 HP			
Range ___ Heater ___ D.W. ___			
Oven ___ Dryer ___ W.M. ___			
Top ___ FAU ___ W.H. ___			
Hood ___ Fan ___ Other ___			
Disp. ___ Room Air Cond. ___			
Power Apparatus & Large Appliances			
Size & Type HP, KW, KVA, or KVAR			
___ Up to 1 Incl.			
___ Over 1 to 10 Incl.			
___ Over 10 to 50 Incl.			
___ Over 50 to 100 Incl.			
___ Over 100			
Services			
0-200 Amp. Under 600 V			
201-1000 Amp. Under 600 V			
Over 1000 Amp. or Over 600 V			
Temp. Power Pole & Appurtenances			
Sign with One Branch Circuit			
Additional Sign Branch Circuits			
Misc. Conduits & Conductors			
Other (See Complete Fee Schedule) ___			
PERMIT FEE (Sub-Total)			77 60
PLAN CHECK FEE (50% Permit Fee)			
PERMIT ISSUING FEE			26 40
TOTAL FEE			48 00

JOB ADDRESS 800 N. MEADOWPASS
TRACT LOT
NEAREST CROSS ST.
OWNER OR FIRM NAME KEITH WALTON
MAIL ADDRESS 19896 E. ROUND HILL
CITY WALNUT Tel No.
PLAN CHECK APPLICANT
ADDRESS
CITY Tel. No.
PERMIT APPLICANT
ADDRESS
CITY Tel. No.
LICENSE OR REG. NUMBER Class
FINAL DATE 5-3-94
PROCESSED BY RGD
BY
VALIDATION

CASH NOV16 '93 3240 48.00 48.00 #1219 CLK1

Electrical Permit, November 1993



1

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

[ ] Certified copy is hereby furnished.

[ ] Certified copy is filed with the city building inspection department

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars ($100) or less.)

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Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

HOME OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

[X] I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

[ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws regarding Electrical Wiring, and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes.

Signature of Permittee _____ Date 4-5-95

City of Walnut, Dept. of Building and Safety
21201 La Puente Rd., Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR ELECTRICAL PERMIT

FOR APPLICANT TO FILL IN

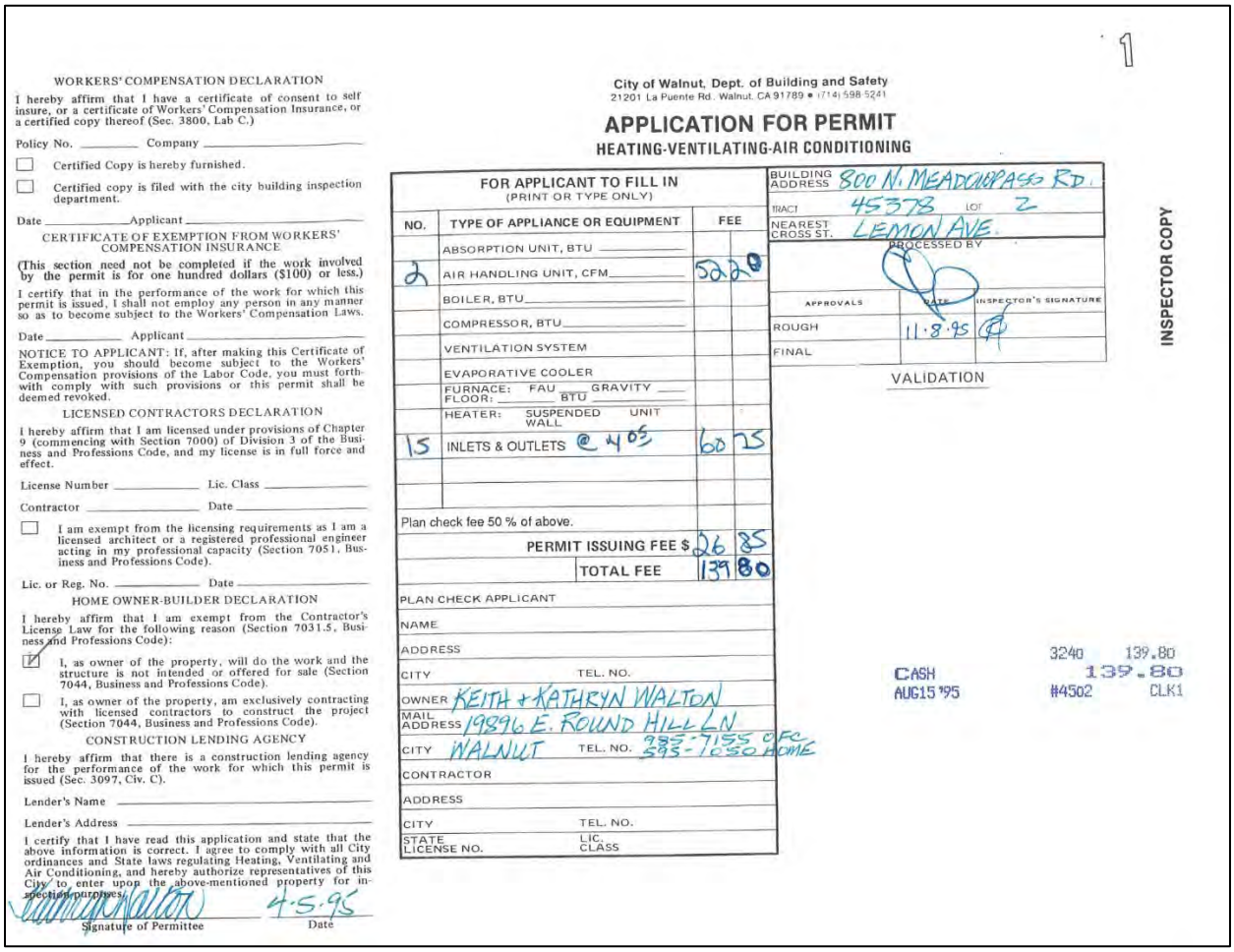
	EACH $	NO.	FEE $
New Residential Bldgs. & Pools Sq. Ft.			
Residential Swimming Pools			
Outlets: Rec. ___ Light 16 Sw. ___ First 20		20	39 00
Total No. 28 Additional		8	9 60
Lighting Fixtures First 20		16	31 20
Additional Total No. 16			
Fixed Appliances Not Over 1 HP			
Range 1 Heater ___ D.W. 1	10.50		
Oven 1 Dryer ___ W.M. ___		5	52 50
Top ___ FAU ___ W.H. ___			
Hood 1 Fan ___ Other ___			
Disp. 1 Room Air Cond. ___			
Power Apparatus & Large Appliances Size & Type HP, KW, KVA, or KVAR			
___ Up to 1 Incl.			
___ Over 1 to 10 Incl.			
___ Over 10 to 50 Incl.			
___ Over 50 to 100 Incl.			
___ Over 100			
Services			
0-200 Amp. Under 600 V			
201-1000 Amp. Under 600 V			
Over 1000 Amp. or Over 600 V			
Temp. Power Pole & Appurtenances			
Sign with One Branch Circuit			
Additional Sign Branch Circuits			
Misc. Conduits & Conductors			
Other (See Complete Fee Schedule)			
PERMIT FEE (Sub-Total)			132 30
PLAN CHECK FEE (50% Permit Fee)			
PERMIT ISSUING FEE			26 85
TOTAL FEE			159 15

JOB ADDRESS 800 N. MEADOWPASS RD
TRACT 45378 LOT 2
NEAREST CROSS ST. LEMON AVE.
OWNER OR FIRM NAME KEITH + KATHRYN WALTON
MAIL ADDRESS 19896 E. ROUND HILL LN.
CITY WALNUT Tel No. 595-1050 HOME 985-7153 OFC
PLAN CHECK APPLICANT
ADDRESS
CITY Tel. No.
PERMIT APPLICANT
ADDRESS
CITY Tel. No.
LICENSE OR REG. NUMBER Class
FINAL DATE
PROCESSED BY
BY
VALIDATION

INSPECTOR COPY

CASH AUG15 '95
3240 159.15
#4500 CLK1

Electrical Permit, April 1995



1

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.)

Policy No. _____ Company _____

☐ Certified Copy is hereby furnished.

☐ Certified copy is filed with the city building inspection department.

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Contractor _____ Date _____

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Lic. or Reg. No. _____ Date _____

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☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws regulating Heating, Ventilating and Air Conditioning, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Permittee _____ Date 4.5.95

City of Walnut, Dept. of Building and Safety
21201 La Puente Rd. Walnut, CA 91789 • (714) 598-5241

APPLICATION FOR PERMIT
HEATING-VENTILATING-AIR CONDITIONING

FOR APPLICANT TO FILL IN
(PRINT OR TYPE ONLY)

NO.	TYPE OF APPLIANCE OR EQUIPMENT	FEE
	ABSORPTION UNIT, BTU	
2	AIR HANDLING UNIT, CFM	50 20
	BOILER, BTU	
	COMPRESSOR, BTU	
	VENTILATION SYSTEM	
	EVAPORATIVE COOLER	
	FURNACE: FAU ___ GRAVITY ___ FLOOR: ___ BTU ___	
	HEATER: SUSPENDED WALL UNIT	
15	INLETS & OUTLETS @ 4 05	60 75
	Plan check fee 50 % of above.	
	PERMIT ISSUING FEE $	26 85
	TOTAL FEE	139 80

BUILDING ADDRESS 800 N. MEADOWPASS RD.
TRACT 45378 LOT 2
NEAREST CROSS ST. LEMON AVE.
PROCESSED BY

APPROVALS	DATE	INSPECTOR'S SIGNATURE
ROUGH	11-8-95	
FINAL		

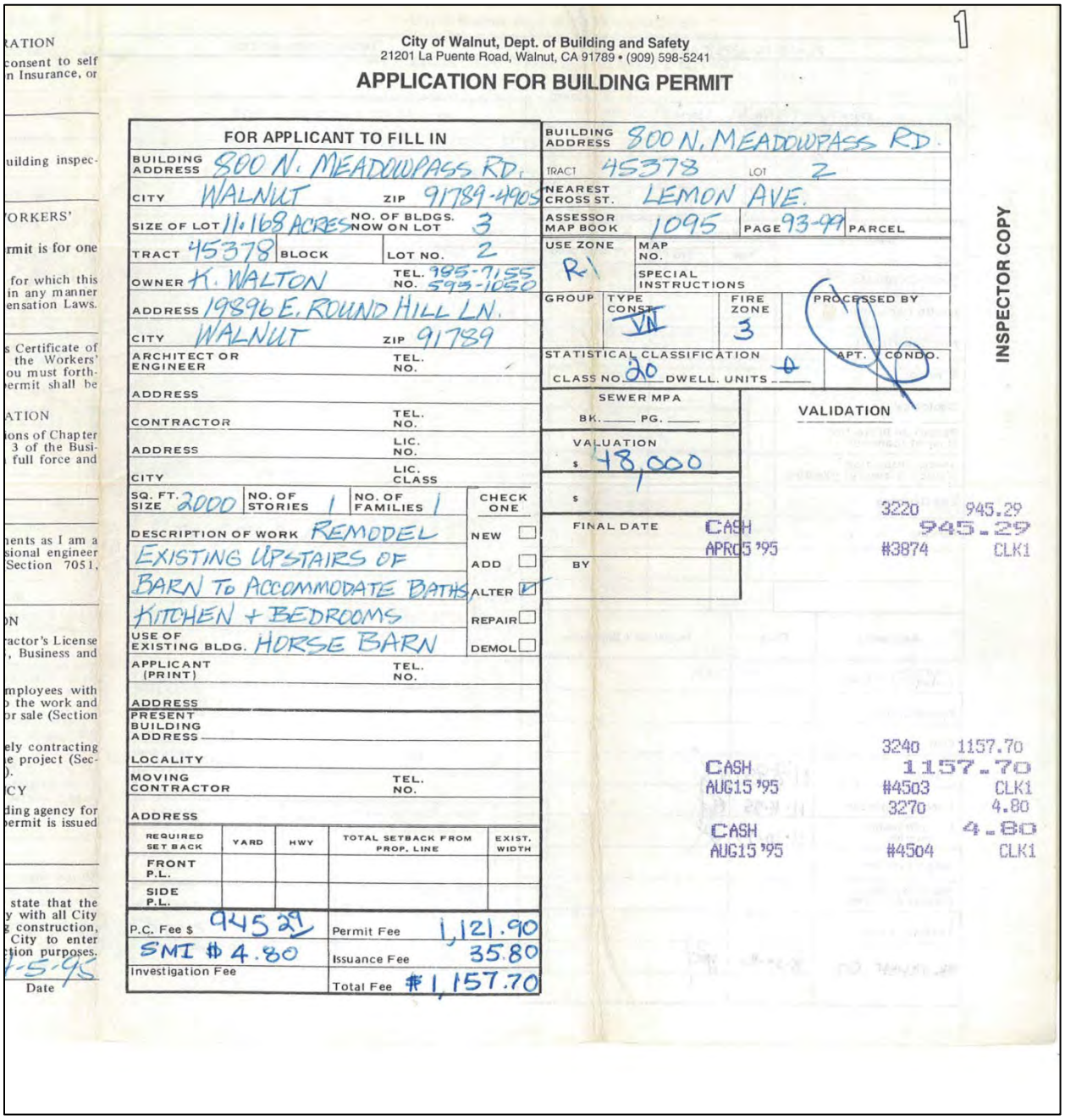
VALIDATION

INSPECTOR COPY

PLAN CHECK APPLICANT
NAME
ADDRESS
CITY TEL. NO.
OWNER KEITH + KATHRYN WALTON
MAIL ADDRESS 19896 E. ROUND HILL LN
CITY WALNUT TEL. NO. 595-7155 OFC 595-7150 HOME
CONTRACTOR
ADDRESS
CITY TEL. NO.
STATE LICENSE NO. LIC CLASS

3240 139.80
CASH 139.80
AUG15 '95 #4502 CLK1

Permit – Heating, Ventilation, Air Conditioning, April 1995



1

City of Walnut, Dept. of Building and Safety
21201 La Puente Road, Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR BUILDING PERMIT

INSPECTOR COPY

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 800 N. MEADOWPASS RD.
CITY: WALNUT ZIP: 91789-4905
SIZE OF LOT: 11.168 ACRES NO. OF BLDGS. NOW ON LOT: 3
TRACT: 45378 BLOCK: LOT NO.: 2
OWNER: K. WALTON TEL. NO.: 595-7155 593-1050
ADDRESS: 19896 E. ROUND HILL LN.
CITY: WALNUT ZIP: 91789
ARCHITECT OR ENGINEER: TEL. NO.:
ADDRESS:
CONTRACTOR: TEL. NO.:
ADDRESS: LIC. NO.:
CITY: LIC. CLASS:

SQ. FT. SIZE: 2000 NO. OF STORIES: 1 NO. OF FAMILIES: 1

DESCRIPTION OF WORK: REMODEL EXISTING UPSTAIRS OF BARN TO ACCOMMODATE BATHS KITCHEN + BEDROOMS

CHECK ONE: NEW ☐ ADD ☐ ALTER ☑ REPAIR ☐ DEMOL ☐

USE OF EXISTING BLDG.: HORSE BARN

APPLICANT (PRINT): TEL. NO.:
ADDRESS:
PRESENT BUILDING ADDRESS:
LOCALITY:
MOVING CONTRACTOR: TEL. NO.:
ADDRESS:

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.				
SIDE P.L.				

P.C. Fee $ 945.29 — Permit Fee 1,121.90
SMI $ 4.80 — Issuance Fee 35.80
Investigation Fee — Total Fee $1,157.70

BUILDING ADDRESS: 800 N. MEADOWPASS RD.
TRACT: 45378 LOT: 2
NEAREST CROSS ST.: LEMON AVE.
ASSESSOR MAP BOOK: 1095 PAGE: 93-97 PARCEL:
USE ZONE: R1 MAP NO.:
SPECIAL INSTRUCTIONS:
GROUP: TYPE CONST: VN FIRE ZONE: 3 PROCESSED BY:
STATISTICAL CLASSIFICATION: CLASS NO. 20 DWELL. UNITS: 0 APT. CONDO.
SEWER MPA BK. PG.

VALIDATION

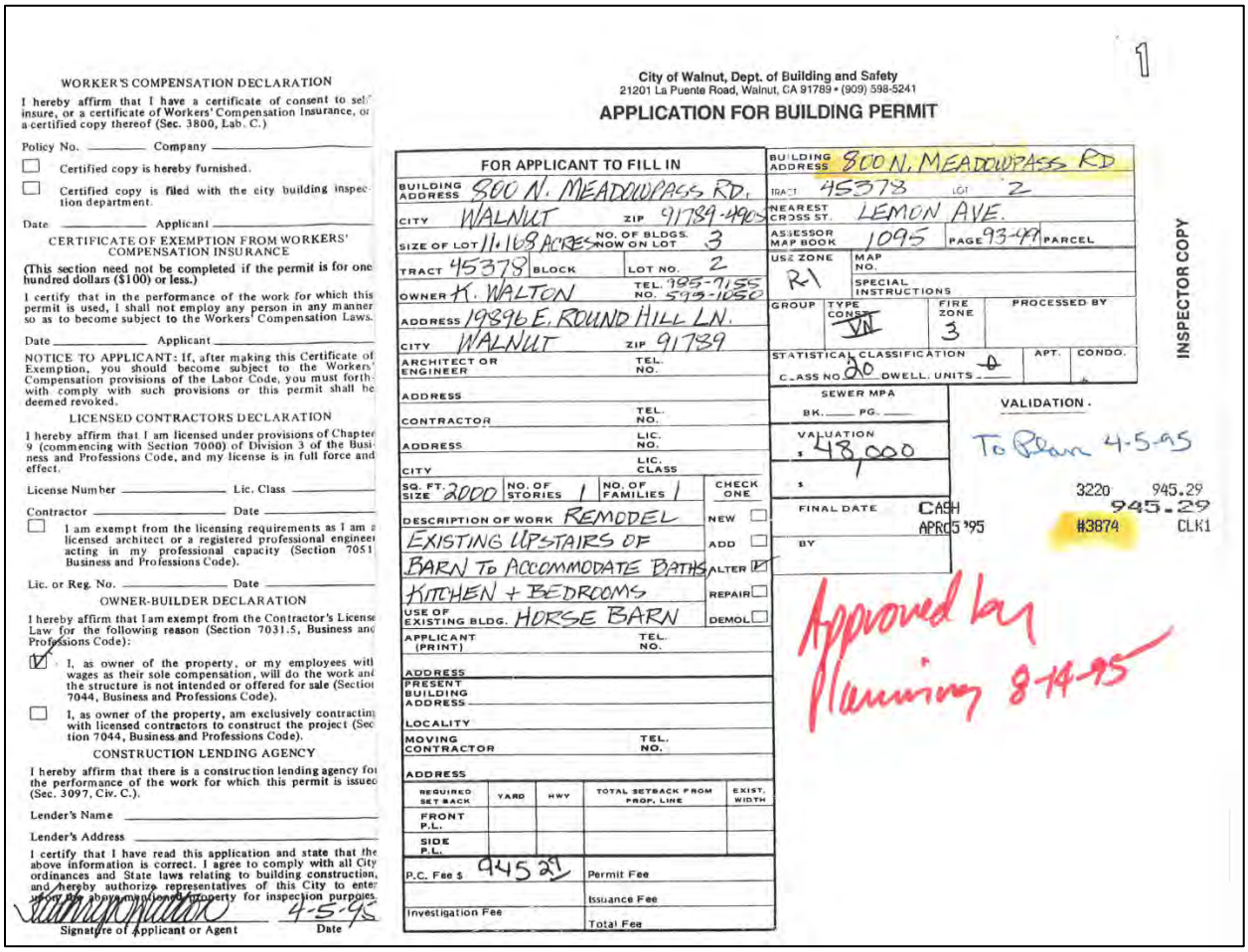
VALUATION $ 48,000
$
FINAL DATE: CASH APR 05 '95
BY:

3220 945.29
945.29
#3874 CLK1

3240 1157.70
CASH 1157.70
AUG 15 '95 #4503 CLK1
3270 4.80
CASH 4.80
AUG 15 '95 #4504 CLK1

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...ensation Laws.
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...the Workers'
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...sional engineer
...Section 7051,
...ON
...ractor's License
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...mployees with
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...or sale (Section
...ely contracting
...e project (Sec-
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...CY
...ding agency for
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...state that the
...y with all City
...g construction,
...City to enter
...tion purposes.
4-5-95
Date

Building Permit, April 1995



WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is used, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051 Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter above mentioned property for inspection purposes.

Signature of Applicant or Agent — Date 4-5-95

City of Walnut, Dept. of Building and Safety
21201 La Puente Road, Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR BUILDING PERMIT

1

INSPECTOR COPY

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 800 N. MEADOWPASS RD.
CITY: WALNUT ZIP: 91789-4905
SIZE OF LOT: 11.169 ACRES NO. OF BLDGS. NOW ON LOT: 3
TRACT: 45378 BLOCK: LOT NO.: 2
OWNER: K. WALTON TEL. NO.: 595-7155 595-1050
ADDRESS: 19896 E. ROUND HILL LN.
CITY: WALNUT ZIP: 91789
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR TEL. NO.
ADDRESS LIC. NO.
CITY LIC. CLASS

SQ. FT. SIZE: 2000 NO. OF STORIES: 1 NO. OF FAMILIES: 1

DESCRIPTION OF WORK: REMODEL EXISTING UPSTAIRS OF BARN TO ACCOMMODATE BATHS KITCHEN + BEDROOMS

CHECK ONE: NEW ☐ ADD ☐ ALTER ☑ REPAIR ☐ DEMOL ☐

USE OF EXISTING BLDG.: HORSE BARN

APPLICANT (PRINT) TEL. NO.
ADDRESS
PRESENT BUILDING ADDRESS
LOCALITY
MOVING CONTRACTOR TEL. NO.
ADDRESS

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.				
SIDE P.L.				

