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April 22, 2025

VIA ELECTRONIC UPLOAD

City Council
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012
Clerk.CPS@lacity.org
petty.santos@lacity.org
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**Re: Supplemental Justification for Appeal; 5300 Oakdale Avenue; VTT-83927;
ZA-2023-2170-ZAD-ZV-ZAA; ENV-2020-6762-EIR (Program EIR); Council
File No. 25-0310**

Dear Members of the City Council:

This firm represents West Valley Alliance for Optimal Living (“Appellant” or “West Valley”). We incorporate by reference here all objections submitted in writing and orally for the proposed development project located at 5300 Oakdale (“Project”). This letter supplements our prior appeal justifications, including on March 16, 2025, April 3, 2025, and April 21, 2025 in the massive out-of-scale project proposed on a site which is a historic resource.

I. THE CITY’S APPROVALS LACK ADEQUATE CEQA CLEARANCE.

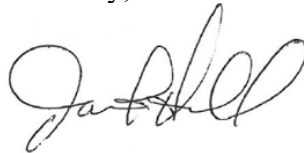
On March 7, 2025, the City approved the VTT for the massive proposed Project (“Approvals”). The Approvals were not based on a site-specific environmental study for the Project. Instead, the City chose to rely upon a Program Environmental Impact Report (“EIR”) of the Housing Element that it had certified in 2021. Such reliance is grossly misplaced. Appellant has secured from qualified experts in biology, noise and historic resources. Appellant’s experts concur that the Project is not within the scope of the Housing Element EIR and that the draft Initial Study/Mitigated Negative Declaration prepared by the City (but never release for public review and circulated for public comment) does not adequately analyze and mitigate the impacts of the Project. See Experts Reports attached as **Exhibits 1, 2, 3, 4 and 5.**

II. CONCLUSION.

For all of the reasons mentioned in this letter and attachments, as well as those identified and elaborated in our prior appeal justifications, we hereby request that the City grant this appeal, set aside all the project approvals, set aside the environmental and General Plan consistency findings for the Project, and mandate an EIR.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

Encls.

Exhibit 1: Steve Rogers Acoustics Review of Draft Noise Impact Analysis in the Initial Study/MND

Exhibit 2: Scott Cashen, M.S. Comments on the Draft Initial Study and MND

Exhibit 3: Chattel, Inc. Review of 2024 Historic Resource Assessment

Exhibit 4: Scott Cashen, M.S. Review of Housing Element EIR

Exhibit 5: Steven Rogers Acoustics Review of Housing Element EIR

Cc: Stephanie.Escobar@lacity.org
candy.rosales@lacity.org

EXHIBIT 1



Steve Rogers Acoustics

April 22, 2025

Jamie Hall
Channel Law Group, LLP
8383 Wilshire Boulevard, Suite 750
Beverly Hills, CA 90211
jamie.hall@channellawgroup.com

Subject: **5300 North Oakdale Avenue Project**
Review of Draft Noise Impact Analysis in the Initial Study/MND

Dear Jamie:

We have reviewed the noise impact analysis presented in Section XIII and Appendix M of the Draft Initial Study/Mitigated Negative Declaration for the 5300 North Oakdale Avenue project (the Project) and have the following comments:

1. BACKGROUND

The Project site is comprised of 4 parcels with a total area of 612,868 ft² located in Tarzana, CA, with frontages along Collier Street and Oakdale Avenue. It would result in demolition of existing removal of existing structures and a portion of existing orchard on the site and construction of 21 two-story, single-family homes and a caretaker's residence. There are existing residential uses on all four sides of the Project site, as well as the CHIME Institute's Schwarzenegger Community School located on Collier Street.

As part of the approval process, an Initial Study/Mitigated Negative Declaration (dated July 2023) has been prepared for the project, including an Environmental Impact Analysis, which includes an analysis of noise and vibration – presented in Section XIII and associated Appendix M. These parts of the Initial Study were prepared by Douglas Kim & Associates (DKA).

The purpose our review is to confirm the accuracy and adequacy of the analysis presented in Section XIII and Appendix M of the Environmental Impact Analysis, as well the validity of DKA's less than significant with mitigation finding for noise impacts and less than significant finding for groundborne vibration impact.

2. CONSTRUCTION NOISE PREDICTIONS LACK SUPPORT & UNDERSTATE IMPACTS

DKA's construction noise impact predictions are summarized in Table XIII-7 of the Initial Study/MND as a column of "Maximum Construction Noise Level" values, at each of 6 sensitive receivers around the Project site, expressed as Equivalent noise levels (Leq) in dBA.

Table XIII-7 also shows the net increase in noise level at each receiver, based on DKA's construction noise predictions and existing daytime ambient noise levels (as measured by DKA). DKA has relied on the construction noise predictions summarized in Table XIII-7 to support a less than significant with mitigation finding for construction noise.

Appendix M of the Initial Study/MND includes a summary of DKA's construction noise calculations. We notice some significant errors, omissions and anomalies in these calculations, which result in construction noise predictions that are unrealistically low, as follows:



a) Analysis Relies on Unsubstantiated Construction Source Noise Data

CEQA construction noise analyses are generally based on equivalent noise level (Leq) estimates for each phase of construction – calculated using the FHWA methodology, which takes into account the types and number of pieces of equipment, reference equipment noise levels, acoustical usage factors, distances to sensitive receivers, topography and ground effects.

DKA's calculations – as described by Appendix M – do not follow the usual CEQA treatment of construction noise levels and are based instead on a total construction noise sound pressure level (Lp) of 75 dBA at a distance of 15.24 meters (50-feet).

Where this 75 dBA figure comes from is not explained in Appendix M or Section XIII and it is not supported by any recognized reference. Perhaps coincidentally, LAMC 112.05 limits noise from construction equipment to 75 dBA at a distance of 50-feet. However, this limit applies to individual pieces of construction equipment, not the combined effect of multiple pieces of equipment and activity on the site, as the calculations presented in Appendix M assume.

In practice, our experience has been that noise levels at a distance of 50-feet from construction activity are generally in the region of 85 dBA for the noisiest phases – a full 10 dBA higher than the unsubstantiated 75 dBA figure that DKA's calculations have relied on.

b) Point Source Sound Power Level Incorrectly Assigned to a Large Area Source

DKA has converted their unsubstantiated 75 dBA reference sound pressure level (Lp) to a sound power level (Lw) using the formula for a "point source". Point source in this context means a source that is very small compared to the distance between the source and receiver. For example, point source analysis might be used to evaluate the noise impact of an individual piece of construction equipment on a distant receiver.

However, DKA's model of construction noise propagation takes their point source sound power level and applies it to the entire construction site – which is modeled as a very large "area source". This approach is fundamentally flawed. In acoustics, a point source and a large area source are two very different things, they cannot be mixed-and-matched in this way. Also, distributing the point source sound power over such a large area has the effect of diluting the noise level – i.e.: making the construction site appear quieter.

c) Homogenous Area Source Not an Accurate Model for a Large Construction Site

On a large construction site like this one, the various noise sources on any given day – individual pieces of equipment, vehicles, etc. – are not distributed evenly. For instance, there might be a cluster of activity and concentration of equipment in one or two specific areas, with much less activity elsewhere apart from occasional truck movements back and forth to the entrance.

In this type of real world scenario, noise levels in the active parts of the site will be higher than in other areas. It is therefore unrealistic to treat the construction site for this project as a homogenous area of uniform sound power – as DKA has done.

d) Receiver Heights Appear to be Unrealistically High

Appendix M includes a "Receiver List