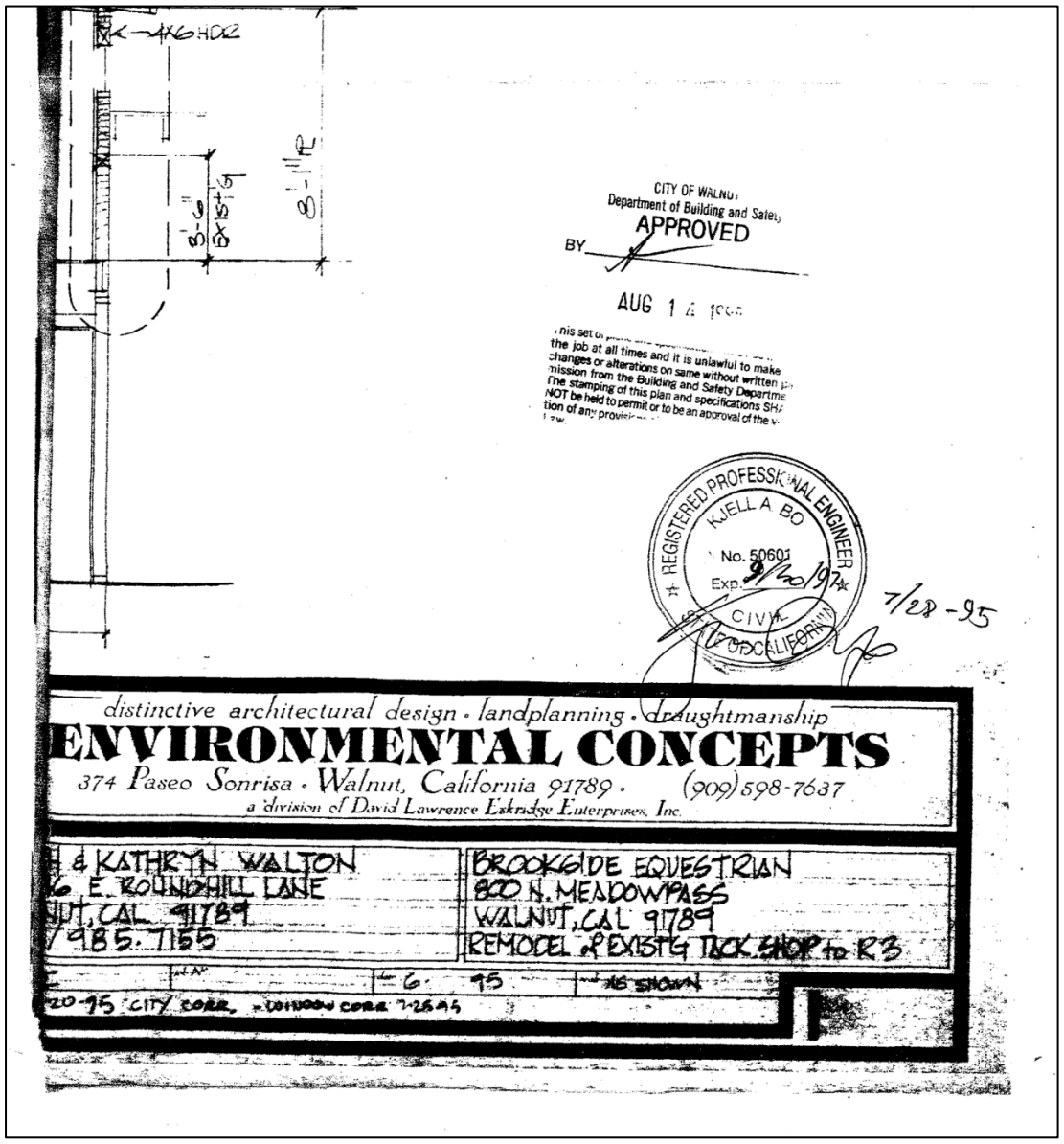
P.C. Fee $ 945.29 — Permit Fee
Issuance Fee
Investigation Fee — Total Fee

BUILDING ADDRESS: 800 N. MEADOWPASS RD
TRACT: 45378 LOT: 2
NEAREST CROSS ST.: LEMON AVE.
ASSESSOR MAP BOOK: 1095 PAGE: 93-97 PARCEL
USE ZONE: R1 MAP NO.
SPECIAL INSTRUCTIONS
GROUP TYPE CONST: VN FIRE ZONE: 3 PROCESSED BY
STATISTICAL CLASSIFICATION APT. CONDO.
CLASS NO: 20 DWELL. UNITS: 0
SEWER MPA
BK. ___ PG. ___
VALUATION $ 48,000
$
FINAL DATE APRC5 '95
BY

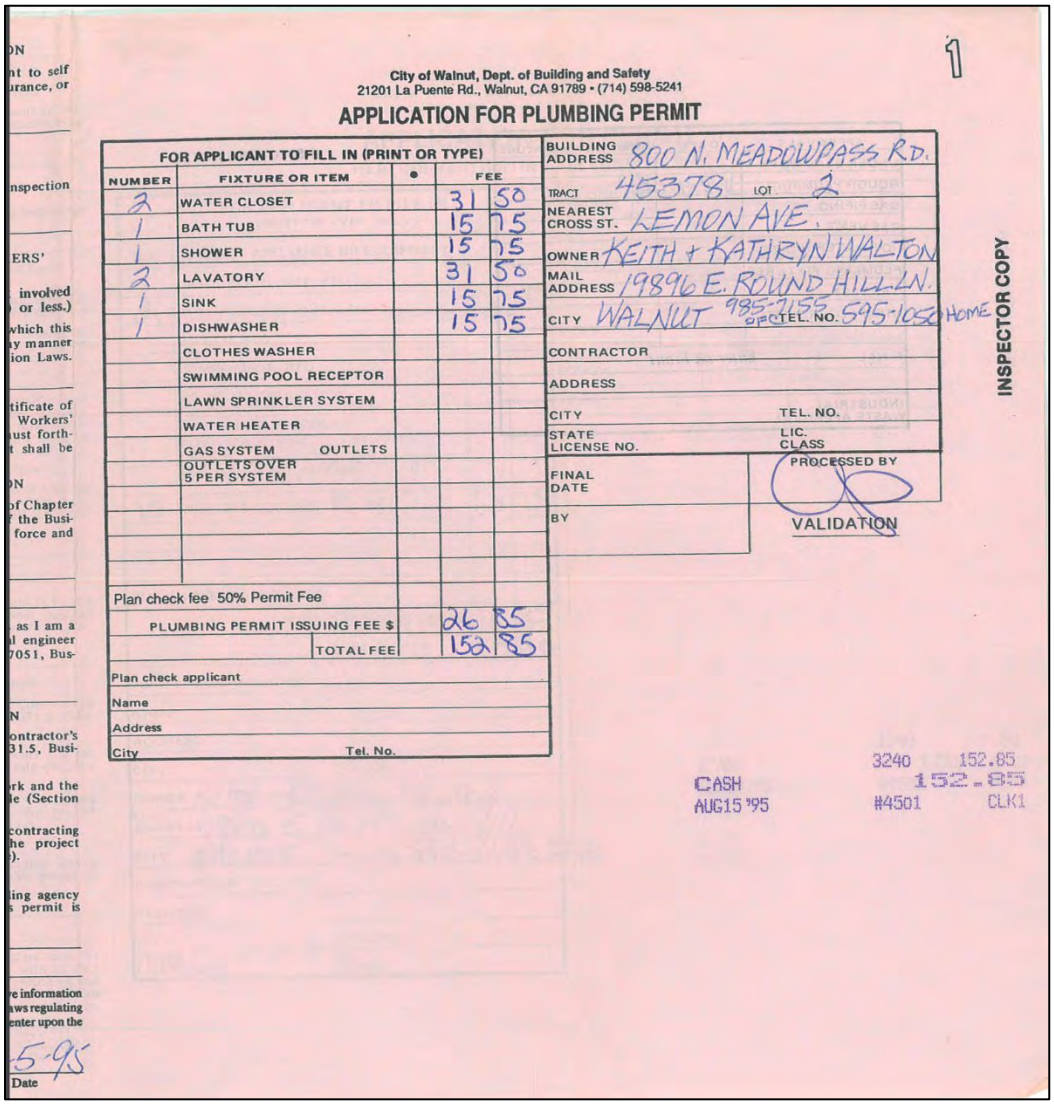
VALIDATION
To Plan 4-5-95
3220 945.29
945.29
#3874 CLK1

Approved by Planning 8-14-95

Building Permit, April 1995



Building Plan, July 1995



1

City of Walnut, Dept. of Building and Safety
21201 La Puente Rd., Walnut, CA 91789 • (714) 598-5241

APPLICATION FOR PLUMBING PERMIT

FOR APPLICANT TO FILL IN (PRINT OR TYPE)

NUMBER	FIXTURE OR ITEM	•	FEE
2	WATER CLOSET		31 50
1	BATH TUB		15 75
1	SHOWER		15 75
2	LAVATORY		31 50
1	SINK		15 75
1	DISHWASHER		15 75
	CLOTHES WASHER		
	SWIMMING POOL RECEPTOR		
	LAWN SPRINKLER SYSTEM		
	WATER HEATER		
	GAS SYSTEM OUTLETS		
	OUTLETS OVER 5 PER SYSTEM		
	Plan check fee 50% Permit Fee		26 85
	PLUMBING PERMIT ISSUING FEE $		126 00
	TOTAL FEE		152 85

Plan check applicant
Name
Address
City Tel. No.

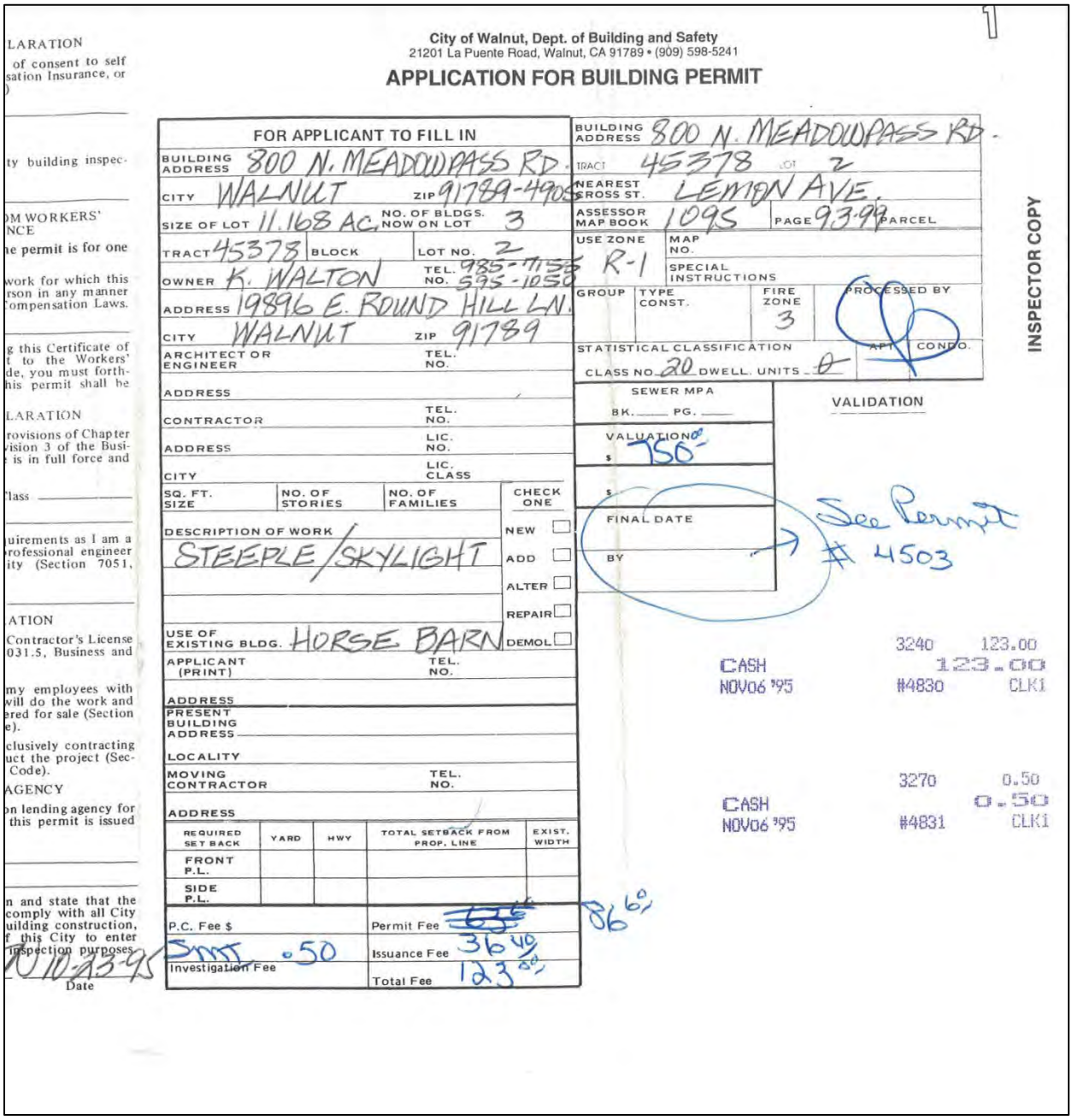
BUILDING ADDRESS 800 N. MEADOWPASS RD.
TRACT 45378 LOT 2
NEAREST CROSS ST. LEMON AVE.
OWNER KEITH & KATHRYN WALTON
MAIL ADDRESS 19896 E. ROUND HILL LN.
CITY WALNUT 91789 TEL. NO. 595-1052 HOME 985-7155 OFC
CONTRACTOR
ADDRESS
CITY TEL. NO.
STATE LICENSE NO. LIC. CLASS
FINAL DATE
BY
PROCESSED BY
VALIDATION

INSPECTOR COPY

3240 152.85
CASH 152.85
AUG15 '95 #4501 CLK1

Date 5-9-95

Plumbing Permit, August 1995



City of Walnut, Dept. of Building and Safety
21201 La Puente Road, Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR BUILDING PERMIT

INSPECTOR COPY

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 800 N. MEADOWPASS RD.
CITY WALNUT ZIP 91789-4905
SIZE OF LOT 11.168 AC. NO. OF BLDGS. NOW ON LOT 3
TRACT 45378 BLOCK LOT NO. 2
OWNER K. WALTON TEL. NO. 985-7153 595-1050
ADDRESS 19896 E. ROUND HILL LN.
CITY WALNUT ZIP 91789
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR TEL. NO.
ADDRESS LIC. NO.
CITY LIC. CLASS
SQ. FT. SIZE | NO. OF STORIES | NO. OF FAMILIES | CHECK ONE
DESCRIPTION OF WORK STEEPLE/SKYLIGHT
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOL ☐
USE OF EXISTING BLDG. HORSE BARN
APPLICANT (PRINT) TEL. NO.
ADDRESS
PRESENT BUILDING ADDRESS
LOCALITY
MOVING CONTRACTOR TEL. NO.
ADDRESS

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.				
SIDE P.L.				

P.C. Fee $ Smt .50
Investigation Fee
Permit Fee 86.60
Issuance Fee 36.40
Total Fee 123.00

Date 10-23-95

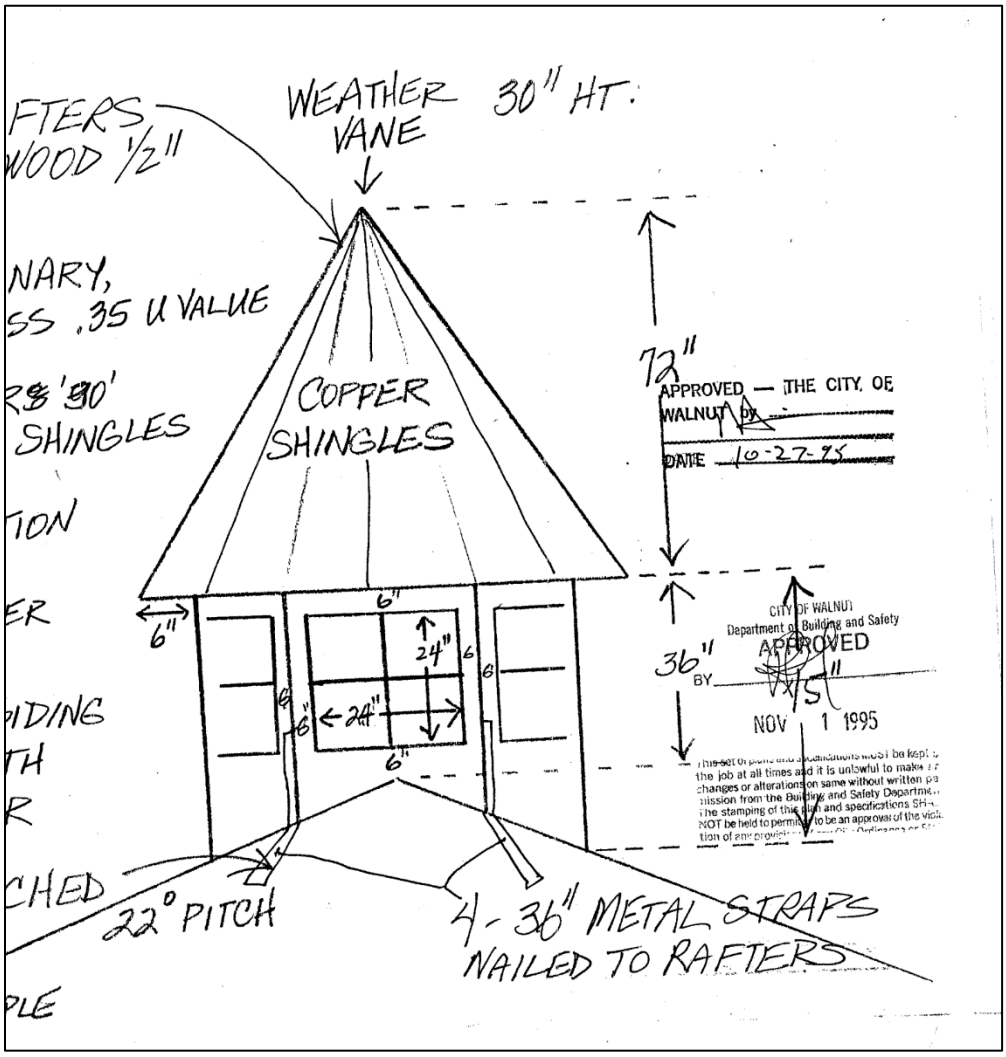
BUILDING ADDRESS 800 N. MEADOWPASS RD.
TRACT 45378 LOT 2
NEAREST CROSS ST. LEMON AVE.
ASSESSOR MAP BOOK 1095 PAGE 93-99 PARCEL
USE ZONE R-1 MAP NO. SPECIAL INSTRUCTIONS
GROUP TYPE CONST. FIRE ZONE 3 PROCESSED BY
STATISTICAL CLASSIFICATION CLASS NO. 20 DWELL. UNITS 0 APT. CONDO.
SEWER MPA BK. PG.
VALIDATION
VALUATION $ 750.00
$
FINAL DATE
BY

See Permit # 4503

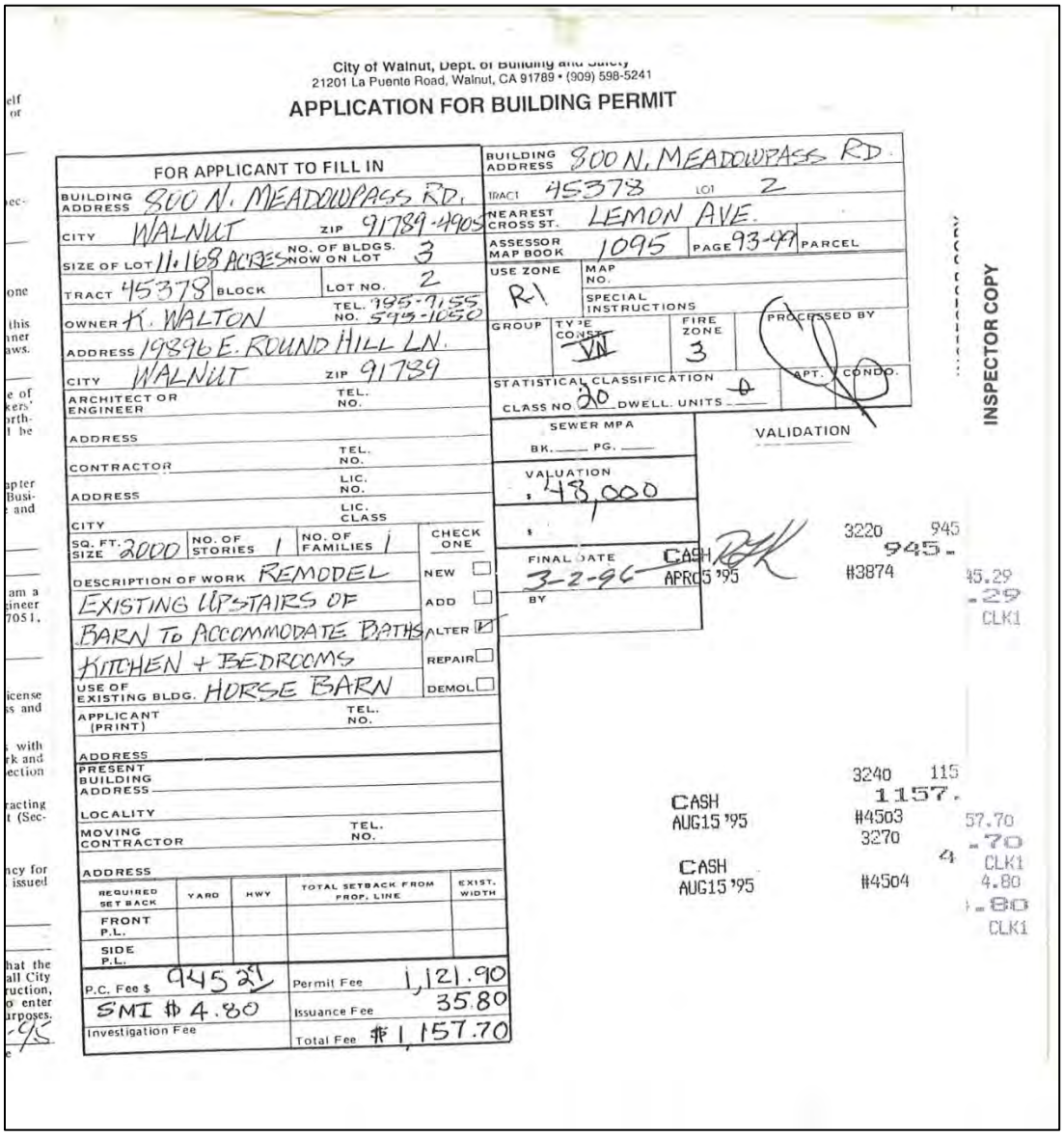
3240 123.00
CASH 123.00
NOV06 '95 #4830 CLK1

3270 0.50
CASH 0.50
NOV06 '95 #4831 CLK1

Building Permit, October 1995



Building Plan, November 1995



City of Walnut, Dept. of Building and Safety
21201 La Puente Road, Walnut, CA 91789 • (909) 598-5241

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 800 N. MEADOWPASS RD.
CITY WALNUT ZIP 91789-4905
SIZE OF LOT 11.168 ACRES NO. OF BLDGS. NOW ON LOT 3
TRACT 45378 BLOCK LOT NO. 2
OWNER K. WALTON TEL. NO. 595-7155 595-1050
ADDRESS 19896 E. ROUND HILL LN.
CITY WALNUT ZIP 91789
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR TEL. NO.
ADDRESS LIC. NO.
CITY LIC. CLASS
SQ. FT. SIZE 2000 NO. OF STORIES 1 NO. OF FAMILIES 1 CHECK ONE
DESCRIPTION OF WORK REMODEL EXISTING UPSTAIRS OF BARN TO ACCOMMODATE BATHS KITCHEN + BEDROOMS NEW ☐ ADD ☐ ALTER ☑ REPAIR ☐ DEMOL ☐
USE OF EXISTING BLDG. HORSE BARN
APPLICANT (PRINT) TEL. NO.
ADDRESS
PRESENT BUILDING ADDRESS
LOCALITY
MOVING CONTRACTOR TEL. NO.
ADDRESS

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.				
SIDE P.L.				

P.C. Fee $ 945.29 Permit Fee 1,121.90
SMI $ 4.80 Issuance Fee 35.80
Investigation Fee Total Fee $ 1,157.70

BUILDING ADDRESS 800 N. MEADOWPASS RD.
TRACT 45378 LOT 2
NEAREST CROSS ST. LEMON AVE.
ASSESSOR MAP BOOK 1095 PAGE 93-97 PARCEL
USE ZONE R1 MAP NO. SPECIAL INSTRUCTIONS
GROUP TYPE CONST VN FIRE ZONE 3 PROCESSED BY
STATISTICAL CLASSIFICATION CLASS NO 20 DWELL. UNITS 0 APT. CONDO.
SEWER MPA BK. PG.
VALUATION $ 43,000
$
FINAL DATE 3-2-96 BY
VALIDATION

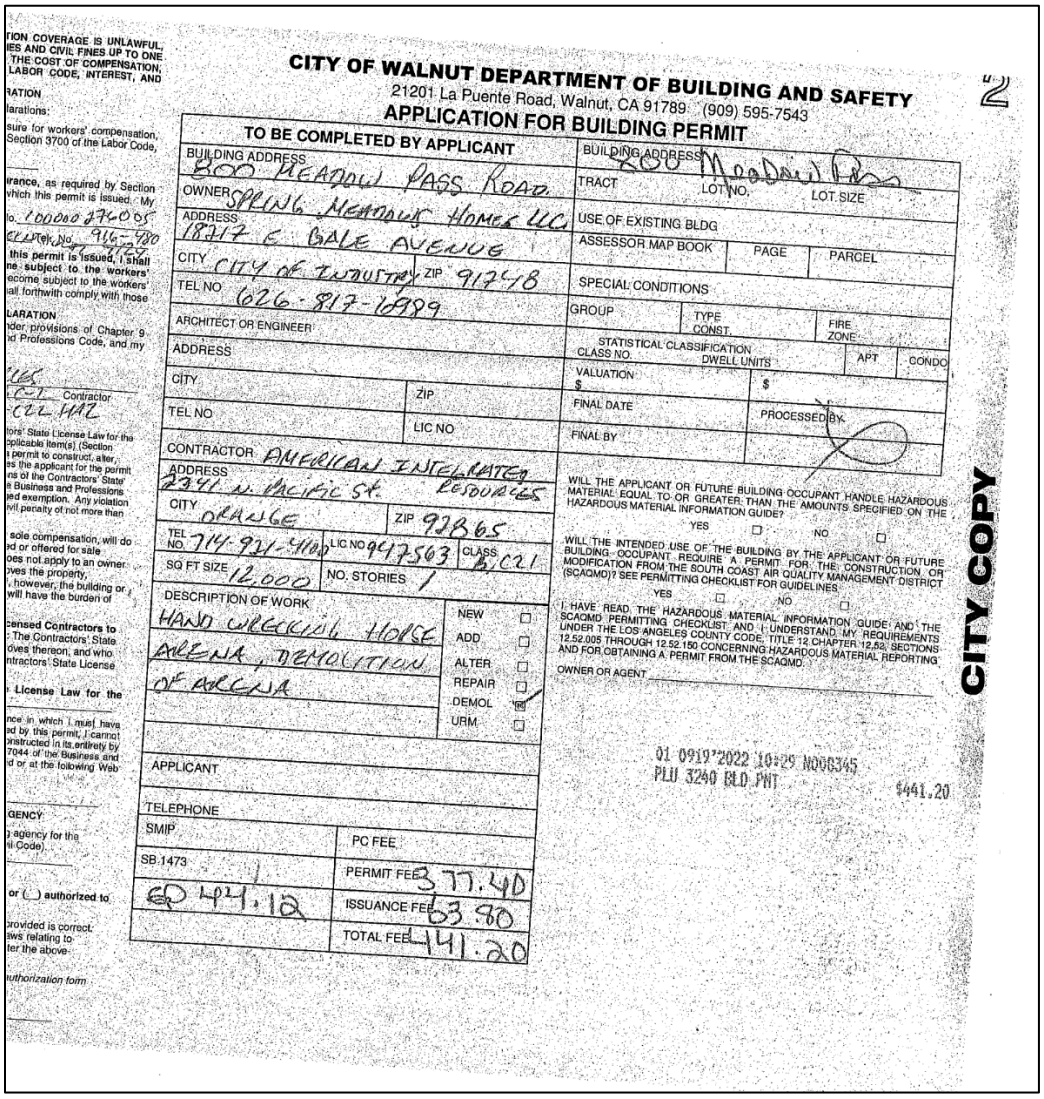
CASH APR05 '95 3220 945 945. #3874 45.29 -.29 CLK1

CASH AUG15 '95 3240 115 1157. #4503 3270 57.70 -.70 CLK1

CASH AUG15 '95 #4504 4 4.80 -.80 CLK1

INSPECTOR COPY

Building Permit, March 1996



CITY OF WALNUT DEPARTMENT OF BUILDING AND SAFETY
21201 La Puente Road, Walnut, CA 91789 (909) 595-7543
APPLICATION FOR BUILDING PERMIT

TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 800 MEADOW PASS ROAD.
OWNER SPRING MEADOW HOMES LLC
ADDRESS 18317 E. GALE AVENUE
CITY CITY OF INDUSTRY ZIP 91748
TEL NO 626-817-1989
ARCHITECT OR ENGINEER
ADDRESS
CITY ZIP
TEL NO LIC NO
CONTRACTOR AMERICAN INTEGRATED RESOURCES
ADDRESS 2341 N. PACIFIC ST.
CITY ORANGE ZIP 92865
TEL NO. 714-921-4100 LIC NO 917563 CLASS B, C21
SQ FT SIZE 12,000 NO. STORIES 1
DESCRIPTION OF WORK
HAND WRECKING HORSE ARENA, DEMOLITION OF ARENA

NEW ☐
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☑
URM ☐

APPLICANT
TELEPHONE
SMIP PC FEE
SB 1473 PERMIT FEE 377.40
ED 424.12 ISSUANCE FEE 63.80
TOTAL FEE 141.20

BUILDING ADDRESS 800 Meadow Pass
TRACT LOT NO. LOT SIZE
USE OF EXISTING BLDG
ASSESSOR MAP BOOK PAGE PARCEL
SPECIAL CONDITIONS
GROUP TYPE CONST. FIRE ZONE
STATISTICAL CLASSIFICATION CLASS NO. DWELL UNITS APT CONDO
VALUATION $ $
FINAL DATE PROCESSED BY
FINAL BY

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIAL INFORMATION GUIDE?
YES ☐ NO ☐

WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR THE CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES
YES ☐ NO ☐

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST AND I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 12 CHAPTER 12.52, SECTIONS 12.52.005 THROUGH 12.52.150 CONCERNING HAZARDOUS MATERIAL REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD.

OWNER OR AGENT

01 09/7/2022 10:29 N0006345
PLU 3240 BLD PMT $441.20

CITY COPY

Building Permit - 2022

APPENDIX C

OWNERSHIP AND OCCUPANCY

Ownership History Table

800 Meadow Pass Road

Date	Owner	Source
1845-1868	John A. Rowland and William Workman (Rancho La Puente)	Kielbasa, John. Historic Adobes of Los Angeles County
1868-1906 (approx.)	John A. Rowland/Rowland Family (Rancho La Puente)	Kielbasa, John. Historic Adobes of Los Angeles County
1906-1935	Exupere Sentous	The Los Angeles Times, May 26, 1974.
1935-1968	Percy G. Winnett	Los Angeles Times, "Future of Walnut's 'Greatest Resource' Cloudy", May 26, 1974.
1968-1983	Occidental College, Claremont Men's College, and California Institute of Technology	Los Angeles Times, "Colleges and Hospitals Among Beneficiaries of Winnett Estate", July 27, 1968.
1983-2013	Santiago Corporation/Keith & Kathryn Walton (Brookside Equestrian Center)	Kielbasa, John. Historic Adobes of Los Angeles County
2013-Present	Spring Meadows Homes, LLC	City of Walnut Permits

Newspaper Records

Future of Walnut's 'Greatest Resource' Cloudy

WALNUT—A report to the City Council by the planning firm of Lampman & Associates declares flatly: "Winnett Ranch is the single greatest natural resource in the City of Walnut."

That may be true, but whether the ranch will be preserved or carved up for tract homes is an open question.

The 80-acre ranch, once a showplace, is steadily deteriorating and its owners, Claremont Men's College, Occidental and Caltech, have offered it for sale.

The Lampman report recommends the city buy the ranch, convert buildings into a community center, recreation office and perhaps a City Hall and restore and develop the property for recreation.

The report estimates the market value of the property at $452,000, but says that because of development problems connected with streams running through the land, the price could be much lower.

Councilmen William Wentworth and William Cotten have met with college officials to discuss the purchase and have been told that while the colleges are willing to sell, they do not want to let the property go at a bargain price.

Mayor Joseph Dyer said the purchase probably would require a bond election. Wentworth said he doubts whether voters would approve a bond election if the cost approached $500,000 or more.

The colleges inherited the land from the estate of the late P. G. Winnett, who headed Bullock's department stores.

The ranch originally was part of a 3,500-acre spread owned by the Sentous family. In 1906 the property was divided among three brothers, with Exupary Sentous getting the Walnut Valley parcel.

The land was used as a hay and grain farm until 1935 when it was lost through foreclosure.

Winnett acquired the property, demolished all buildings except for a house built in 1890 and created a model ranch.

He built a 3,000-square-foot ranch house and elaborate stables and barns. A heated swimming pool, huge barbecue and other features were added to entertain guests.

Outstanding jumping and hunting horses were acquired and a former groom for the English nobility was hired to care for them.

Winnett also raised cattle and later began breeding thoroughbred race horses.

He used the ranch as a weekend retreat and entertained with parties, barbecues and fox hunts.

Ranch activities began declining about 1958 and much of the property was sold to Home Savings & Loan Assn. Home still owns some land, but has sold most of it to Umark Corp. which, in turn, is selling parcels to homebuilders.

Please Turn to Page 2, Col. 4

WINNETT RANCH

Continued from First Page

The 80 acres which contain the main ranch house, barns and other buildings were left to the three colleges when Winnett died. The colleges rent the houses to tenants and the stables and corrals to horse breeders.

Lemon Creek and its tributaries run through the property. There is dense vegetation along the creek beds and there are numerous eucalyptus and pepper trees on the ranch as well as citrus groves.

The Lampman report, outlining potential uses of the property, recommends that much of the acreage be preserved as grazing land for animals raised in youth livestock projects.

The report says the city might also dam the water flow in one section of Lemon Creek to create a small lake for fishing.

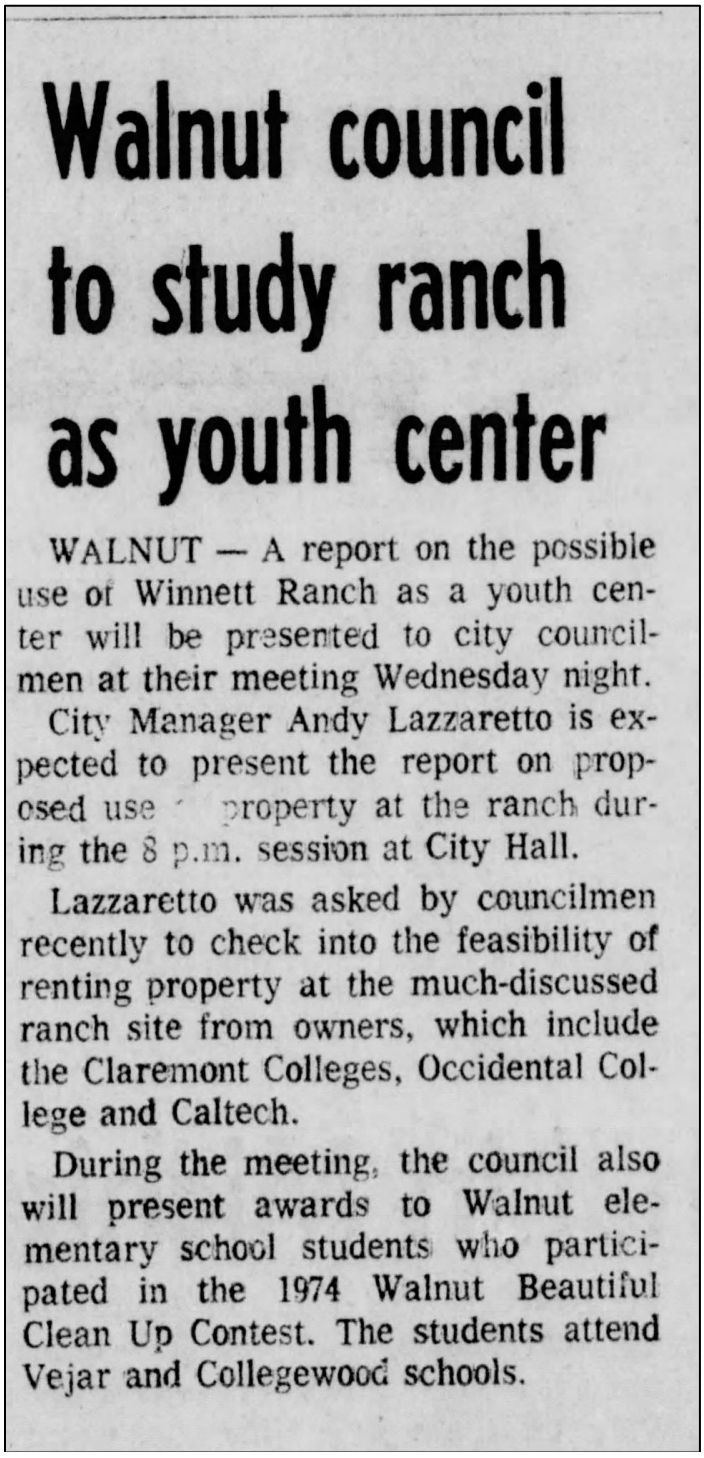
The Lampman report estimates the cost of full development at $547,218, but says that $100,000 could put the facilities in shape for public use.

Wentworth said he thinks the figures are conservative and expenditures could easily be higher. He said the city also needs maintenance cost figures before undertaking such a project.

In the municipal elections last March, there was an attempt to oust two incumbent councilmen and replace them with candidates committed to buying the Winnett Ranch. The incumbents won.

Wentworth, one of the victorious incumbents, said he believes the council should submit the matter to voters once all the facts have been ascertained.

Source: *The Los Angeles Times*, May 26, 1974.



Walnut council to study ranch as youth center

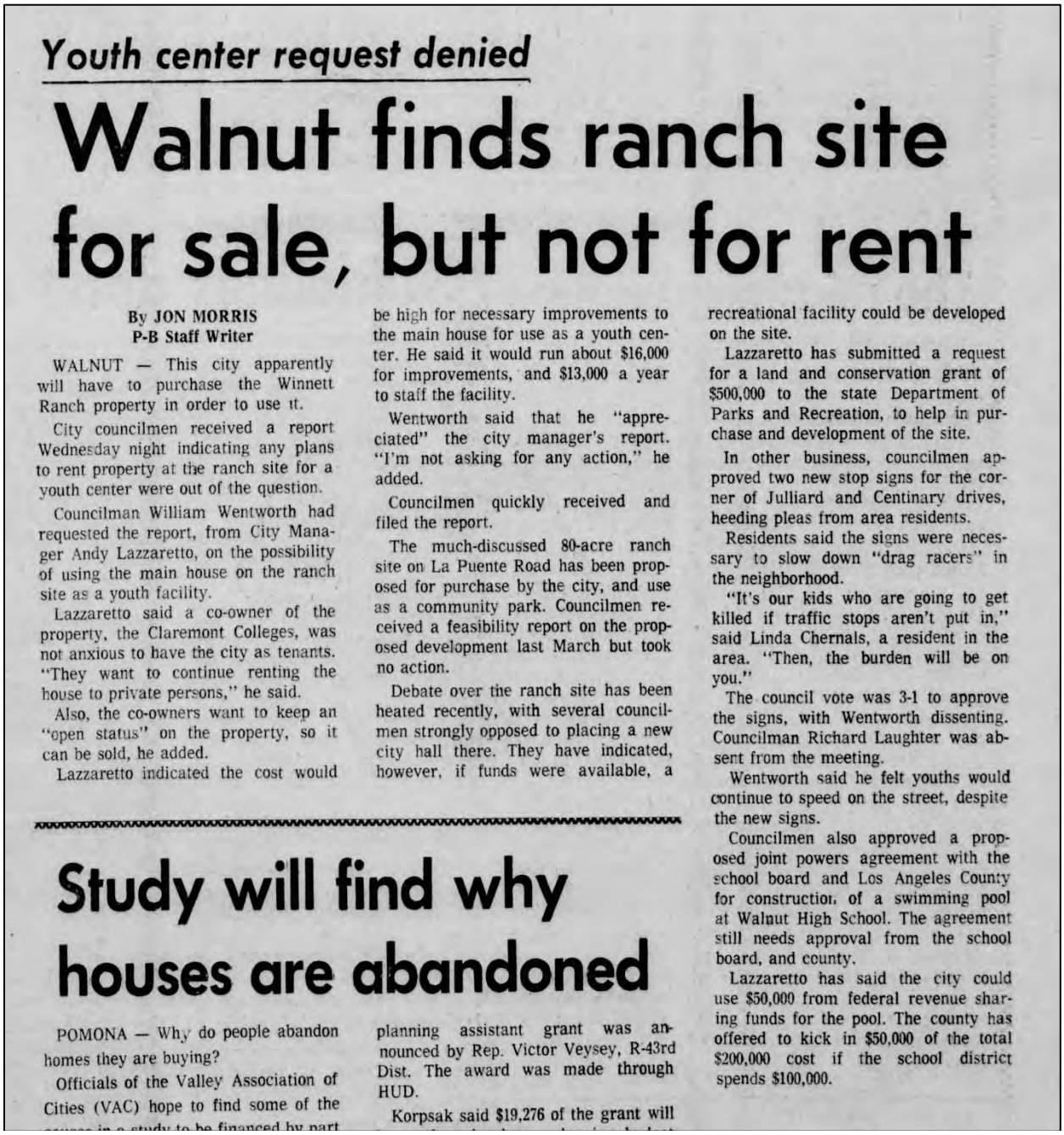
WALNUT — A report on the possible use of Winnett Ranch as a youth center will be presented to city councilmen at their meeting Wednesday night.

City Manager Andy Lazzaretto is expected to present the report on proposed use of property at the ranch during the 8 p.m. session at City Hall.

Lazzaretto was asked by councilmen recently to check into the feasibility of renting property at the much-discussed ranch site from owners, which include the Claremont Colleges, Occidental College and Caltech.

During the meeting, the council also will present awards to Walnut elementary school students who participated in the 1974 Walnut Beautiful Clean Up Contest. The students attend Vejar and Collegewood schools.

Source: *Progress Bulletin*, July 9, 1974.



Youth center request denied

Walnut finds ranch site for sale, but not for rent

By JON MORRIS
P-B Staff Writer

WALNUT — This city apparently will have to purchase the Winnett Ranch property in order to use it.

City councilmen received a report Wednesday night indicating any plans to rent property at the ranch site for a youth center were out of the question.

Councilman William Wentworth had requested the report, from City Manager Andy Lazzaretto, on the possibility of using the main house on the ranch site as a youth facility.

Lazzaretto said a co-owner of the property, the Claremont Colleges, was not anxious to have the city as tenants. "They want to continue renting the house to private persons," he said.

Also, the co-owners want to keep an "open status" on the property, so it can be sold, he added.

Lazzaretto indicated the cost would be high for necessary improvements to the main house for use as a youth center. He said it would run about $16,000 for improvements, and $13,000 a year to staff the facility.

Wentworth said that he "appreciated" the city manager's report. "I'm not asking for any action," he added.

Councilmen quickly received and filed the report.

The much-discussed 80-acre ranch site on La Puente Road has been proposed for purchase by the city, and use as a community park. Councilmen received a feasibility report on the proposed development last March but took no action.

Debate over the ranch site has been heated recently, with several councilmen strongly opposed to placing a new city hall there. They have indicated, however, if funds were available, a recreational facility could be developed on the site.

Lazzaretto has submitted a request for a land and conservation grant of $500,000 to the state Department of Parks and Recreation, to help in purchase and development of the site.

In other business, councilmen approved two new stop signs for the corner of Julliard and Centinary drives, heeding pleas from area residents.

Residents said the signs were necessary to slow down "drag racers" in the neighborhood.

"It's our kids who are going to get killed if traffic stops aren't put in," said Linda Chernals, a resident in the area. "Then, the burden will be on you."

The council vote was 3-1 to approve the signs, with Wentworth dissenting. Councilman Richard Laughter was absent from the meeting.

Wentworth said he felt youths would continue to speed on the street, despite the new signs.

Councilmen also approved a proposed joint powers agreement with the school board and Los Angeles County for construction of a swimming pool at Walnut High School. The agreement still needs approval from the school board, and county.

Lazzaretto has said the city could use $50,000 from federal revenue sharing funds for the pool. The county has offered to kick in $50,000 of the total $200,000 cost if the school district spends $100,000.

Study will find why houses are abandoned

POMONA — Why do people abandon homes they are buying?

Officials of the Valley Association of Cities (VAC) hope to find some of the

planning assistant grant was announced by Rep. Victor Veysey, R-43rd Dist. The award was made through HUD.

Korpsak said $19,276 of the grant will

Source: *Progress Bulletin*, July 11, 1974.

WALNUT



BROOKSIDE EQUESTRIAN PROPERTY!

The Brookside Equestrian property encompasses a total of 25.8 acres divided into 3 separate lots. Lot 1 & 2 is the southern portion of the property adjacent to La Puente Rd. & San Vicente Circle totaling approximately 14.6 acres. Lot 3 is the northerly section where the barns & structures are located bordered by Lemon Ave. & Meadowpass Road. This is the last desirable parcel of land located in the center of the City of Walnut & in the Walnut Valley Unified School District. The land is currently zoned residential but other uses are possible. Lot 1 & 2 would make a wonderful development of Estate size lots, campus for a school, college or business. Lot 3 offers several possibilities including the development of Estate size lots ½ & 1 acre in size! $9,000,000

(800) 965-2104 EXT 3780

Source: *The Los Angeles Times*, February 10, 2013.

APPENDIX D

HISTORIC AND CURRENT VIEWS

Historic Photographs



Historic photograph of the Winnett property, pre-1980s. The photograph shows a portion of the property prior to the 1980s renovation of the property. The building at the center left is the Winnett Ranch house that was formerly located along Lemon Avenue, at the southwest side of the property. The structure at the top right is the former Ranch Barn. The buildings are no longer extant.
Source: Walnut Images of America.



Historic image of the Winnett ranch house in the foreground, and, possibly, the Sentous house behind. Both houses were demolished during development efforts in the 1980s.
Source: Walnut Images of Ameerica



1952 Aerial Image. The general property area is marked in red.
Source: UC Santa Barbara Frame Finder



1968 Aerial Image. The general property area is marked in red.
Source: UC Santa Barbara Frame Finder

Vintage Photographs



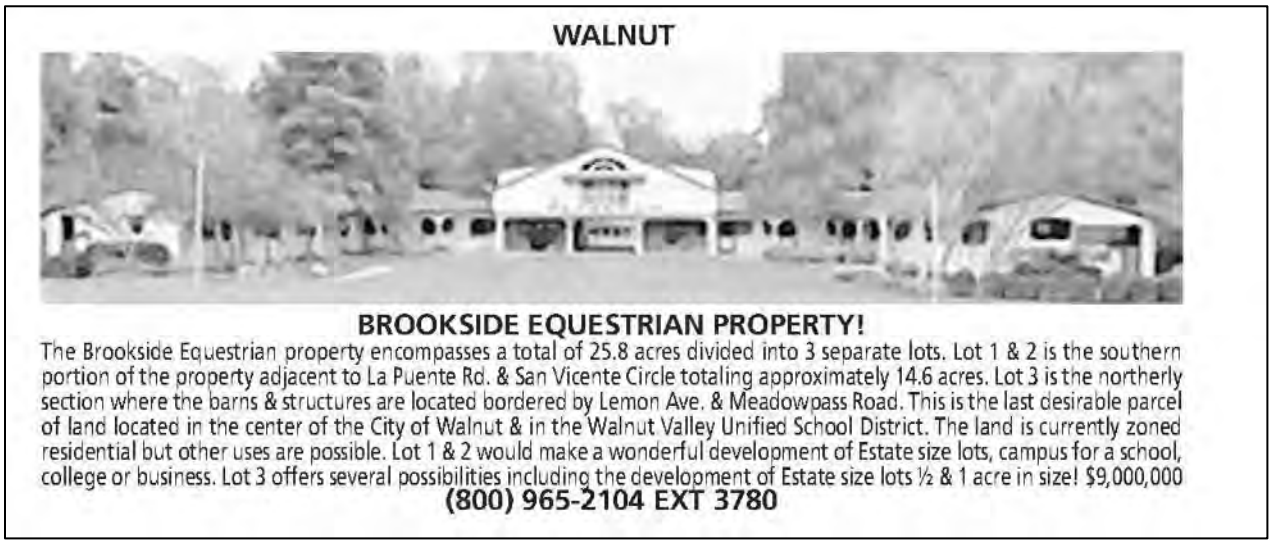
Image of the Main Barn and Stables, and the Open Air Riding Arena, ca. 2001.
Source: Brookside Equestrian Center Website, *WaybackMachine.com*, 2001.



Image of the interior of the Main Barn and Stables, ca. 2001.
Source: Brookside Equestrian Center Website, *WaybackMachine.com*, 2001.



Image of the Main Barn and Stables, ca. 2007.
Source: Brookside Equestrian Center Website, *WaybackMachine.com*, 2007.



Advertisement for the sale of the Brookside property ca. 2013.
Source: *The Los Angeles Times*, February 10, 2013.

Current Views

Historic Buildings

Main Barn and Stables



Image 1: View southeast of the front elevation of the Main Barn and Stables.



Image 2: View southeast of the right side of the front elevation of the Main Barn and Stables.



Image 3: View east of the front (northwest) elevation of the Main Barn and Stables.



Image 4: View southeast of the front elevation of the Main Barn and Stables.



Image 5: View east of the front elevation of the Main Barn and Stables.



Image 6: View north of the front (left side) of the Main Barn and Stables.



Image 7: View northeast of the front (left side) of the Main Barn and Stables.



Image 8: View south of the front (right side) of the Main Barn and Stables.



Image 9: View southeast of the front (right side) of the Main Barn and Stables.



Image 10: View northwest of the rear of the Main Barn and Stables.



Image 11: View west of the rear of the Main Barn and Stables.



Image 12: View northeast of the southwest elevation of the Main Barn and Stables.



Image 13: View west of the south elevation of the Main Barn and Stables.



Image 14: View west of the south side of the rear elevation of the Main Barn and Stables.



Image 15: View northwest of the rear of the Main Barn and Stables.



Image 16: View west of the rear of the Main Barn and Stables.



Image 17: View north of the rear (north side) of the Main Barn and Stables.



Image 18: View north of the rear (north side) elevation of the Main Barn and Stables.



Image 19: View northwest of the north side elevation of the Main Barn and Stables.



Image 20: View southwest of the rear of the Main Barn and Stables.



Image 21: View southwest of the north side elevation.



Image 22: View northeast of the north and west elevations of the Main Barn and Stables.

Minor Stables



Image 23: View southeast of the north and west elevations of the Minor Stables.



Image 24: View east of the front (west) elevation.



Image 25: View northeast of the front (west) elevation.



Image 26: View northeast of the west side of the Minor Stables.



Image 27: View north of the west elevation of the Minor Stables.



Image 28: View east of the central door at the west elevation of the Minor Stables.



Image 29: View east of the south elevation of the Minor Stables.



Image 30: View north of the south elevation of the Minor Stables.



Image 31: View northwest of the roof at the south elevation of the Minor Stables.



Image 32: View northeast of the south elevation of the Minor Stables.



Image 33: View north of the south elevation, showing the covered walkway at the rear of the building.



Image 34: View northwest of the rear of the barn.



Image 35: View west of the rear (east) elevation.



Image 36: View southwest of the east elevation.



Image 37: View southwest of the entry door at the east elevation.



Image 38: View north of the interior walkway at the rear of the Stables.



Image 39: View north of the interior walkway at the rear of the Minor Stables.



Image 40: View south of the walkway at the rear of the Main Stables.



Image 41: View west of the north elevation of the Minor Stables.



Image 42: View west of the north elevation of the Minor Stables.



Image 44: View north of the roof at the northeast corner of the building.



Image 45: View west of the south elevation of the Minor Stables.



Image 46: View south showing the steeple on the roof.

Non-Historic Structures

Open Air Riding Arena



Image 47: View east of southwest elevation.



Image 48: View north of southwest and southeast elevation.



Image 49: View south of northwest and northeast elevations.



Image 50: View northwest of stonework patio space and outdoor cooking space at northeast elevation.

Ancillary Structures and Sheds



Image 51: View south of the corral north of the Minor Stables.



Image 52: View south of the corral east of the Main Barn and Stables.



Image 53: View south of the north elevation of the stalls and storage shed adjacent to the Minor Stables.



Image 54: View south of the north elevation of the stalls and storage shed adjacent to the Minor Stables.



Image 55: View west of east and south elevation of the stalls and storage shed adjacent to the Minor Stables.



Image 56: View east of the stalls at the northeast corner of the property.



Image 57: View southeast of the stalls at the northeast corner of the property.



Image 58: View east of the shed at the northeast corner of the property.

APPENDIX E

DPR FORM & PREVIOUS RECORDATION

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

PRIMARY RECORD

Primary #
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ **Reviewer** _____ **Date** _____
Resource Name or #: Winnett Ranch/Rancho San Vincente

P1. Other Identifier: Brookside Equestrian Center
***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** San Dimas **Date** 2021 **T** 2S ; **R** 9W ; _ ☐ **of** _ ☐ **of Sec** Unsectioned **B.M.**
- c. Address 800 Meadow Pass Road City Walnut Zip 91789
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420031.19mE/ 3765322.48mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited south of Meadow Pass Road, and located at Los Angeles County Assessor's Parcel Numbers (APN) 8709-093-001, 8709-093-002, 8709-093-003, towards the north end of the City of Walnut, California.

***P3a. Description:** The evaluated property consists of two historic-era buildings and several non-historic, ancillary structures. The buildings are sited on a large property, approximately 26 acres, located on the south side of Meadow Pass Road. The surrounding area is comprised primarily of low density single family homes, with large, low density commercial lots to the north and south. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP6) Commercial Bldg; HP33. Farm/ranch.
***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: View of southeast of the Main Barn & Stables.
***P6. Date Constructed/Age and Source:**
☒-Historic: 1935
***P7. Owner and Address:**
Spring Meadows Homes
***P8. Recorded by:**
Alexandrea Baker, M.C.P.
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** August 2023

***P10. Survey Type:** Historical Resource Assessment
***P11. Report Citation**: (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Analysis Report 800 Meadow Pass Road, Walnut, CA,* August 2023.
***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):

B1. Historic Name: Winnett Ranch/Rancho San Vincente
B2. Common Name: Brookside Equestrian Center
B3. Original Use: Farm/Ranch B4. Present Use: Commercial-Use
***B5. Architectural Style:** Barn (Monitor style barn and Dutch style barn)
***B6. Construction History:** Construction history is based on property building permits and historic and current aerial photography. The subject property was originally part of a much larger ranch property. The property was originally part of the Rancho La Puente Mexican Land Grant, before passing to the Sentous Family. At the time of their ownership, from approximately 1906, the property totaled roughly 3,500 acres. The land was run as a family farm, which grew hay and grain. The land was lost through foreclosure in 1935 and purchased by P.G. Winnett. At the time of his purchase, Winnett demolished all existing buildings on the property, except for the house built in 1890. He then constructed a 3,000 square-foot California style ranch house, house stables, and associated barns. He also added amenities such as barbeques and a swimming pool for use as a weekend ranch. By the 1950s, Winnett began selling sections of the land. By 1961, Winnett retained only 80 acres of the ranch, including the subject property, which included the ranch house, main barn and stables building, minor stables building, horse barn, and paddock area. The subject property was sold in 1983, and under new ownership, Winnett's ranch house, the horse barn, and associated features were demolished.
See Continuation Sheet for additional information and a list of property building permits.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** No related features.
B9a. Architect: Not Identified b. Builder: Not Identified.
***B10. Significance: Theme** N/A **Area** N/A **Period of Significance** N/A **Property Type** Commercial **Applicable Criteria** Local Register / CRHR Ineligible

The study area and subject property, 800 Meadow Pass Road, consists of Assessor's Parcel Numbers (APN) 8709-093-001, 8709-093-002, and 8709-093-003. There are two historic-era buildings within the subject property: the 1935 Main Barn and Stables, and the 1935 Minor Stables. Both buildings were renovated in the 1980s and 1990s. Several other structures were constructed on the property in the 1980s and 1990s, related to the property's use as an equestrian center. The property does not qualify for designation under the Local Register or the CRHR. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are the work of a notable architect, builder, or designer. The property has been significantly altered in the 1980s through the renovation and demolition of buildings. Further, the remaining historic-era structures represent a common building type. **See Continuation Sheet for additional information.**



B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for References
B13. Remarks: None
***B14. Evaluator:** Alexandrea Baker, M.C.P.
Urbana Preservation & Planning, LLC
***Date of Evaluation:** August 2023

(This space reserved for official comments)

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

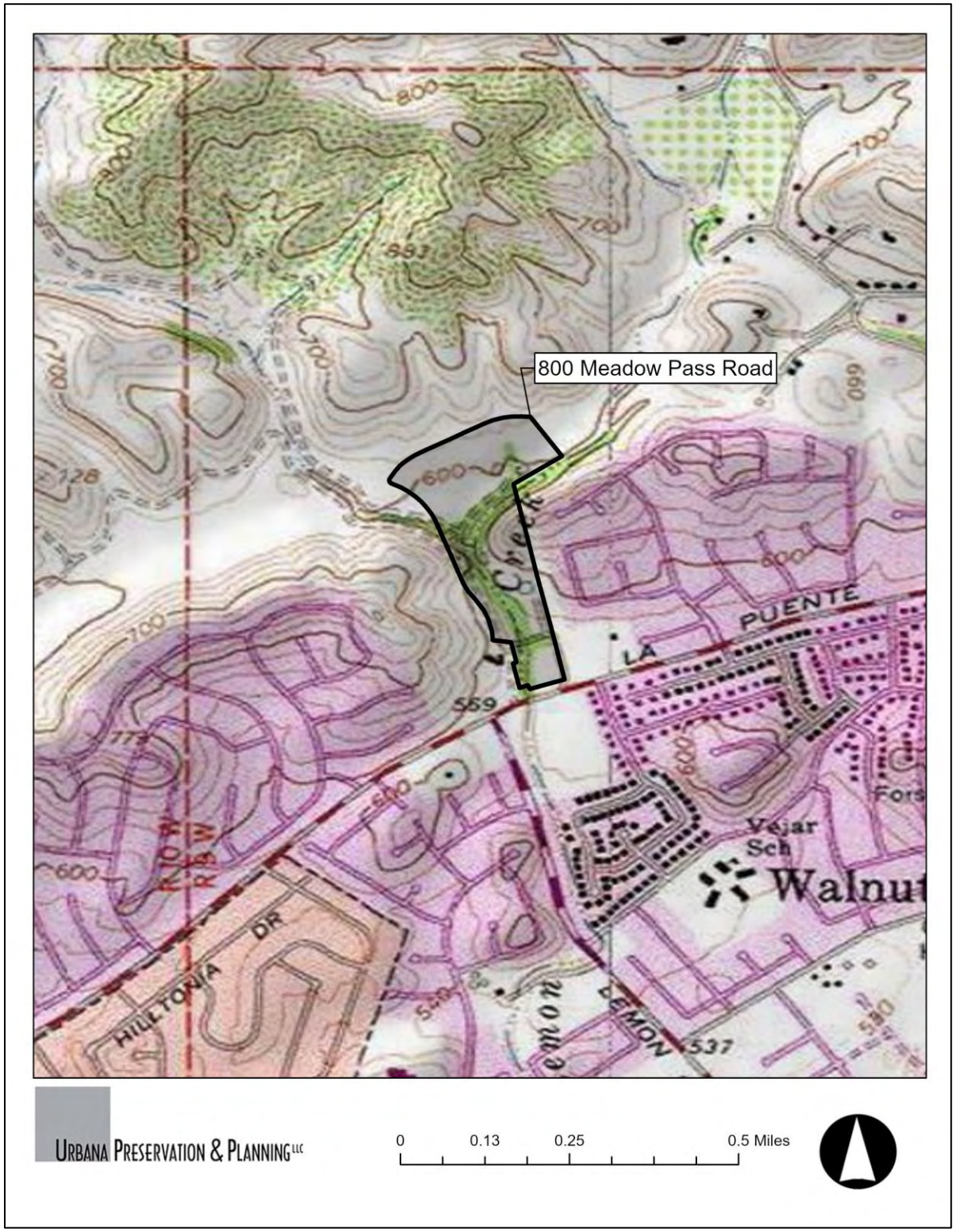
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

 *NRHP Status Code: 6Z

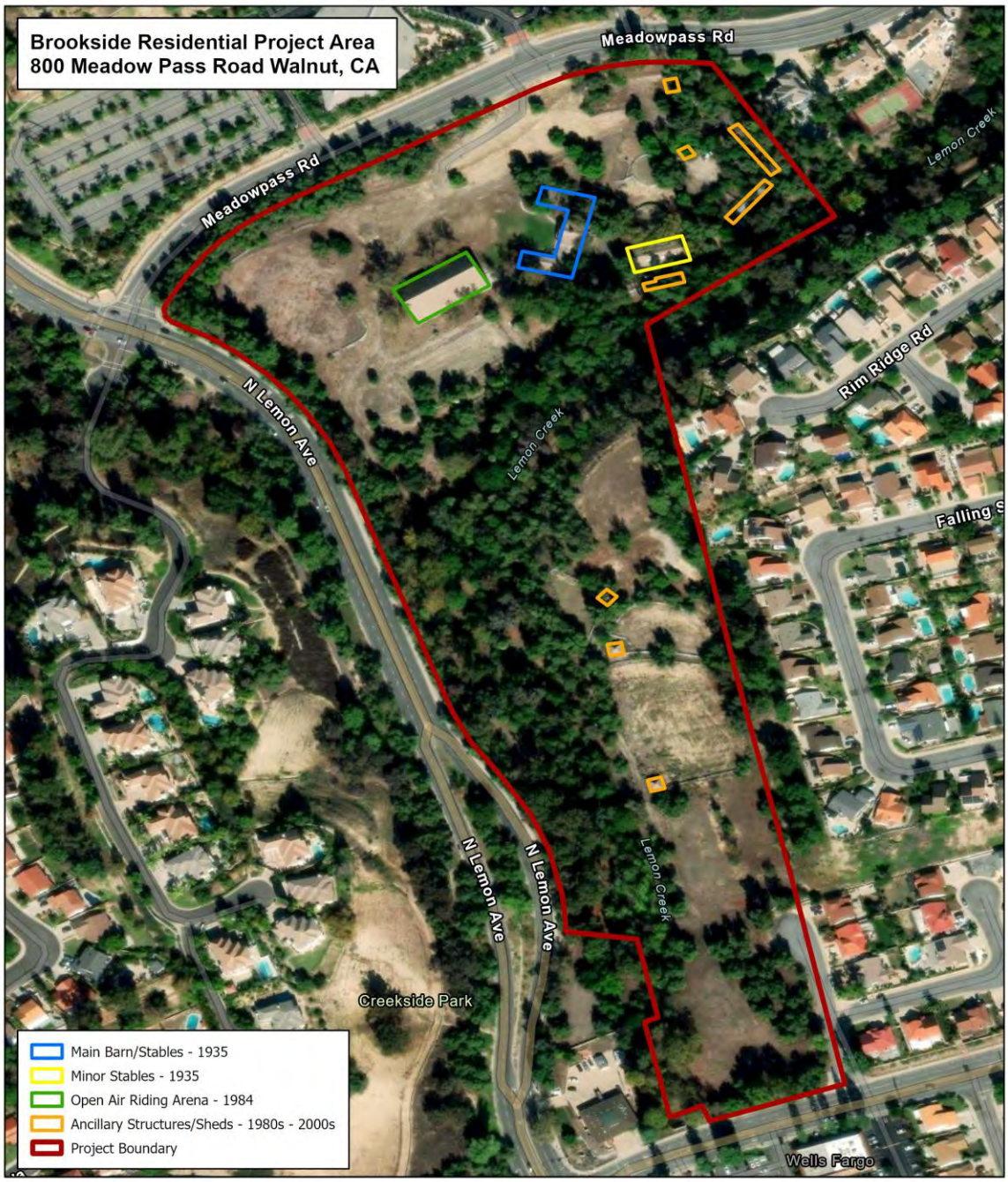
*Resource Name or # (Assigned by recorder) Winnett Ranch/Rancho San Vincente

*Map Name: San Dimas USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000



 *Required information

Site Plan


Brookside Residential Project Area
800 Meadow Pass Road Walnut, CA
Meadowpass Rd
Meadowpass Rd
Lemon Creek
N Lemon Ave
Lemon Creek
Rim Ridge Rd
Falling S
N Lemon Ave
N Lemon Ave
Lemon Creek
Creekside Park
Wells Fargo
Main Barn/Stables - 1935
Minor Stables - 1935
Open Air Riding Arena - 1984
Ancillary Structures/Sheds - 1980s - 2000s
Project Boundary
URBANA PRESERVATION & PLANNING LLC
0
0.04
0.07
0.14 Miles

P3a. Description (Continued from page 1)

800 Meadow Pass Road Current Description

The subject property consists of approximately 26 acres. The project area intersects Assessor's Parcel Number (APNs) 8709-093-001, 8709-093-002, and 8709-093-003. Research indicates that when P.G. Winnett took ownership of the property in 1935, he demolished the existing buildings and constructed new ones for his use of the property as a weekend ranch. The two existing historic-era buildings on the property each date to 1935, during the Winnett Ranch/Rancho San Vincente era. However, these buildings, the Main Barn and Stables and the Minor Stable, have had extensive alterations and repairs. The other buildings and structures on the property, including corrals, sheds, and riding arena date to the modern era (1980s and 1990s).

Main Barn and Stables Building
The Main Barn and Stables building is the main building on the property. The building is the first seen when entering the property from Meadow Pass Road. It is located northeast of the Open-Air Riding Arena and northwest of the Minor Stables. The Main Barn and Stables was originally built in the Monitor Barn style with extended wings for stables. It has a 'U' shaped form, with the barn at the center and the stables at the two wings. The center mass has two stories while the wings are one story. There is an open walkway through the center of the building. The main wing of the building, at the center, has a combination roof form, with a high-pitched front gable roofline at the front, with a lower pitched roofline behind and a small steeple roof at the center. The side wings of the building have a cross gable roof form, with minor variations in roof height. The roof is clad in shingles with a wide overhang, creating a covered walkway around the entire front elevation. The Main Barn and Stables has horizontal board siding at the first floor and vertical board siding at the second floor. A small portion of the front elevation at the first floor has a decorative stone façade.

At the front (northwest) elevation there is an overhanging balcony at the center. The balcony is surrounded by a narrow post railing. This elevation has a large arched window and door opening at the center; however, it has been boarded shut. There is a vinyl awning intersecting the opening. At the first floor, the covered walkway is supported by simple square posts. At the center mass, north of the center walkway, there are two large window openings at either side of a single door, each of which has been boarded shut. South of the center walkway, there is a large, square window opening and a small window opening; both are boarded shut. There are six stall opening doors at the northwest elevation of the front, and four stall openings at each wing (eight total: four at the southwest elevation and four at the northeast elevation). Each shed door is of wood construction with a Dutch style opening (divided horizontally to create two independently moving doors). The ends of each wing (northwest elevation) has vertical board siding, with one shed door, and one window opening with a metal bar covering; the door at the south wing has been boarded shut. The siding connects to the roofing in a curved arch. The center open walkway, leading from the front of the building to the rear, has been largely boarded shut. The openings on either side of the walkway have been boarded shut, though this appears to be reversable. The walkway has an exposed beam ceiling and a series of fixed lantern style lights on either side.

The northeast side elevation has a one-story form with horizontal board siding. There are five window openings at this elevation, with simple, diagonal board window shutters over each.

The southwest side elevation has four window openings with simple, diagonal board window shutters over each. There is one door at this elevation, with a wood stairway and small wood stoop leading to it.

The center mass of the rear elevation has a two-story form with a large balcony, with a narrow railing surrounding it. At the second floor there is a double door opening that has been partially boarded shut. A

vinyl awning extends over the top. The second floor has a vertical board siding. There are two small, arched windows at the second floor on either side of the balcony. These windows have been boarded shut. The balcony extends a moderate width over the entrance to the central walkway, that is supported by square beams. The first floor has horizontal board siding. The side wings of the rear elevation are one story. On each side of the center mass, there are two window openings and one door opening (four windows and two door total). The windows match the rest of the building, with diagonal board window coverings. The door at the south end is constructed of diagonal wood boards and has a series of wood steps and a landing. The door at the north side has been replaced with a simple board door.

Minor Stable Building
The Minor Stable building is located southeast of the Main Barn and Stables. The Minor Stable most closely resembles a Dutch Barn, though it has been altered with an extended roof that creates a covered walkway around the building. The Stable's design is built to match the Main Barn and Stables with similar white wood board siding, white and green doors diagonal wood panels. This building has a one story, rectangular plan with a Dutch gable roof, clad in shingles. There is a small steeple point at the center of the building. The roof has a open eaves and a wide overhang extending to create a wide covered walkway surrounding the building. The building is surrounded by simple posts and railings. The building has diagonal and horizontal wood board siding at the first-floor elevation and vertical board siding at the gable peak.

The front (west) elevation has an opening in the building's railing that leads to double barn doors at the center of the facade. The doors are wood with diagonal board panels and two over four window panes. There is a large ventilation roof vent at the center of the gable peak. The siding at the first-floor elevation is diagonal wood board, with the pattern extending outward on either side of the center door. The siding becomes horizontal board at the corners.

At the south side elevation there are five single Dutch doors. There are openings in the railing at each corner of the building and at the center of the side elevation. Portions of the railing at this elevation are covered with boards where there are four stalls connected to the other side of the railing. At the southeast corner there is a Dutch window.

At the rear (east) of the Minor Stables building there are two shed spaces that the roof splits and extends over. There is a walkway between the main building and between the shed places. There is a large ventilation grate at the gable peak. At the center of the rear elevation, there is a large double door, matching the one at the front elevation. These doors presumably lead to an interior center walkway with stalls on each side. This door has been boarded shut. There are four doors to the south exterior shed at the rear, and two doors to the north exterior shed at the rear. These doors are simple board doors, all boarded shut. There is a small, enclosed space behind the rear of the building, surrounded by a simple lattice wall.

The north side elevation has Dutch windows at the corners of the building and five Dutch doors. The wood board railing extends around this elevation; however, many of the boards are currently missing.

Non-Historic Structures
Detached Stable Shed (Trail Side)
There is a small, shed building immediately south of the Minor Stables. This is a non-historic building, built to match the Main Barn and Stables and Minor Stables, with vertical white wood siding, white wood posts, and green roof surround. The building has a one-story, long, rectangular form. The building has a side gable roof, with different roof heights. Half of the building has an extended roofline that creates a covered walkway, supported by square posts. There are seven single doors at the front (north) elevation; six are grouped together and one is separate with a curved vinyl awning above. Several of the doors have been boarded shut.

The side elevations are narrow, with no openings. The rear (south) elevation shows the concrete block foundation of the building, which connects to the concrete block wall at the rear of the building. This wall extends along the walking path trail that is behind the building. There are no window or door openings at the rear elevation.

Open Air Riding Arena

The non-historic Open Air Riding Arena is one of the largest structures on the property. The structure has a high-pitched gable roof, supported by thick wood posts. The building has no full walls and has open eaves. There is a low wood board railing surrounding it. At the east elevation, there is a stone patio area and cooking area. A simple gazebo is located southeast of the arena.

Sheds, Stalls, and Corrals

There are several non-historic small sheds, stalls, and corrals throughout the property. There are several simple white fenced corrals and riding spaces throughout the property. There are two circular corrals at the north end of the property, located east of the Main Barn/Stables. Several large, white fenced riding areas throughout the property. Several of these spaces are only partially fenced, likely due to deterioration.

At the northeast side of the property there is a series of open air covered stalls. The stalls are constructed with metal posts and corrugated roofing. They have wood and chicken wire fencing surrounding.

There are several small wood siding sheds, including one next to the open stalls. This shed has vertical wood siding, with a centered door with a vinyl awning above. The building has no windows, no other door openings, and a gable roof. A rustic storage shed is located at the north elevation of the property. The building has a natural wood siding with a corrugated metal roofing that extends over a covered open space. The shed has a simple wood gate door. The roof is supported by narrow metal poles, and has a metal railing at the sides.

B6. Construction History (Continued from page 2)

When the land was sold to the Santiago Corporation in 1983, it underwent extensive renovations and alterations in order to become the Brookside Equestrian Center. Based on historic aerial images, Winnett's Ranch House and Horse Barn were demolished between 1980 and 1985, likely during the renovation of the property as it became the Brookside Equestrian Center. Other alterations to the property included the construction of the covered riding arena, corrals and paddocks, and the flagpole in 1984. The covered Open Air Riding Arena is first seen in aerial images from 1985. In 1985, the old box stalls in both barns were removed and replaced with new structures. This involved the widening of the stable wings of the Main Barn and Stable building by 8 feet. The original roof cladding of the stable wings was removed and replaced with fire-retardant shingles. Landscaping of the equestrian center grounds occurred in 1987, with the installation of gravel roads, fencing, light fixtures, stone-faced retaining walls, and the dressage ring. In May 1994, a permit was obtained for the construction of pasture horse run-in sheds (3 sheds, 18' x 18'). The owner was Keith Walton; the contractor was not listed. At the same time, an electrical permit was obtained. Walton was listed as the owner; the contractor was not listed.

Between 1995 and 1996, the Main Barn and Stables underwent construction to convert the upstairs space of the Main Barn to a living space. Originally the upstairs of the barn would have been used as a hay loft. In July 1995, a permit was obtained to remodel the existing barn (the second floor of the Main Barn and Stables building) to a residential building. The permit lists the owners as Keith and Kathryn Walton. The architect was Environmental Concepts. In August 1995, an electrical permit was obtained by owners Keith and Kathryn Walton. The contractor was not listed. At the same time, a plumbing permit was obtained for the installation of 1 water closet, 1 bathtub, 2 lavatories, 1 sink, 1 dishwasher. The owners were listed as Keith and Kathryn Walton, and the contractor was not listed. A permit for the installation of an air conditioning unit was obtained at the same time. In November 1995, a permit for the construction of a steeple and skylight at the horse barn (Main Barn and Stables) was obtained. The listed owner was K. Walton and the contractor was not listed. In March 1996, a permit was obtained to remodel the existing upstairs of the Main Barn to accommodate baths, kitchen, and a bedroom. The owner was listed as K. Walton and the contractor was not listed. Part of the renovations included raising the roof height, creating additional interior space, though the original gable roof profile was preserved. The large window unit at the front elevation, comprised of French doors, matching sidelights, and a Syrian arched window unit with segmented lights was added to replace the original hay loft doors. The balconette at the front elevation was added at this time.

The Main Barn originally had a circular riding ring, approximately 75 feet, at the front of the building; this was removed by 1980. In 1996, paddocks with run-in sheds were constructed. In 2004, pole stalls and standing stalls for grooming and washing horses were installed.

The Minor Stables have been altered with the addition of a skylight, added in 1995. Private tack boxes and lockers were added to the length of the east end of the stable structure.

The Brookside Equestrian Center closed business in 2014. Since then, the property has not been operational. In person survey observations show that many of the windows and doors at the Main Barn and Stables, and Minor Stables have been boarded shut and that many of the lighting fixtures are no longer fully attached to the siding. In 2022, a permit was obtained for the demolition of the horse arena. The owner was listed as Spring Meadow Homes, LLC and the contractor was listed as American Integrated Resources.

Table 1. Permit History

Date	Permitted Work	Owner and Contractor
5/3/1994	Construction of pasture horse run-in sheds (3 sheds, 18' x18')	Owner: Keith Walton Contractor: Not Listed
5/3/1994	Electrical Permit	Owner: Keith Walton Contractor: Not Listed
7/28/1995	Remodel of existing tack shop to R3	Owner: Keith and Kathryn Walton Architect: Environmental Concepts
8/15/1995	Electrical Permit	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Plumbing Permit (1 water closets, 1 bathtub, 1 shower, 2 lavatories, 1 sink, 1 dishwasher)	Owner: Keith and Kathryn Walton Contractor: Not Listed
8/15/1995	Installation of air conditioning unit	Owner: Keith and Kathryn Walton Contractor: Not Listed
11/6/1995	Steeple/Skylight construction at Horse Barn	Owner: K. Walton Contractor: Not Listed
3/2/1996	Remodel Existing Upstairs of Barn to accommodate baths kitchen and bedroom (existing use as a horse barn)	Owner: K. Walton Contractor: Not Listed
2022	Hand wrecking horse arena, demolition of arena	Owner: Spring Meadows Homes, LLC Contractor: American Integrated Resources

B10. Significance (Continued from page 2)

Historical Overview of the City of Walnut

The City of Walnut is located in Los Angeles, situated in the greater Walnut Valley. The city spans approximately 9 square miles and is sited between the San Jose Hills to the north and the Puente Hills to the south. Walnut is located east and north of West Covina, north of Industry, west of Pomona, and south of unincorporated Los Angeles County.

The original inhabitants of the land were the Tongva Indigenous people of the Los Angeles Basin and Southern Channel Islands area, called the Gabrielino Indians by the Spaniards. The Spanish settled in the area in the early 1800s, introducing ranchos and agricultural development to the area. The first land grants in the Walnut area were the Rancho De San Jose, granted to Don Ricardo Vejar and Don Ygnacio Palomares; the Rancho De Los Nogales, granted to Jose De La Cruz Linares; and Rancho La Puente, granted to John Rowland and William Workman.[1]

Rancho De Nogales, in English, known as Ranch of the Walnut Trees, was named for the naturally growing black walnut trees. The land was granted to Linares from Mexican Governor Juan Alvardo in 1840. The land grant was 4,340 acres, which included a portion of what would become a portion of Walnut. In 1847, the rancho was acquired by Ricardo Vejar and became part of Rancho San Jose.[2]

Rancho La Puente, a land grant of 48,790.5 acres, was issued to Rowland and Workman in 1842. Rowland and Workman divided Rancho La Puente in 1868, with Rowland taking the eastern half and Workman taking the western half. Rowland's land included what would become the western portion of Walnut and was used for raising cattle and growing wheat, grapes, and fruit trees.[3] The W.R. Rowland Adobe Ranch House, at 130 Avenida Alipaz, is the oldest building in Walnut. It belonged to the owner of Rowland Ranch, constructed of thick adobe walls, heavy wide doors, wood shingled roof, and dirt floors.[4]

The area's first U.S. post office, named Lemon, was established in 1895. The name of the post office was changed to Walnut in 1908, in reference to Rancho De Nogales (Ranch of the Walnut Trees).[5] In the early 1900s, the area was largely rural, with family farms throughout the hilly region. Early families in Walnut included the Bourdet, Sentous, Carrey, and Griegorian families.[6] Local farmers raised cattle and grew wheat, grain, oranges, lemons, and walnut trees. The Griegorian family had migrated from Armenia and were known for their hog farm, located on 2,000 acres in Walnut.[7]

In 1867, the first school district in the area was established in Spadra, with a one-story school building. A second school building was built on Water Street (now Fairway Drive) in 1869. The school was built to accommodate 30 children of local ranchers and farmers. In 1907, the original school was transformed to a two-story building to fulfill the need for more classrooms, and became Walnut School.[8] The Mt. San Antonio College in eastern Walnut was started as a mental hospital in 1917. It later became Lanternman Hospital for the developmentally disabled. In the 1940s, it became a Navy and Army hospital, before becoming a college post World War II.[9]

The City of Walnut was incorporated in 1959, in order to prevent annexation from West Covina and the City of Industry. At the time of incorporation, the population had not yet reached 1,000, and had a budget of $10,000.[10] A city council was established at the time of incorporation, with five members. A planning commission of seven members was then appointed, as well as a city manager, treasurer, and deputy city clerk. Pete Bourdet was elected as the first mayor.[11]

In the late 1970s the City Council fought against outside developers and prevented denser development.[12] The city was mostly undeveloped until the late 1980s, in large part due to the area's hilly landscape and the measures put in place by the City Council. Beginning in the late 1980s, development in the area began in earnest, with the construction of commercial areas and housing tracts. The population reached 30,000, the City's peak allowed population density, in the early 1990s. The population has been roughly consistent since the 1990s.[13]

History of American Barn Architecture

The subject property features two historic-era barns/stables. Barns and stables are common features in the American landscape and are often built for functionality. There are several identifiable styles of barn, each originally constructed to meet a specific function. The barns on the subject property were originally built in the Dutch and Monitor style of barn, though they have been modified over the years. Barn architecture takes on a wide variety of forms, though there are several historic styles that have survived the test of time and can still be seen today. Occurring mostly in rural areas, barns can be found throughout the country since European occupation. Barns and stables can and have been built in a wide variety of forms and materials. The construction of these structures has changed over the years to suit the needs and trends of modern farming.

The oldest barns in the country follow a European design, brought to America with the first settlers. These English-style barns were built from the 1600s through the 1800s, and included stables and sleeping quarters. They had a large, open central floor for wheat threshing, and on either side of the floor were small stabling areas for the family horse and hay storage. The first American farmers were primarily focused on grain production. Therefore, the English style barn was designed with the largest area of space dedicated to threshing, built with few to no windows, and only a single door on the long side of the barn. It was not until the 1800s that windows in barns became common, as the connection between light and healthy farm animals was not widely known until that time. These early barns were often altered and improved upon over generations; these early American farmers were not often carpenters by trade and a barn's form was limited by their skill level.

By the mid-1800s, the English style barn began to adapt to the changing nature of agriculture in the United States. The first major change was the addition of basements. Farmers began buildings barns on hillsides to allow for full basements with lower-level ground access on one side, while the uphill side allowed upper-level access to the first floor. This style was called a bank barn, and was designed to increase efficiency during harvest time. A hay wagon could be driven into the central bay on the upper level and unloaded without the need for an elevator. As basements became more common, they were used as a place to let manure turn to compost, or for housing for animals. While bank barns were more efficient, they often held moisture, leading to rot in the beams and trapping the odors of compost. To combat these issues, farmers began adding cupolas, windows, and other ventilation systems. In addition to improving ventilation, these improvements led to improved livestock health.

In New England, barns were adapted into larger, timber-framed structures with large sliding doors on either of the gable ends, with large areas for livestock on either side of a central hallway. These New England, or Yankee, barns featured overhead lofts which allowed for convenient hay storage. Basements were a common feature in New England barns, built in the bank barn style. These New England style barns allowed for more cattle to be housed, and were representative of shifting agricultural trends. By the late 1800s, agricultural demand had shifted to a priority on cattle, as the demand for fresh dairy and beef increased.

Other parts of the country similarly began altering the traditional barn design as demand shifted. The Pennsylvania Dutch began constructing barns with longer, lower roofs and gable end doors. As cattle farming

became the norm, the roofs were heightened, and sometimes rounded, to allow for more hay storage. Folk art symbols were often painted on barn walls.

Settlers that moved west in the 1800s began building Prairie, or Western, barns. These were built to accommodate more cattle and other livestock, and hay to feed them. They were built with high, steep roofs that allowed for plenty of storage space and a central hallway.

The Crib Barn was developed by German settlers, and was mostly used to store corn. This type of barn was common in the Appalachian region. They had a simple form, constructed of rough, round logs, and no closing doors. In the Deep South region, barns were often constructed with an open form for good ventilation, with no stalls and with racks for hanging tobacco. In Maine, the Madawaska twin barn was common; this type of structure was built of two barns joined together in the middle to form an "H". In New England, where winters were especially harsh, it became common for barns to be constructed with all necessary outbuildings connected. This often included the house, barn, woodshed, chicken coop, garden shed, and workshop. These "connected barns" allowed farmers to complete all tasks without going outside. However, this style of construction fell out of favor due to poor sanitation and due to the risk of fire destroying all connected buildings.

Round barns had been constructed intermittently since the late 1700s. In the early 1900s, the Shakers embraced the style. The round barn style featured cattle stalls at the ground floor, livestock facing inward, and the ability to drop hay into a central feeder from haylofts above. Walkways on both floors allowed for easy maintenance and milking. While the style was efficient, it never gained popularity due to the perceived higher construction costs.

In the 1900s, barns and cattle operations grew in size. Sanitation and the health of livestock became a focus in barn construction. It became common to build barns with cupolas, windows, and wider doors for increased ventilation. Concrete floors, rather than wood or dirt, became more common; concrete was easier to clean, and was less expensive and easier to install than wood. It became common to construct separate outbuildings for specific tasks, allowing more space for livestock and improved sanitation. Granaries, ice houses, milk houses, and hay barns became to be constructed on the property as separate structures.

By the early 1900s, America saw an increase in dairy farm operations. Silos were built to store grain, and barns were built with inexpensive, lightweight vinyl siding, which replaced heavy and costly wooden clapboards. Barns were constructed with large gambrel roofs, and with cupolas and dormer windows for increased airflow. Windows were added along the ground level sides, and barns continued to be built into the hillside in the bank style.[14]

As farming practices continued to improve and specialize, barns began to take on greater diversity. Improved technology and materials allowed for barns to be built for specific functions. Pole Barns are common modern barns. This style of barn features structural and load bearing poles or beams driven deep into the ground to support the roof, walls, and subsequent construction. These barns have no load bearing wall and no need for an underlying foundation. This building technique was developed in the 1930s, and is a simpler, quicker, and less expensive method of barn construction.[15]

American barns are still a common sight throughout the country. In general, there are nine recognizable American barn styles, though many variations exist depending on the region and function.[16] These nine types are:

1. Dutch Barn
    - Steep Pitch, low hanging roof
    - Date to the late 18th century
    - Broad gable roof, with steep pitch and low hanging roof form
    - Foundation built with H-shaped beams to withstand harsh elements
    - Spacious center aisle flanked by side aisles dedicated to animal shelter or feed storage
    - Few openings
    - Dutch doors

2. English A-Fame Gabled Barn
    - Minimalistic and practical
    - Typically 30 to 40 feet in size
    - A-frame/gable roof (practical for rain and snowfall)
    - Also known as Yankee, Three-Bay, or Connecticut
    - Doors located along the longest wall

3. Bank Barn
    - Built into hillside
    - Access to upper levels and basement
    - Gained popularity as dairy farming increased (basements provided cool storage for milk)
    - No standard roof form

4. Gambrel Roofed Barn
    - Features a double pitch, gambrel roof, built to provide more storage in the second-floor barn lofts
    - The roof style was borrowed from colonial homes in the late 18th centuries

5. Monitor Barn
    - Raised roof above the central aisle which helps air circulate
    - Common for livestock barns
    - Raised center roof often functions as a loft for storing feed

6. Corn Crib Barn
    - Primarily used to store corn
    - Built to allow air to circulate and dry out the harvested corn.
    - The double-crib barn, with two corn cribs side by side with an alley between, is the more popular variation

7. Peaked Prairie Barn/Western Barn
    - Feature short walls capped by tall gable roofs
    - Steep roof form above the hayloft door or window with plenty of storage space
    - Central hallway

8. Circular/Round Barn
    - Circular, octagonal, or 16-sided forms
    - Organized feeding around outer ring

9. Pole Barn
    - Features structural and load-bearing poles with no load bearing walls

- No need for an underlying foundation
- Developed in the 1930s
- Originally constructed with recycled telephone poles

Property Ownership History
The property has undergone three main eras of ownership: 1. Rancho La Puente/ Sentous Family Ranch, 2. Percy G. Winnett and Rancho San Vincente, 3. Brookside Equestrian Center.

1. Rancho La Puente/ Sentous Family Ranch
Rancho La Puente was established and operated by Mission San Gabriel in 1771. The rancho was named for the bridge (*puente*) built over San Jose Creek. After Mexico won independence from Spain, the mission lands were redistributed under the Secularization Act of 1833. In 1842, 17,740 acres of Rancho La Puente was granted to John Roland by Mexican Governor Juan Alvarado for $1,000.[17] The land holding increased to 48,790 acres in 1845, as Governor Pio Pico awarded the land to John A. Rowland and William Workman as co-owners. At almost 49,000 acres, Rancho La Puente was one of the largest Mexican land grants in California.

Rowland and Workman began working together in 1823, working in the fur trade. The pair lived in New Mexico, and worked for the American Fur Company, owned by John Jacob Astor.[18] In 1841, Workman, Rowland, and 25 other families made the trip to move to Alta, California.[19] Workman and Rowland's land grant request resulted in acquisition of Rancho La Puente.

Following the entrance of California into the Union, the Rancho La Puente land grants underwent intense scrutiny. Workman and Rowland sent several years in federal court in order to obtain the U.S. patents for the land. The pair were finally awarded the patents in 1867. They decided to equally divide the Rancho land in 1868, with Rowland taking possession of the northern and eastern part of the parcel, and Workman taking the western and central portion. Rowland's land was a part of the unincorporated Los Angeles County. This region would officially become the cities of Walnut and La Puente in 1959. Rowland's descendants sold the land to the Sentous family.[20]

The Sentous Family's land holding was approximately 3,500 acres when it was divided by the three Sentous brothers in 1906. Exupere Sentous gained the portion of the land that would become the subject property.[21] After Exupere Sentous died, the ranch was left to his wife Anna and his four children, Alvin, Frank, Zoe, and Antonette. The 1930s census showed the family was still occupying the land, as well as Zoe's husband Adrian Casartbon.[22] The land was used as a hay and grain farm, and remained in the Sentous family, until 1935 when it was lost through foreclosure. [23]

2. Percy G. Winnett and Rancho San Vincente
Percy G. (P.G.) Winnett was born in Winnipeg, Canada in 1881, and moved with family to Los Angeles, California in 1896. His father and uncle established Winnett's Furniture Store in the business center of Los Angeles in 1897. By 1898, Winnett began working for Arthur Lett at the Broadway Department Store on Rampart Street in Los Angeles.[24] It was there that Winnett met and formed a business relationship with John G. Bullock, also native to Canada.

Bullock would go on to take over management of Lett's Broadway Department Store, before opening his own flagship store. In 1906, Winnett was working as Bullock's first assistant at the 7-story Bullock's Department Store at the corner of Broadway and 7th Avenue in downtown Los Angeles.[25] Winnett quickly rose the ranks of leadership within Bullock's Department Store. In 1910, he became the chief buyer, and by 1918, he was

serving as the Vice-President and Manager of the store. By then he was living in Santa Monica with his wife, son, and two daughters.[26]

The rapid growth of Los Angeles in the 1910s and 1920s led to the construction of a new Bullock's Department Store on Wilshire Boulevard. By 1927, Winnett had been made General Manager of the Bullock's organization, and as such, Bullock gave him free reign in designing the new store. The Wilshire Boulevard store opened in September 1929 and was an immediate success, with the *Los Angeles Times* saying: "these two men, Mr. Bullock and Mr. Winnett, are idealists, artists, even poets, first, and business men afterword."[27]

The Bullock's Department Store became the leading department store in Los Angeles in the 1930s, despite the hardships of the Great Depression. John Bullock passed away in 1933, and Winnett became the president of Bullock's Incorporated at 52 years old. The corporation included the Bullock's Downtown store, Bullock's Wilshire store, a Bullock's branch store in Palm Springs, and branch stores in Europe.[28] Winnett's success allowed him to purchase the subject property in 1935. He purchased approximately 2,000 acres of the Sentous family land, converting it to a private, small-scale, horse breeding and training facility. The two 1935 barns date to this era.[29]

Winnett named his horse farm Rancho San Vincente, possibly in reference to his primary residence on San Vincente Boulevard in Santa Monica, though it has historically been referred to as Winnett's Ranch.[30] Winnett demolished all buildings on the property, except for the house built in 1890.[31] He would construct a 3,000 square-foot California style ranch house, horse stables, and associated barns, and would use the property as a weekend getaway. Winnett hired Jack Fox, an English horseman, to buy and sell, breed and train thoroughbred horses for steeple chasing, fox hunting, and show jumping.[32] Winnett's horses were presented at the horse shows at the Riviera Country Club and in the San Fernando Valley in 1938, and they competed at the Los Angeles County Fair horse show in 1940. It was reported in 1942 that there were 20 horses at Rancho San Vincente.[33]

By the 1950s, Winnett began selling sections of his land; he was over 75 years old at the time. In 1958, much of the property was sold to Home Savings & Loan Association. By 1974, Home Savings & Loan owned a portion of the property, but had sold most to Umark Corporation, who subsequently sold parcels to homebuilders.[34] In 1961, Winnett sold most of his land to Barry J. Richards, partner of Richards Construction Company, for over $2.6 million. Winnett retained 80 acres of the ranch, including the subject property, which included a ranch house, stables, and paddock areas.[35]

Winnett passed away in July 1968; at the time his estate was valued over $20 million. He bequeathed the remaining 80-acres of his Walnut ranch in equal shares to Occidental College, Claremont Men's College, and California Institute of Technology to be used to fund student scholarships.[36] Before his death, Winnett had been a trustee of the California Institute of Technology and Claremont Men's College, and had been given an honorary Doctor of Law degree from Occidental College.[37]

In 1974, the City of Walnut considered building a new City Hall, and then a youth center on the property.[38] However, the City was reluctant to purchase the property and instead sought to rent. This request was denied by the property owners who worried renting the property to the city would dimmish the profits of a future sale.[39] For over a decade, the colleges rented out the ranch's stalls and barns to local horse owners and trainers. Approximately 26 acres, the subject property, was sold in 1983 to Santiago Corporation of Tustin, California. This sale included Winnett's ranch house, horse barn, and associated features, which were subsequently demolished as the land was developed.[40]

3. Brookside Equestrian Center

The Brookside Equestrian Center was established under the ownership of the Santiago Corporation, who had purchased the property in 1983.[41] In anticipation of and following the opening of the Center in 1986 a substantial amount of money was spent to landscape and repair the property, and to construct a number of features. The Main Barn and Stables and the Minor Barn constructed under Winnett's ownership were altered in 1985 and 1995 to better serve the modern equestrian center. A covered riding arena, corrals, paddocks, and stalls were also subsequently constructed.

In 2001, the Brookside facilities were available to rent as a filming location, and was used as the training site for an Olympic rider.[42] By 2007, Brookside Equestrian had become the largest importer and trainer of Lusitano dressage horses on the West Coast, partnering with Oliveira Dressage. The center also offered training, boarding, and special events.[43] The property was sold in 2013 and the center officially closed August 1, 2014. [44]

Table 2. Property Ownership History

Date	Owner	Source
1845-1868	John A. Rowland and William Workman (Rancho La Puente)	Kielbasa, John. Historic Adobes of Los Angeles County
1868-1906 (approx.)	John A. Rowland/Rowland Family (Rancho La Puente)	Kielbasa, John. Historic Adobes of Los Angeles County
1906-1935	Exupere Sentous	The Los Angeles Times, May 26, 1974.
1935-1968	Percy G. Winnett	Los Angeles Times, "Future of Walnut's 'Greatest Resource' Cloudy", May 26, 1974.
1968-1983	Occidental College, Claremont Men's College, and California Institute of Technology	Los Angeles Times, "Colleges and Hospitals Among Beneficiaries of Winnett Estate", July 27, 1968.
1983-2013	Santiago Corporation/Keith & Kathryn Walton (Brookside Equestrian Center)	Kielbasa, John. Historic Adobes of Los Angeles County
2013-Present	Spring Meadows Homes, LLC	City of Walnut Permits

B10. Significance (Continued from page 2):

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.
CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Local Criterion 1: It exemplifies or reflects elements of the City's history, heritage or culture.
NRHP Criterion A and CRHR Criterion 1 are equivalent to Local Criterion 1. The property was originally part of the Rancho La Puente, which at its peak was 48,790 acres. The modern era of the subject property began with the Sentous Family who owned approximately 3,500 acres of land at the beginning of the twentieth century. The family's land holding was divided by the three Sentous brothers. Exupere Sentous owned and operated a family ranch on the subject property and surrounding area. The family grew hay and grain as was typical in the region; the area at the time was relatively undeveloped, sparsely populated by family farms. The family of Exupere Sentous sold the subject property to P.G. Winnett in 1935. Winnett altered the property for use as a horse breeding and training facility, and as a weekend ranch. The property was used for this purpose until the 1980s when it became the Brookside Equestrian Center. The property continued to operate as an equestrian facility. The two historic-era buildings on the property are related to this period: the Main Barn and Stables, and the Minor Stables. The property is not considered to have made a significant contribution to local, state, or national history. It's uses as a family farm and, later, equestrian center do not represent a significant element of history or culture heritage. Therefore, the property is not considered eligible under NRHP Criterion A, CRHR Criterion 1, or Local Criterion 1.

NRHP Criterion B: That are associated with the lives of persons significant in our past.
CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.
Local Criterion 2: It is identified with persons or events significant in local, state, or national history.
NRHP Criterion B, CRHR Criterion 2, and Local Criterion 2 are equivalent as they relate to association with the lives of persons or groups significant in local, state, or national history. The subject property is most closely related to P.G. Winnett. Winnett was notable for his leadership within the Bullock's Department Store and the larger Bullock's Incorporated. He rose from an entry position within the company to become the President of Bullock's Incorporated after the death of John Bullock in 1933. The Bullock's Department Store was among the most successful stores in Los Angeles, and Winnett operated in a leadership role in the company for most of his career. However, while Winnett played an important role in the development of the Bullock's stores and in Los Angeles, the subject property would not be the property most closely associated with his life. Winnett used the subject property as a weekend retreat – it was not his primary residence, and further his work would be more closely related to properties related to the Bullock's company. As such, the subject property is not eligible under NRHP Criterion B/CRHR Criterion 2/Local Criterion 2.

NRHP Criterion C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction.
CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.
Local Criterion 3: It is representative of the work of a notable builder, designer, architect, or artist.
Local Criterion 4: It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
NRHP Criterion C and CRHR Criterion 3 are equivalent to Local Criterion 3 and 4, and relate to the architecture and architect of the subject property. The subject property includes two historic-era buildings, the Main Barn and Stables and the Minor Stables. The Main Barn and Stables building was constructed in a modified Monitor Barn style; the building has a U shape, and the second story hay loft has been converted to a living space. The Minor Stable building is a modified Dutch Barn; the building has been altered with an extended roof that creates a covered walkway. Each building was constructed in 1935 when Winnett retrofitted the property to a weekend horse ranch. The architect of the buildings is unknown. When constructed, the buildings would have been typical of equestrian barns and stables of the period. However, in recent decades the historic buildings have been altered to better serve the property as a modern-era commercial equestrian center. The stable wings of the Main Barn and Stables have been significantly widened by approximately 8 feet to accommodate a covered corridor and individual tack boxes. The building was significantly altered

in 1995 when the second floor of the Main Barn and Stables was altered from a hay loft and barn to a residential space. The interior was altered into an apartment space, and the exterior was altered with the addition of balconies, a new roof form, and large double doors. The buildings date to the 1930s when they were built as part of the much larger Winnett Ranch. The acreage of the property was significantly reduced when sold in the 1980s, and many of the original Winnett-era buildings, including the main Ranch House, were lost in the subsequent renovation. The subject property as seen now is not an accurate representation of the Winnett-era Ranch. When built in the 1930s the Main Barn and Stable, and the Minor Stable buildings were typical examples of barns and stables. In recent decades they have been significantly altered from their original form. As such, they are not eligible under NRHP Criterion C, CRHR Criterion 3, Local Criterion 3 or 4.

NRHP Criterion D/CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.
Local Criterion 5: It is a noteworthy example of the use of indigenous materials or craftsmanship.
The focus of this report is to determine whether existing buildings and structures on the site meet the definition of a historical resource. These three criteria relate to archeology and the potential for buried archaeological deposits. Research and analysis of the existing structures on the subject property has not yielded information important in prehistory, and does not represent the use of indigenous materials or craftsmanship. The property is not recommended eligible under NRHP Criterion D/CRHR Criterion 4/Local Criterion 5.

Local Criterion 6: It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
The subject property includes two historic era buildings. Both buildings are related to the use as an equestrian center. They are considered typical barn and stable structures, and do not represent a significant structural, engineering, or architectural achievement or innovation. Therefore, the subject property is not considered eligible under Criterion 6.

Local Criterion 7: It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
The subject property has existed in its current form since 1985. It no longer represents the property as it would have existed prior to this iteration. The subject property is located in a low density area of the city; it has been open to the public with access from the Lemon Creek trail system, however, it is not a public park. There are no unique characteristics of the property that would warrant significance under Local Criterion 7. Therefore, it is not considered eligible under Local Criterion 7.

Local Criterion 8: It is one of the few remaining examples in the City, region, state or nation possessing distinguishing characteristics of an architectural or historical type of specimen.
The subject property is typical of modern equestrian centers. It has been updated an renovated to compete with current standards for equestrian centers. There are several equestrian centers throughout Los Angeles County; the subject property is not a rare example of the property type. As such, it is not eligible under Local Criterion 8.

Integrity
Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the NRHP, CRHP, or Local Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Urbana has found the 800 Meadow Pass Road property not individually eligible for designation, and is not eligible under any criteria. Further integrity analysis of the subject property is not merited.

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APPENDIX H
Historic Resources Assessment

HISTORIC RESOURCE ASSESSMENT REPORT

Of

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I. INTRODUCTION

A. PROJECT DESCRIPTION

This assessment report documents and evaluates the federal and state significance and eligibility of a 25.8-acre site located at the address of 800 Meadow Pass Road, Walnut, Los Angeles County, California, for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The City of Walnut (City) has just completed the process of adopting a Historic Preservation Ordinance (Ordinance No. 15-02, February 11, 2015) with criteria for evaluating the significance of local resources. Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property.

The Brookside Equestrian Center property (Property) is comprised of approximately 25.8 acres within the southwest portion of the City. Regionally, the project site is less than one half mile east of the City of West Covina boundary, approximately 0.8 mile north of the City of Diamond Bar boundary, and approximately 2.5 miles southwest of the City of Pomona boundary. (Figure 1) Locally, the project site is located north of La Puente Road, south of Meadow Pass Road, east of North Lemon Avenue, and west of Broken Lance Road. The address associated with the project site is 800 Meadow Pass Road, but has also been historically associated with the address of 545 San Vicente Road. (Figure 2) The project site is surrounded by densely developed residential tracts.

The Brookside Specific Plan area is comprised of three legal parcels, and is currently occupied by the Brookside Equestrian Center. On-site topography consists of sloping topography primarily associated with the heavily incised Lemon Creek, which flows south through the central portion of the subject site. The site consists of various equestrian-related structures including two horse barns with stables, fenced riding rings, maintenance storage facilities, feed sheds, and a covered riding arena. (Figure 3) Additional land uses include a trail riding network, improved and unimproved (gravel) roads, parking facilities, large irrigated lawns, horse paddocks, and vacant undeveloped land. An existing rock-faced concrete-arch bridge with unimproved road top crosses Lemon Creek joining the north and south portions of the site.

The majority of the existing structures are located within the northern portion of the Plan area with the exception of two “turn-out” sheds and associated fenced paddocks located within the southern portion of the Plan area. Two roadways exist on-site. An unimproved road enters the subject site along the northern boundary from Meadow Pass Road and traverses south through the site transitioning into a riding trail. San Vicente Road, an improved road and historic access road to the ranch, borders the southeastern boundary of the subject site proceeding in a north to south direction and provides access to adjoining residential properties.

Additionally, a network of riding trails exists on-site. The unimproved (dirt) riding trails also provide access for maintenance vehicles.

The proposed Specific Plan land use will include the development of 46 detached single-family residential units in two planning areas separated by Lemon Creek. The proposed gross residential density will be 1.78 DU/acre. The residential units will be located along a private neighborhood street system with access via a gated entry on Meadow Pass Road. In addition to the residential development, the Specific Plan land use will include 8.2 acres of open space including a private recreation center. The purpose of the Brookside Specific Plan is to adopt a comprehensive land use plan for low-density single family residential units within the project boundaries.

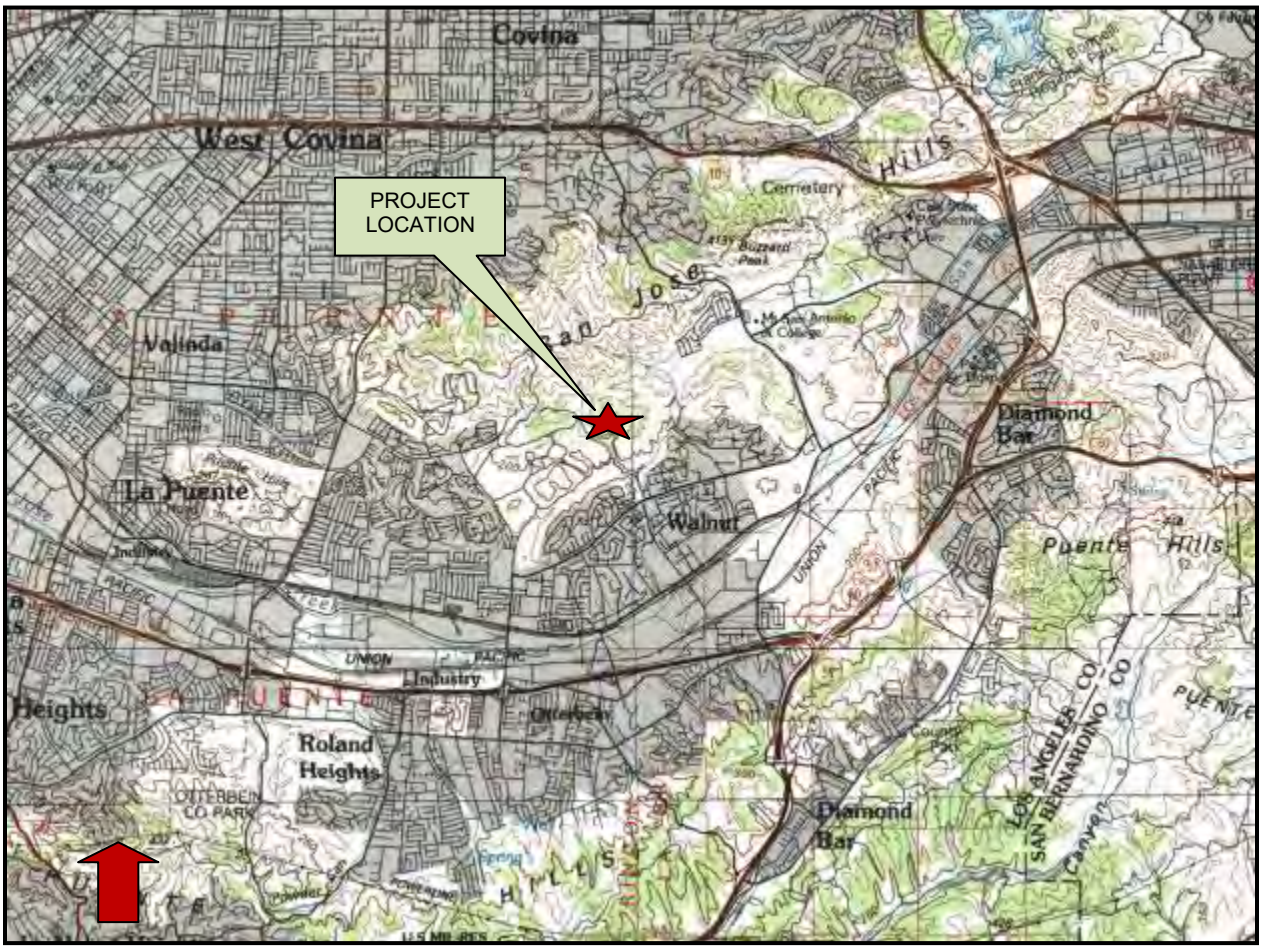


Figure 1: Regional Project Location
U.S.G.S. San Bernardino Quad Map, 1:100,000

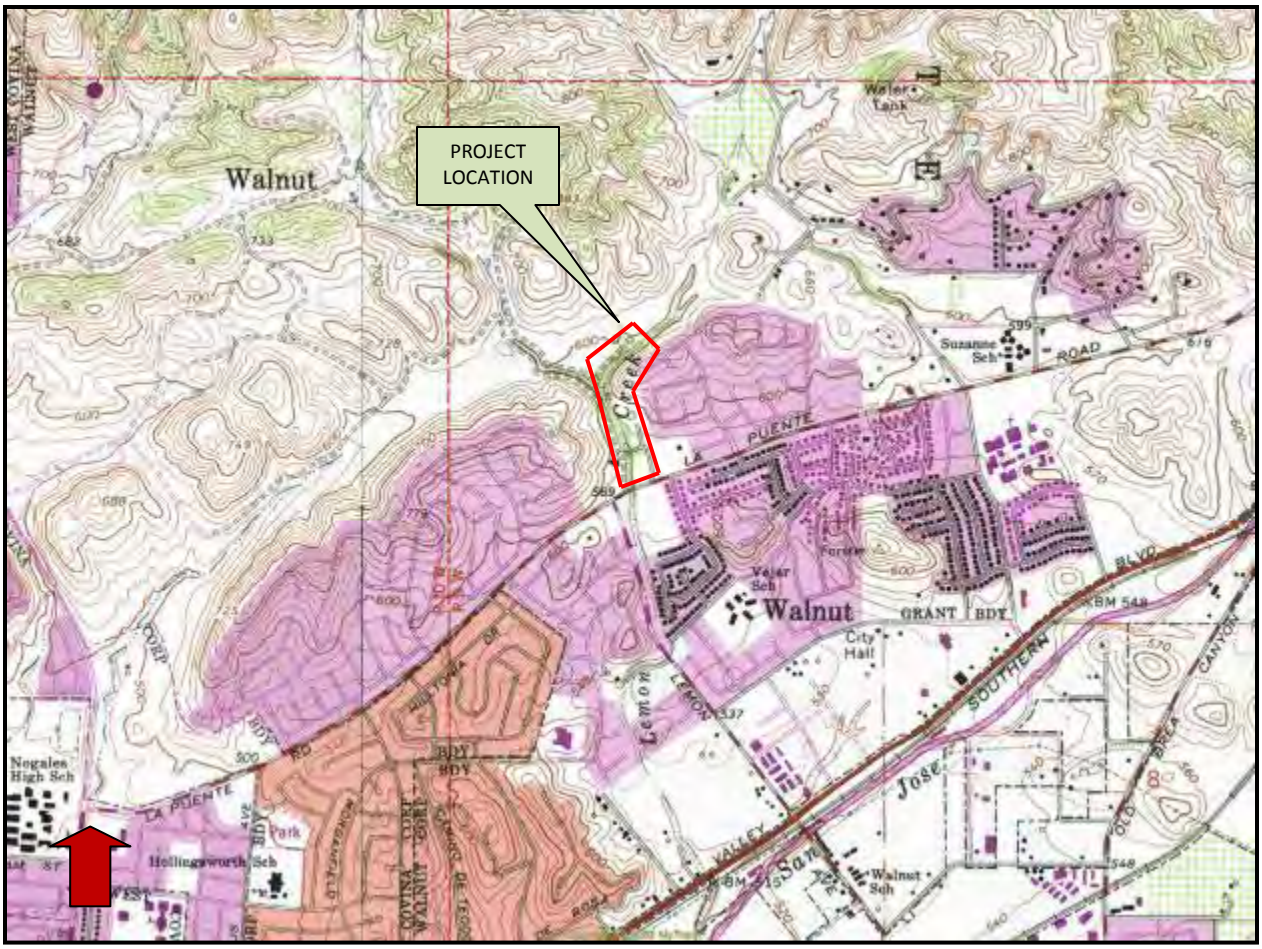


Figure 2: Project Location with approximate boundary
(U.S.G.S. San Dimas Quad Map, 1:24,000)

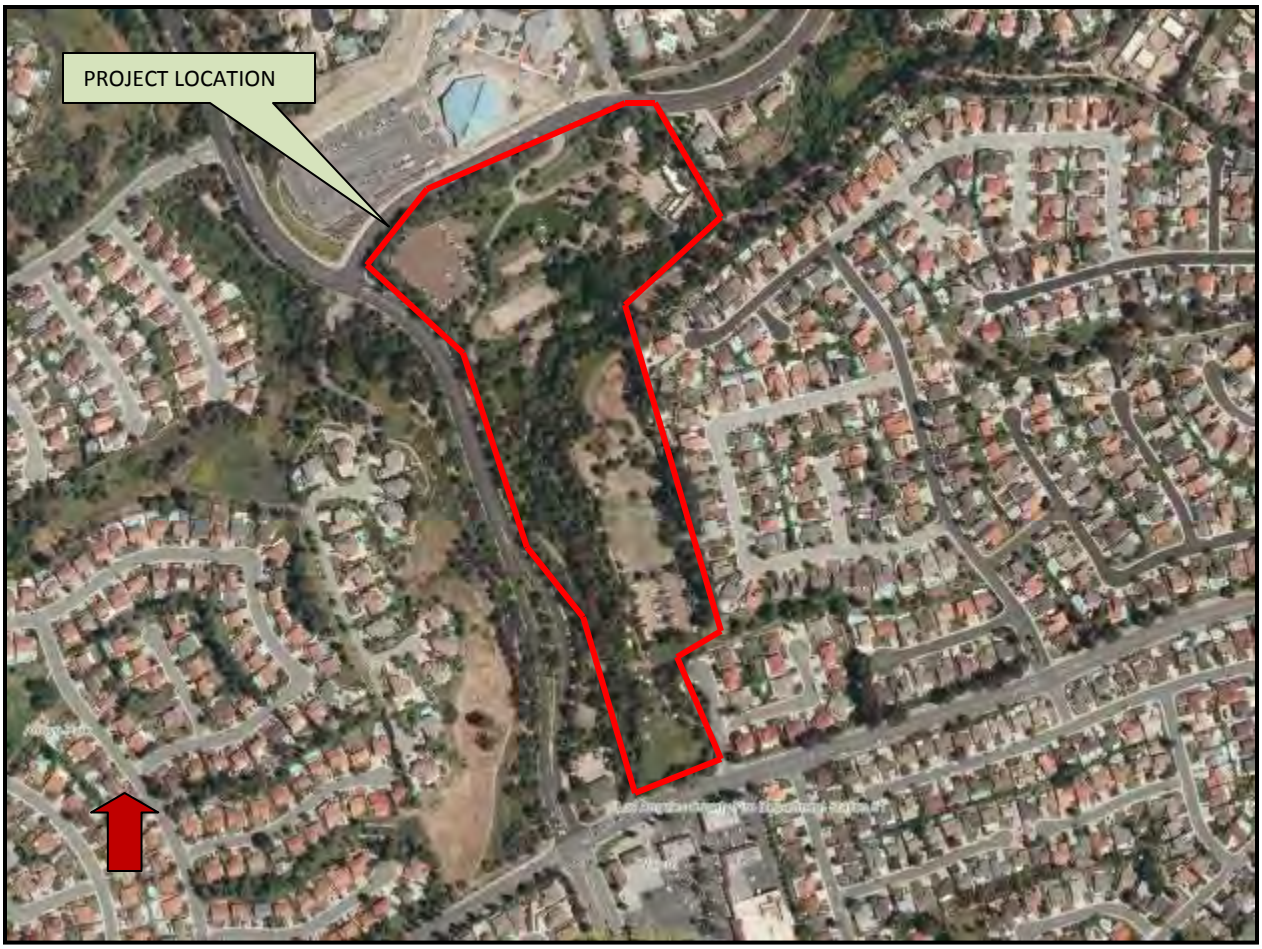


Figure 3: Aerial view of Brookside Equestrian Center with approximate property boundary (Source: Google Earth 2013)

B. BACKGROUND INFORMATION

The 25.8 acres of the subject property at 800 Meadow Pass Road has not been previously surveyed for the investigation and documentation of cultural resources. The built-environment resources at the Brookside Equestrian Center have not been previously surveyed by a qualified architectural historian, nor has the project site been evaluated for eligibility for listing in the National Register or the California Register.

The property was included on a list of Historic Sites within the City of Walnut, but has not been formally evaluated for significance as a local historical resource.

C. METHODOLOGY

This historic resource assessment and evaluation of the Brookside Equestrian Center was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Besides having over 18 years of experience in evaluating a wide range of buildings, structures, objects, and features

for eligibility for listing in the National Register or California Register, Ms. Daly's experience with horses and horse training dates to 1956 when she learned to ride at a training stable located at 20926 East 5th Avenue (now Colima Road) in Walnut. She continued as a competitive junior equestrian until college, and then later in life as an adult amateur rider in New York State, Kentucky, and Vermont. During her years of riding horses, she had visited over 100 private and public horse training facilities ranging from the stables at Mrs. William P. Roth's Filoli estate in Woodside, California, which is now a property owned by the National Trust of Historic Preservation and listed in the National Register, to the show barns on the New York State Fairgrounds.

In order to identify and evaluate the subject property as a potential historic resource, a multi-step methodology was utilized. An inspection of the site and the existing structures, combined with a review of data for this parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The National Register, California Register, and City of Walnut criteria were employed to evaluate the significance of the property. In addition, the following tasks were performed for the study:

- The National Register and California Register inventories were searched.
- The list of historical resources prepared by the Walnut Historical Society was consulted.
- Site-specific research was conducted on the subject property utilizing maps, city directories, newspaper articles, historic photographs, and other published sources.
- Background research was performed at local and regional historic archives, and through internet resources.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and the California Environment Quality Act (CEQA) are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the Property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[1] The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:[2]

A. is associated with events that have made a significant contribution to the broad patterns of our history; or
B. is associated with the lives of persons significant in our past; or
C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

[1] Code of Federal Regulations (CFR), 36 § 60.2.

[2] *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 ("National Register Bulletin 16"). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."[3] According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.[4] The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15,* which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.[5]
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.[6]
- Setting is the physical environment of a historic property.[7]
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.[8]
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.[9]
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.[10]

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3 *National Register Bulletin 15*, page 44.

4 *Ibid*.

5 "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid*.

6 "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid*.

7 *National Register Bulletin 15*, page 45.

8 "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid*.

9 "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. In can be based on common traditions or innovative period techniques." *Ibid*.

- Association is the direct link between an important historic event or person and a historic property.[11]

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.[12]

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).[13]

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.[14]

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.[15] In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

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[10] "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid*.

[11] "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character…Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid*.

[12] *National Register Bulletin 15*, page 46.

[13] *Ibid*.

[14] "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid*.

[15] See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, 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."[16] The criteria for eligibility for the California Register are based upon National Register criteria.[17] 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.[18]

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 in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.[19]

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

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.[20]

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

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[16] California Public Resources Code § 5024.1(a).
[17] California Public Resources Code § 5024.1(b).
[18] California Public Resources Code § 5024.1(d).
[19] California Public Resources Code § 5024.1(d).
[20] California Public Resources Code § 5024.1(e).

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.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.[21]

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.[22]

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

[21] California Code of Regulations, California Register of Historical Resources (Title 14, Chapter11.5), Section 4852(c).

[22] Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

C. LOCAL LEVEL

The City of Walnut adopted Ordinance No. 15-02 on February 11, 2015. The Historical Preservation Ordinance will be incorporated into the Walnut Municipal Code.

The purpose of the Historical Preservation Ordinance is to establish procedures and guidelines to protect and preserve historical and culturally significant resources within the City. Preservation of historical resources within the community will preserve and promote the historical heritage of the City by:

1. Establishing a mechanism to protect historical and cultural resources;
2. Identifying historically significant structures and sites to protect the City's past and present heritage;
3. Establishing public awareness of historically significant resources and the benefits of preservation;
4. Encourage public participation in historical preservation;
5. Encourage civic pride with the beauty and accomplishments of years past.

A Historical Preservation Ad-Hoc Advisory Committee will use one or more of the following criteria in advising the City Council regarding the designation of a structure(s) or site(s) as a historic landmark:

1. It meets the criteria for listing in the National Register of Historic Places; or
2. It meets the criteria for listing in the California Register of Historical Resources; or
3. It meets one or more of the following criteria;
    a. It exemplifies or reflects elements of the City's history, heritage or culture;
    b. It is identified with persons or events significant in local, state, or national history;
    c. It is representative of the work of a notable builder, designer, architect, or artist;
    d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
    e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
    f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
    g. It has a unique location, a sigular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or
    h. It is one of the few remaining examples in the City, region, state or nation possessing distinguishing characteristics of an architectural or historical type of specimen.

III. EVALUATION

A. HISTORIC CONTEXT

1. Rancho La Puente

Where the Gabrielino village of *Awingna* once stood near San Jose Creek, Rancho La Puente was established and operated by Mission San Gabriel in 1771. The rancho's name is derived from the bridge (*puente*) built over San Jose Creek by Gaspar de Portolá's expedition during their trek from San Diego to Monterey in 1769.[23] After Mexico won its independence from Spain and mission lands were redistributed under the Secularization Act of 1833, the rancho was expanded and granted to Mexican citizens.

In 1842, 17,740 acres of the land known as the Rancho La Puente was granted to John Rowland by Governor Juan Alvarado for $1,000.[24] The rancho was enlarged to 48,790 acres in 1845 when Governor Pío Pico named both John A. Rowland and William Workman as co-owners. With the expansion to nearly 49,000 acres, Rancho La Puente was one of the largest Mexican land grants in California. Workman and Rowland had formed a partnership in 1823 by going into the fur trade together. They lived in New Mexico and worked for the American Fur Company owned by John Jacob Astor.[25] Based upon the favorable recommendation of the conditions in Alta California from their friend Kit Carson, Workman, Rowland, and 25 other families made the 1,200 mile trip to Alta California in 1841.[26] Workman and Rowland settled near the Mission San Gabriel and requested a grant of lands known as La Puente that had been formerly under control of the Mission.

With the entrance of California into the Union, land grants issued by Pío Pico came under intense scrutiny and many disputes. Workman and Rowland went to federal court for many years to obtain the patent for the land. It was not until after the close of the *War between the States* that the men were issued their patent. A year later in 1868 the men decided to equally divide the land between them. Rowland took possession of the land in the northern and eastern part of the parcel, and Workman the western and central portion. The San Jose Hills of the area were known for growing the native California species of black walnut trees, raising cattle, and for fruit orchards.

The land that Rowland owned would include the unincorporated Los Angeles County community of La Puente, and from this the cities of Walnut and La Puente were created in

[23] Workman and Temple Homestead Museum. "Rancho La Puente". http://www.homesteadmuseum.org/Rancho_La_Puente
[24] *Ibid*.
[25] Kielbasa, John. *Historic Adobes of Los Angeles County*. Pittsburgh; Dorrance Publishing Co, 1998. http://www.laokay.com/halac/RanchoLaPuente.htm
[26] *Ibid*.

1959. Rowland's descendents sold their land to the Sentous family and a 1,800-acre portion of this land was sold to Percy Glen Winnett in the 1930s. Charles Rudel, a land developer in the new City of Walnut in the 1960s was married to Madeline Legrand Rudel, a descendent of the Sentous family.[27]

2. Percy G. Winnett and San Vicente Ranch

When the City of Walnut was created in 1959, the population of the community was only 960 residents, and many of these earned their livelihood from the citrus fruit and walnut orchard activities of the area. Percy Glen Winnett (P.G. Winnett) had purchased 2,000 acres of the Sentous family land in the early 1930s.[28]

Percy G. Winnett was born in Winnipeg, Canada in 1881, and moved with his family to the City of Los Angeles, through San Francisco, in 1896 when he was 15 years old. P.G. Winnett's father and uncle established Winnett's Furniture Store in the business center of Los Angeles in 1897, but P.G. went to work for Arthur Lett's Broadway Department Store on Rampart Street in the City.[29] It was here that he met and formed a business relationship with John G. Bullock, who had also emigrated from Canada. At the turn of the century, Percy was still living at home with his parents and siblings at 124 25th Street in Los Angeles.[30]

Bullock formed a partnership with Letts, and took over the management of Lett's Broadway Department Store while planning to open his own flagship store. P.G. Winnett was 25 years old, and was Bullock's first assistant when Bullock opened his "giant" 7-story department store at the corner of Broadway and 7th Avenue in downtown Los Angeles.[31] (Figure 4) Working at Bullock's, Winnett rapidly climbed management ladder, becoming a chief buyer by 1910.[32] In 1918, Winnett was 37 years old and was Vice-President and Manager of Bullock's Department Store. He was living at 505 Georgina Avenue in Santa Monica with his wife, son and two daughters.[33]

Los Angeles grew at such a rate in the 1910s and 1920s that Bullock felt he could take the risk to build a new Bullock's Department Store on Wilshire Boulevard. Winnett had been made General Manager of the Bullock's organization in 1927, and Bullock gave him his full support in designing the new "temple to women."[34] (Figure 5) The new store opened in September of 1929, and was such a success that the Los Angeles Times hailed: "these two men, Mr. Bullock and Mr. Winnett, are idealists, artists, even poets, first, and business men afterword."[35]

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[27] *Los Angeles Times*. "Big Tract Boosts Small Town", September 19, 1965.
[28] *Los Angeles Times*. "Community Profile: Walnut", November 22, 1996.
[29] Los Angeles Public Library. *Los Angeles City Directory 1898*.
[30] Ancestry.com. 1900 United States Census.
[31] *Los Angeles Times*. "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.
[32] Ancestry.com. 1910 *United States Census*.
[33] Ancestry.com. *Draft Card (Registration Card) for Percy Glen Winnett*, September 12, 1918.
[34] *Los Angeles Times*. "Bullock's In Debut Today", September 26, 1929.
[35] *Ibid*.



Figure 4: John Bullock's and P.G. Winnett's first large department store in Los Angeles, 1907. The building still stands at the corner of Broadway at Seventh.
Source: Plummer, John. *Department Stores in Southern California – Bullock's*
http://www.plummersearch.com/blog/?p=141

Even during the Great Depression, Bullock's Department Store became the leading department store in Los Angeles. The U.S. Census of 1930 now records Winnett and his family living on an estate on San Vicente Boulevard in Santa Monica. With the passing of John Bullock in 1933, Winnett at 52 years old became the president of Bullock's Incorporated. The corporation included the Bullock's Downtown store, Bullock's Wilshire store, a Bullock's branch store in Palm Springs, and branch stores in Europe.[36]

Articles in the *Los Angeles Times* society columns recorded the many social activities of the Winnett family. P.G. Winnett's financial status now allowed him into the highest reaches of society in Los Angeles. Besides becoming Chairman of the Board of Bullock's in 1950, he organized the Citizens Transportation Committee that spearheaded local involvement in the development of the Los Angeles freeway system and "pioneered Greater Los Angeles Plans, and organization dedicated to establishing music and conventions centers."[37] Over the years, the *Los Angeles Times* printed columns in the society news that included snippets about Winnett's

[36] *Los Angeles Times*. "Bullock Once Delivery Boy", August 23, 1931.
[37] *Los Angeles Times*. "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.

involvement with the showing of horses in California and his various vacation homes in Lake Arrowhead and on Catalina Island.



Figure 5: Bullock gave Winnett a free hand in overseeing the designing and building of the landmark Art Deco designed building in 1929. The building has been restored and is now home to Southwestern Law School.
Source: Plummer, John. *Department Stores in Southern California – Bullock's*
http://www.plummersearch.com/blog/?p=141

In 1935, Winnett had acquired 2,000 acres of land that had been used as a hay and grain farm owned by the Exupary Sentous family to create a private, small-scale, horse breeding and training facility. The Sentous land had been lost through foreclosure. Once he was the owner of the property, Winnett demolished all the buildings except for a house that had been built in 1890.[38] The 1890 house may have been the site of where Winnett later set about building a 3,000 square-foot California style ranch house for his weekends "in the country," plus horse stables and associated barns. He called his horse farm Rancho San Vicente, possibly after his home address of San Vicente Boulevard in Santa Monica.[39] Winnett hired Jack Fox, an English horseman, to buy and sell, breed and train Thoroughbred horses for steeple chasing, fox hunting, and show jumping.[40] In 1938, Winnett is noted as having his personal horses presented in the horse show on the grounds of the Riviera Country Club and in the San Fernando Valley. The *Los Angeles Times* reported that his horses competed at the Los Angeles

[38] *Los Angeles Times*. "Future of Walnut's 'Greatest Resource' Cloudy", May 26, 1974.
[39] *Ibid*.
[40] *Los Angeles Times*. "A Southland Paradise for High-Bred Horses", September 27, 1942.

County Fair horse show in 1940. In 1942, an article in the *Los Angeles Times* about Winnett's horse ranch stated that he had 20 horses at the ranch, of which nine were broodmares.[41] (Figure 6)



Figure 6: Aerial photograph of Winnett Ranch site in 1946.
(Source: NETR Historic Aerials)

After the end of World War II, Winnett became the president of the Santa Anita Foundation, a charitable organization associated with horse racing activities at Santa Anita Racetrack.[42] His association with the Santa Anita Foundation may have been an outcome of his leadership position of selling War Bonds in Los Angeles during the war, and of his ownership and interest of Thoroughbred horses.[43]

Winnett started selling off sections of his land in the 1950s as his interest in the horse operations waned and he was over 75 years old. Winnett sold most of his land in 1961 to Barry J. Richards, partner of Richards Construction Company for a price in excess of $2.6 million.

[41] *Ibid.*
[42] *Los Angeles Times*. "Turf Club Members Make Charity Race Week Plans", January 11, 1948.
[43] *Los Angeles Times*. "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.

Winnett retained 80 acres for his ranch which, according to the *Los Angeles Times*, included at that time a ranch house, stables, and paddock areas.[44] (Figure 7)

Winnett passed away in July 1968 and had an estate valued at over $20 million. Before he died, Winnett had risen from a dry goods store stock clerk into a trustee of Caltech and Claremont Men's College, and had been given an honorary doctor of law degree from Occidental College.[45]

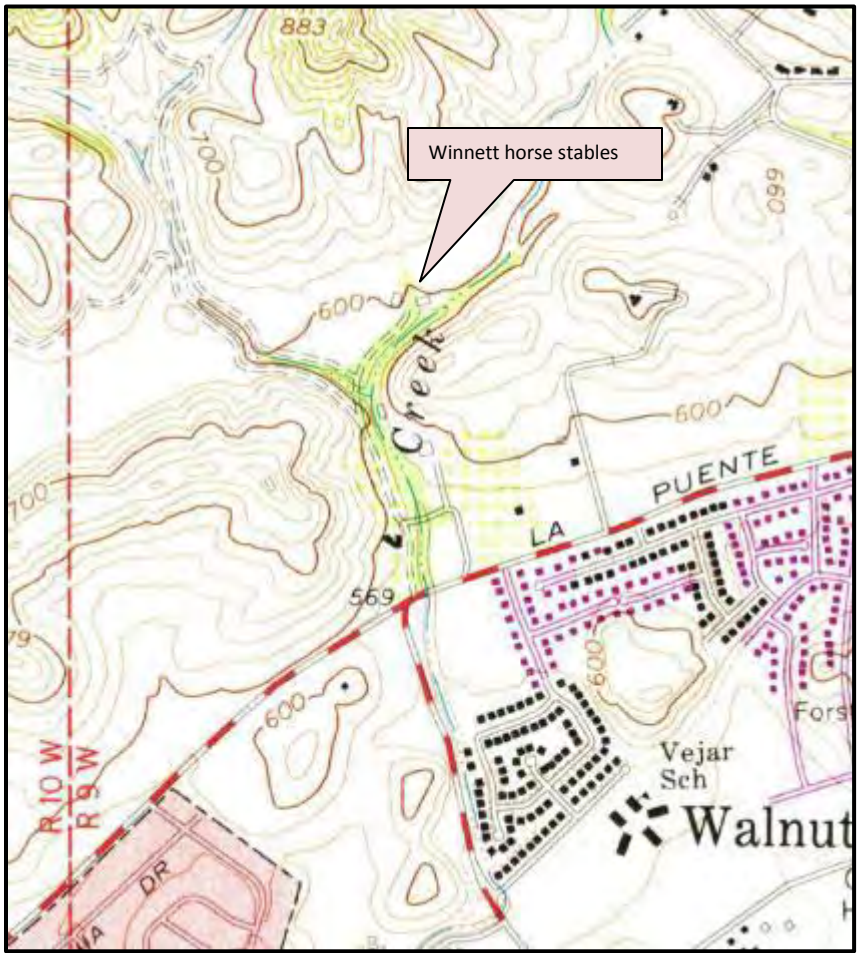


Figure 7: U.S.G.S. San Dimas Quad map, 1972.

Winnett bequeathed the remaining 80-acre parcel of his land in Walnut, which included the ranch house and stables, in equal shares to Occidental College, Claremont Men's College and California Institute of Technology to be used to fund student scholarships.[46] In 1978, the colleges had still not sold the parcel, only renting out the stalls and barns to local horse owners and trainers. Building permit records at the City of Walnut indicate the horse property consisting of almost 26 acres was finally sold by the three colleges in 1983 to Santiago

[44] *Los Angeles Times*. "Walnut Valley, Bypassed Many Times, at Threshold of Boom", July 23, 1961.
[45] *Los Angeles Times*. "P.G. Winnett, Cofounder of Bullock's Stores, Dies at 87", July 20, 1968.
[46] *Los Angeles Times*. "Colleges and Hospitals Among Beneficiaries of Winnett Estate", July 27, 1968.

Corporation of Tustin, California. Winnett's ranch house and associated features appear to have been lost to development projects.

B. HISTORIC RESOURCES IDENTIFIED

A site visit and intensive-level inspection of the built-environment resources on the Property at Meadow Pass Road, was performed by Pamela Daly, Architectural Historian, on January 8, 2015. The project site consists of a well-planned horse training establishment with structures related to the breeding, training, and riding of horses located primarily in the northern section of the property. The grounds of the property, as it exists today, have been substantially improved since Winnett's ranch was in operation. Brookside Equestrian Center has large expanses of landscaped lawns and gardens, with mature trees and gravel roads meandering through the property. There are only two structures that remain on the grounds that were constructed while Winnett owned the land, the Main Barn and Stables structure and the Minor Stable structure.

Winnett's San Vicente Ranch Structures

Main Barn and Stables constructed in 1935, altered 1985 and 1995: According to an article in the Los Angeles Times, P.G. Winnett demolished the existing buildings on his 2,000 acre ranch when he took possession in 1935. It was most probably at that time that he constructed the three ranch structures that would be part of his San Vicente Ranch until the property was sold to Santiago Corporation in 1983.

The Main Barn with Stables has a "U" shaped massing that was originally comprised of a gable-front barn in the center of the structure and horse stalls forming wings extending from the eaves sides of the barn. (Figure 7) The gable-front barn had a ground level and a second level that held a hay loft under the gable roof. The height of the barn peak appears to be approximately 26 feet high. The barn was set on an east-southeast by west-northwest axis and the stable wings extend perpendicularly from the barn in the direction of the southwest and northeast forming the "base" of the U-shape structure. Both stable wings extend approximately 43 feet from the barn before they turn 90° to the west, for an additional 81 feet, thereby forming the "arms" of the U-shape.

Winnett constructed a riding ring, having a diameter of approximately 75 feet within the "arms" of the Main Barn. Historic aerial photographs of the ranch from 1964 and 1980 show that the ring was removed before 1980.[47] Today, the space within the "U", the stable yard, is landscaped with lawn and gardens.

The stable wings were originally constructed to be only one-stall deep, with the stalls measuring 12 feet wide by 12 feet long, and the run of stalls are covered with a

[47] NETR Historic Aerials: http://www.historicaerials.com/

medium-low pitched gable roof. These types of stalls are known as "box" stalls and would shelter one horse. There are seven stalls in each wing. When the stall wings were originally designed, the stalls most probably would have had only the one door providing access in and out of the individual units. The stall doors in the wings that face towards the stable yard would have been the doors to the stalls. If the doors were on the stall walls facing the stable yard, there may have been a wood-framed opening in the rear wall that could be opened to provide cross-ventilation to the individual stall. These window openings would have been placed approximately 5 feet high on the wall, with steel bars set vertically in the frame a few inches apart so that a horse couldn't get a leg caught in the opening. The stall doors that face the yard are sheltered by a wide extension of the gable roof. The roof overhang, approximately 8 feet wide, is supported by wood beam that runs under the eaves, and the beam is supported by large wood posts with angle brackets at the top of the posts, where the posts intersect with the beam. The support posts are set approximately 12 feet apart. The exterior walls of the stall wings are clad with rough-cut, tongue-and-groove, board siding set horizontally with battens set vertically approximately every four feet.

Building permit records for the ranch dating from 1984 and 1985, note that there were extensive repairs and renovations made to the horse stable structures. Based upon our experience with horse training facilities, we believe that it was during this time that the personal tack boxes (tack and equipment lockers) and the covered corridors that run between the stalls and the tack boxes were constructed, thereby widening the stable wing structure by 8 feet. The original roof cladding on the stall wings was removed and replaced with fire-retardant shingles.

When constructed by Winnett, the first level of the center barn would have provided space on either side of the central passage for a locked feed room, the tack and equipment room, an office for Winnett's horse trainer, restrooms, and possibly a small apartment unit for a live-in farm manager. We believe that there may have been a lounge for visitors of the ranch to refresh and relax between observing or riding Winnett's horses.

The center barn was extensively renovated in 1995 when the upper level of the barn was converted into a residence with multiple bedrooms, bathrooms, and full service kitchen. While the original gable roof profile was kept in place on the west elevation, approximately five feet to the east, the roof was raised from its medium pitch to a roof slope with a low pitch, thereby creating additional interior floor space under the roof rafters. A large window unit comprised of a set of french doors with matching sidelights, headed by a Syrian arched window unit with segmented lights replaced the original hay loft doors in the center of the upper level facade. A balconette spans across the window unit on the upper façade.

On the rear (east) elevation, the footprint of the upper level was extended to match the new width of the lower-level stable corridors. An outside staircase provides access to

the upper floor residence, and a deck extends approximately six feet from the upper level facade to provide an entrance landing. The deck is supported by large wood posts. The first level of the barn appears to have been renovated into modern lounge facilities for use by the boarders and riding students.

The Main Barn and Stables structure has been substantially altered from its original design when the private tack lockers were constructed with a covered corridor, thereby widening the original stable wings by almost twice their width. The structure was irreparably altered when the hay loft area of the barn was converted for use as residence by changing the roof pitch and raising the roof, altering the buildings profile.

Minor Barn structure constructed 1935, altered 1984 and 1995: The Minor Barn is located just to the northeast of the Main Barn and Stables. It may have been the barn used for housing the breeding mares and foals on the ranch. The rectangular mass of the structure measures approximately 85 feet long by 32 feet wide, and has a medium pitched gable roof. (Figure 8) The roof slope of the structure was extended approximately six feet on all sides to provide covered walkways over the exterior stall doors. The roof slope is supported by the same style of posts and brackets as on the Main Barn. The Minor Barn has a center aisle paved with bricks, with six stalls situated on each side of the aisle. The building is set on a northeast to southwest axis and a training ring is set to the north of the structure. This barn was substantially altered as evidenced by the excellent condition of the stall walls, and the installation of skylights in the roof. The skylights and cupola were added in 1995. Private tack boxes/lockers were also constructed for this barn, and they span the length of the east end of the structure across the walkway from the stalls, and in a separate structure to the south.

Brookside Equestrian Center Improvements

When the property was sold to the Santiago Corporation in 1983, the new owners invested substantial amounts of money to landscape the parcel and to build the following features:

1984: Covered riding arena, corrals and paddocks, flagpole (Figure 9)
1985: Remove old box stalls in both barns, and replace with new structures
1987: Landscape equestrian center grounds with gravel roads, fencing, light fixtures, Stone-faced retaining walls, dressage ring (Figure 10, 11, and 12)
1996: Paddocks with run-in sheds (Figure 13)
2004: Pole stalls, standing stalls for grooming and washing horses

The structures and features listed above are not over 50 years of age, and therefore ineligible to be considered to be historical resources.



Figure 7: The Main Barn and Stables. View looking southeast.



Figure 8: The north and west elevations of the Minor Barn.



Figure 9: Covered riding arena. View looking southwest.



Figure 10: View looking west from driveway off of Mountain Pass Road towards the large main riding ring. The covered arena is to the left.



Figure 11: Dressage ring. View looking east.



Figure 12: Stone-faced concrete arch bridge supporting bridle path at Lemon Creek. View looking north.



Figure 13: Run-in sheds and pasture railing. View looking north.

C. SIGNIFICANCE

The subject property is located at the street address of 800 Meadow Pass Road, and consists of built-environment resources that were installed on the site starting in 1935 for housing and care of horses. P.G. Winnett had purchased the property in 1935 and removed all the prior ranching-related structures on the land that dated from the late nineteenth century. He constructed the "U" shaped stables, a secondary barn, and a farm barn, for his San Vicente Ranch. A decade before his death in 1968, Winnett had reduced his 2,000 acres to 80 acres, which were bequeathed to the three colleges. In 1983, the remaining 25.8 acre parcel was sold to the Santiago Corporation. The Santiago Corporation removed the farm barn in 1983, and did extensive rehabilitation work to the existing stables in addition to constructing a covered arena, stadium arena, dressage ring, schooling ring, feed storage building, run-in sheds, and professional landscaping over four years. The "U" shape stable structure was substantially altered in 1995 by remodeling the existing hay loft area of the stables (at its mid-point) into a residential living unit.

The Property no longer has any built-environment structures or buildings that represent the historic use of the land when it was owned by Rowland or the Sentous family, during the early years of settlement in the area of Walnut and La Puente. The Property has been significantly altered from when P.G. Winnett owned it in 1935 and developed it to be used as a privately-owned Thoroughbred horse breeding and training ranch located in a lightly-settled

area of Los Angeles County, to that of a commercial horse training and boarding facility designed to attract customers.

The Brookside Equestrian Center property is not listed in the National Register or California Register, but it is on the list provided by the Walnut Historical Society as a property of interest.

1. Evaluation under the National Register and California Register Criteria

Under the criterion for evaluating properties for listing in the National Register or California Register for its association with events that have made a significant contribution to the broad patterns of history in the City of Walnut, the cultural heritage of California or the United States, the 25.8-acre Brookside Equestrian Center property and the two horse barns do not appear eligible for listing. The subject property was not found to have been directly associated with area's history of cattle ranching, or the growing, picking or packing walnuts and other orchard fruits, which were the main contributing activities of the residents of the area before 1959. The raising and training of horses was a popular recreational pastime throughout Southern California before the onslaught of housing developments constructed after World War II converted open land to residential neighborhoods. In Walnut and La Puente, however, the boarding, training, showing, and breeding of horses did not play even a minor part in the history of those communities. The Brookside Equestrian Center property does not appear eligible for listing in the National Register under Criterion A, or the California Register under Criterion 1.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of the City of Walnut, the state of California, or the nation, the Brookside Equestrian Center property does not appear eligible for listing. P.G. Winnett was important to the history of dry goods and department stores in Los Angeles, and in particular to the history of the chain of Bullock's Department Stores, but his work and activities for Bullock's did not occur at his ranch in Walnut. We could not find evidence of any other important persons being directly associated with Winnett's ranch. The Brookside Equestrian Center property and the two horse barns do not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2.

Per the criterion to evaluate built-environment structures, we did not find that the Main Barn and Stables structure and the Minor Barn structure, originally built by P.G. Winnett in 1935, on the grounds of the present-day Brookside Equestrian Center, have sufficient architectural integrity to present the structural characteristics required to be strongly representatives of horse barns dating from 1935 in rural Los Angeles County. The period of significance for the horse barns dates from their construction in 1935 when the property was a small, private, facility built by P.G. Winnett for his personal use on a large and unchanged 2,000-acre portion of the original rancho granted to John Rowland. The stables are not significant examples of horse stall structures as they do not present an important phase in the

design or building practices of horse barns or horse stalls during the 1930s. Additionally, the attributes of the original Winnett stable buildings' setting and feeling, and their surrounding landscape of the 1930s, has been lost or destroyed with the substantial renovations of the property in the 1980s and 1990s.

When the Santiago Corporation took ownership of the much reduced 25.8-acre parcel, it turned a modest, privately owned and operated equine facility, into a more robust commercial facility. To protect their investment, the Santiago Corporation increased the number of stalls in the horse barns, and added tack and equipment storage units that increased the overall size of the horse barns, all of which altered the original design, materials, and workmanship of the barns. The landscape surrounding the barns was significantly altered by leveling the land for the dressage ring, stadium jumping ring, and the covered arena. With the creation of the manicured lawns and gardens, well-defined bridle paths, and ornamental outdoor lighting, the setting, feeling and association of the current property to that of a simple ranch dating to the 1930s has been lost. The Brookside Equestrian Center property and the two horse barns do not appear eligible for listing in the National Register under Criterion C, or the California Register under Criterion 3.

The Brookside Equestrian Center property at 800 Meadow Pass Road has not yielded, nor does it appear to have the potential to yield, information important about the prehistory or history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

2. Evaluation under the proposed City of Walnut Historical Resource Criteria

The Brookside Equestrian Center property is on the list provided by the Walnut Historical Society as a property of interest. It is listed with this description:

> *This site first belonged to the Sentous family, holders of the 2,200-acre Sentous Ranch. It was later used in the filming of* [the movie] *"National Velvet", starring Elizabeth Taylor. The ranch is now owned by the Walton Family and used for equestrian programs, most notably as an Olympic training facility.*

Historic research has revealed that after California was admitted to the Union, the land that includes the Brookside Equestrian Center was the location of Rancho La Puente owned by William Workman and John Rowland. When the two men divided the land, the current project location was within the lands of John Rowland. It was Rowland's descendants who sold the land to the Sentous family.

When the movie *National Velvet* was filmed in 1943/1944, the horse riding scenes were filmed in Monterey near the Pebble Beach Golf Course, and in Santa Monica, California, at the Uplifters Club in Rustic Canyon.[48]

The Brookside Equestrian Center was used as a regional qualifying training facility for the United States Equestrian Federation (USEF) Olympic dressage team events in 2008.[49] The USEF uses regional dressage training centers across the United States before a final team is chosen for the Olympic events. The U.S. Olympic dressage team trains at the headquarters of the United States Equestrian Team Foundation's Hamilton Farm facility in Gladstone, New Jersey.[50]

When using the criteria of the Historical Preservation Ordinance to evaluate the significance of the Brookside Equestrian Center, the property does not appear to be eligible for listing in the City's future Historical Resources Register.

Criterion 1. The property has been found not eligible for listing in the National Register of Historic Places.

Criterion 2. The property has been found not eligible for listing in the California Register of Historical Resources.

Criterion 3.a. The property has not been found to exemplify or reflect elements of the City's history, heritage, or culture.

Criterion 3.b. The property has not been identified with persons or events significant in local, state, or national history.

Criterion 3.c. The property has not been found to be representative of the work of a notable builder, designer, architect, or artist.

Criterion 3.d. The property has not been found to embody distinguishing architectural characteristics of a style, type, period, or method of construction that reflect the original Winnett ranch built in 1935.

Criterion 3.e. The property is not a noteworthy example of the use of indigenous materials or craftsmanship.

Criterion 3.f. The property does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation.

Criterion 3.g. The property does not have a unique location in the City. The property does not have a singular significant physical characteristic that represents the history of the City. The property does not present a historic property that is an established and familiar visual feature of the neighborhood, community, or the City.

[48] IMDb (Internet Movie Database) "National Velvet"; http://www.imdb.com/title/tt0037120/locations?ref_=tt_dt_dt

[49] Email from Keith Walton, owner of Brookside Equestrian Center to his agent Jack Su, January 10, 2014.

[50] United States Equestrian Team Foundation "Hamilton Farm": http://www.uset.org/hamiltonfarm.php

Criterion 3.h. The property has lost the characteristics of the original 1930s horse-related type facility, and is not a significant architectural or historical specimen.

In summation, the Brookside Equestrian Center property at 800 Meadow Pass Road does not appear eligible for listing in the National Register, California Register, or as a significant local historic property.

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V. INVENTORY SITE FORMS (DPR SERIES 523)

APPENDIX F

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Senior Historian, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California and Arizona, and additionally maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian. Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Office of Historic Preservation (OHP). He is adjunct faculty at several colleges and universities in Arizona, having taught from 1996 forward. Doug serves on the Arizona OHP Historic Sites Review Committee (HSRC).

EDUCATION

Doctor of Philosophy – History
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University of Arizona Press, 2006

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In Process	*US Underground Railroad Resources Theme Study Update, National Council of State Historic Preservation Officers and National Park Service.*
2023	*Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Southern California Edison.*
2023	*Historic Resource Research Report, Friendship Hotel (San Diego, CA).*
2023	*County of San Diego Fire Mitigation Program Subject Matter Expert Surveys.*
2022-2023	*City of La Quinta Historic Resource Survey and Context Statement.*
2022	*Post Rock Resources of Kansas National Register Nominations* (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	*Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance* (Pomona, CA).
2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation* (Southern CA).
2021	*Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance* (Oceanside, CA).
2021	*4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation* (Fontana, CA).
2021	*Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation* (Norco, CA).
2020	*Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020	*Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate* (Jurupa Valley, CA).
2020	*East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom* (Banning, CA).
2020-21	*US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP* (Napa, CA).
2020-21	*Avo Theater Rehabilitation Tax Credit Consulting, JCG Development* (Vista, CA).
2020-21	*Determination of Historic Significance Report Peer Reviews, City of Coronado* (Coronado, CA).
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report* (Southern CA).
2019	*Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*

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Urban / Preservation Planner + GIS Technician, **Alexandrea Baker**, Alexandrea holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning from San Diego State University. The capstone project for her graduate degree was a partnership with Metropolitan Transit System evaluating the shared bus / bike lane on El Cajon Boulevard, a historic auto corridor envisioned for revitalization and increased density. Alex brings previous municipal experience having worked for the City of Richmond, California, where she completed research for a safe parking program, helped process project approvals, processed CEQA documents, and supported public outreach. Alex additionally worked for Alta Planning + Design where she coordinated public outreach, scheduled site visits, and completed mapping for proposed planning projects. She is a recognized GIS and cultural landscape specialist on the Urbana team. At Urbana she surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with National Register Bulletin No. 36, and prepares GIS maps for all Urbana projects. Having completed graduate school, and with her roots in the Midwestern states of Wisconsin and Illinois, Alex recently relocated from California to her hometown of St. Charles and is working to expand Urbana's presence in the region.

PROJECT EXPERIENCE

2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*3112 Curtis Street Mills Act Application* | San Diego, California.
2022	*The Muse Mills Act Application* | La Jolla, California.
2022	*Post Rock Resources of Kansas National Register Nominations*.
2021	*Olson Townhomes Historic Architectural Evaluation* | Huntington Beach, CA.
2019-2021	*GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
2021	*Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
2021	*Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
2021	*Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
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2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California.
2020	*Historic Property Survey Report, Rancho Miramonte Project* | Chino, California.
2020	*Historic Site Designation Report for 4350 Nabal Drive* | La Mesa, California.
2020	*Historic Resource Research Report for 4630 Date Avenue* | La Mesa, California.
2020	*Historic Resource Research Report for 2956 Roosevelt Street* | Carlsbad, California.
2020	*Historic Resource Research Report for 5930 Division Street* | San Diego, California.
2020	*Middle Ranch Pipeline Historic Resource Analysis Report* | Santa Catalina Island, California.
2019	*California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project* | Mojave Desert, California.
2018	*Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project* | Owens Valley, California.
2018	*Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project* | Kern County, California.

RELATED COURSEWORK CON'T

Urbanization of Rural Land

Active and Healthy Community Development

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SAP Environment, Health, and Safety for Operational Sustainability (2021 Edition)

ATTACHMENT E

PERSONNEL QUALIFICATIONS

PATRICK MAXON, M.A., RPA

Director | Cultural Services



EDUCATION

1994/MA/Anthropology/California State University, Fullerton
1987/BA/Psychology/Sociology/Towson State University, Towson, MD

VCS TEAM MEMBER SINCE 2017

CERTIFICATIONS/TRAINING

Riverside County Transportation and Land Management Agency Certified Archaeologist/Riverside County

California Energy Commission Cultural Resources Specialist/

Registered Professional Archaeologist (National)/No. 11468/Register of Professional Archaeologists

Orange County Certified Archaeologist/Orange County

National Historic Preservation Act Section 106 Compliance Advanced Certification, 2002/

Principal Investigator, Southern California/Bureau of Land Management

Qualified Archaeologist-Secretary of Interior Standards and Guidelines of Professional Qualification & Standards for Archeology, as per Title 36, Code of Federal Regulations, Part 61/

PROFESSIONAL AFFILIATIONS

ABOUT

Patrick Maxon M.A., RPA is a Registered Professional Archaeologist who meets the Secretary of Interior's standards for historic preservation programs for archaeology and who has a permit to perform work on Bureau of Land Management land. Patrick has 29 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, ethnography, and tribal consultation. He has expertise in compliance with NEPA, CEQA, the National Historic Preservation Act (NHPA), the Archaeological Resources Protection Act, and the Clean Water Act, among others. Patrick has completed hundreds of cultural resources projects that have involved (1) agency, client, Native American, and subcontractor coordination; (2) treatment plans and research design development; (3) archival research; (4) field reconnaissance; (5) site testing; (6) data recovery excavation; (7) construction monitoring; (8) site recordation; (9) site protection/preservation; (10) mapping/cartography; (11) laboratory analysis; and (12) report production. He has managed a number of projects within the jurisdiction of the USACE, the Bureau of Land Management, the Bureau of Reclamation, and other federal agencies that require compliance with Section 106 of the NHPA. He has also completed projects throughout Southern California under CEQA for State and local governments and municipalities, including Caltrans, the Department of General Services (DGS), the California Energy Commission, the California Department of Water Resources, the Los Angeles County Department of Public Works (LACDPW), the Los Angeles Department of Water and Power, the Los Angeles Unified School District, and others.

SELECT EXPERIENCE/PROJECTS

Godinho Dairy Project Phase I Cultural Resources Assessment, Eastvale, California. Mr. Maxon was the Cultural Resources Project Manager for the Godhino Dairy Project located in the City of Eastvale. He conducted a Phase I cultural resources study for the project, which included cultural and paleontological resources literature reviews, Native American scoping, and a pedestrian field survey of the project site. The site contains the extant remains of the Godinho Dairy which dates to at least the early 1960s. Three prehistoric archaeological sites are recorded within one mile of the project site; one (CA-RIV-2801) was recorded just a few hundred feet to the southeast. The Santa Ana River was used extensively by prehistoric populations of the area. Paleontologically sensitive Older Quaternary Alluvium likely lies at depth on the project site. No significant archeological resources were discovered on the project site during the survey. The extant Godinho Dairy complex appears to exceed 50 years of age and its recordation and evaluation as a historic resource was recommended. The proposed project would allow for development of the dairy property into a residential neighborhood.

La Rivera Drainage Project Cultural Resources Services, Riverside, California. Mr. Maxon served as the Cultural Resources Project Manager for the La Rivera Drainage Project located in the City of Riverside. The Phase I cultural resources study included (1) a cultural resources literature review of the project site at the Eastern Information Center (EIC) at the University of California, Riverside; (2) contact with the Native American Heritage Commission (NAHC) for a review of its Sacred Lands File and to obtain a list of Native American contacts for the project area; (3) preparation of informational letters to all the NAHC-listed contacts in order to ensure a good-faith

effort of participation and (4) conducted a paleontological resources literature review for the project at the Natural History Museum of Los Angeles County (NHMLA). No cultural resources were discovered and no impacts are anticipated. The project proposed to improve existing drainage conditions within the La Rivera residential development and BonTerra Consulting prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for its implementation.

Riverside Energy Resource Center Archaeological and Paleontological, and Biological Services, Riverside County. Mr. Maxon served as the Program Director for the archaeological, paleontological, and biological services at the Riverside Energy Resource Center in Riverside County. He managed all aspects of the archaeological, paleontological, historic, and biological surveys of the power plant site and its associated transmission lines and pipelines; he also coordinated monitoring the power plant site and its associated facilities. Mr. Maxon maintained client contacts, coordinated with the California Energy Commission, and communicated with the Riverside public utilities. In addition, he conducted cultural resources surveys and monitoring, completed the cultural resources survey report, and wrote monthly cultural resources monitoring reports and a final project report.

Biological and Cultural Resources Surveys, Jurisdictional Delineations, Track Upgrade from Thermal to Araz. Mr. Maxon was the Cultural Resources Project Manager for the Biological and Cultural Resources Surveys, Jurisdictional Delineations, and Track Upgrade from Thermal to Araz. The project began by consulting and coordinating with local, State, and/or federal agencies (as appropriate); the State Historic Preservation Officer (SHPO); the Union Pacific Railroad (UPRR); and other relevant agencies to develop a Programmatic Memorandum of Agreement (MOA) to consider the cultural resources associated with the project. Mr. Maxon and his crew conducted an intensive 100 percent pedestrian cultural resources survey of the area of potential effect (APE) in transects. Initial Native American consultation and bridge and culvert recordation were provided. There are approximately 609 structures (bridges and culverts) in the project area, of which 512 were built between 1903 and 1960 and are considered historic. An Architectural Historian visited each structure and produced a Primary Record (DPR 523A) and a Location Map (DPR523J).

Desert Ranch Project Cultural Survey, Riverside County. Mr. Maxon served as the Project Manager for the Desert Ranch Project, which consists of approximately seven square miles of desert overlooking the Salton Sea. He helped to provide a Phase I Cultural Resource Inventory for the Client, which entailed a walk of the entire property to survey for archaeological sites. Over 40 sites were recorded and excavation of several is anticipated. In addition to conducting surveys, Mr. Maxon met with the local Indian tribe, the Torres-Martinez Band of Cahuilla Indians, regarding this project.

Lake Elsinore East Lake Specific Plan Amendment Area Cultural Resources Services, City of Lake Elsinore. Mr. Maxon was the Project Manager of the Lake Elsinore East Lake Specific Plan Amendment Area. He was responsible for the assessment of known cultural resources and preparation of final report.

Encino Water Quality Improvement Program Archaeological Monitoring, Encino. As the Project Manager for the Encino Water Quality Improvement Program, Mr. Maxon monitored excavations for pipelines.

Stone Canyon Water Quality Improvement Project Prehistoric Cultural and Biological Resources Investigation and Monitoring, City of Los Angeles. Mr. Maxon was the

Project Manager for the Stone Canyon Water Quality Improvement Project in Los Angeles County and was responsible for reconnaissance and report preparation.

Aliso Creek Emergency Sewer Project Archaeological Survey, Orange County. As Project Manager of the Aliso Creek Emergency Sewer Project, Mr. Maxon was responsible for surveying the project area, complying with Section 106 of the NHPA, developing a treatment plan, performing hollow stem auger coring of several prehistoric archaeological sites, and assisting in the preparation of a report.

Salton Sea Solar Evaporation Pond Pilot Project Archaeological Survey, Imperial County. Mr. Maxon was the Project Manager of the Salton Sea Solar Evaporation Pond Pilot Project. He conducted a field reconnaissance and produced a final report.

East Branch Extension Phase II Water Pipeline Project, Mentone. Mr. Maxon was the Cultural Resources Manager for the East Branch Extension Phase II Water Pipeline Project. The project involved the preparation of all CEQA/NEPA environmental documents, the acquisition of regulatory permits, and construction monitoring. Mr. Maxon was responsible for a full range of cultural resources services including historic, prehistoric and paleontological archival research, field surveys, evaluation of resources, and report preparation 6th Street Viaduct Project, Los Angeles. As Cultural Resources Project Manager, Mr. Maxon was responsible for coordinating with the California Department of Transportation's (Caltrans's) District 7 on the previously submitted draft Archaeological Survey Report (ASR) and the project's Area of Potential Effects (AEP) and completing the ASR and Environmentally Sensitive Area (ESA) Action Plan, which included several revisions, for the proposed project. The ESA Action Plan was developed to protect an archaeological site that was recorded within the AEP. The plan entails surrounding the site with fencing during construction and monitoring of construction in the vicinity of the site.

Saddleback Meadows Development Archaeological Test Excavations, Orange County. Mr. Maxon was the Program Director of archaeological test excavations for the Saddleback Meadows Development Project. He performed test excavations of ten prehistoric archaeological sites and developed a treatment plan and research design in compliance with Section 106 of the NHPA for two sites (CA-ORA-710 and CA-ORA-711). Mr. Maxon conducted test excavations on two additional sites (CA-ORA-1435H and CA-ORA-1437), a data recovery excavation (CA-ORA-711), and laboratory and report preparation. Additionally, he developed a testing plan to evaluate two prehistoric sites (CA-ORA-713 and CA-ORA-715), managed the excavation of those sites, and maintained budgets and relations with the client (TPG Management) and the USACE.

Orange County Water District On-Call Environmental Analyses Services, Orange County, CA: Cultural Resources Manager for the On-Call Contract. Mr. Maxon has provided environmental analyses services on an as-needed basis as part of on-call contracts with the Orange County Water District since 2010. Representative cultural resources task orders completed as part of the on-call contracts, include the following:

- La Palma Recharge Basin, Anaheim, CA
- Prado Basin Mitigation Sites, Orange County, CA
- Fletcher Basin Improvement Project Cultural and Paleontological Resources Mitigation Monitoring Plan, City of Orange, CA
- Centennial Park Injection Well Project, Santa Ana, CA
- EW-1 Groundwater Containment and Treatment Project, City of Fullerton, CA.
- Santiago Recharge Basin Project, Orange, CA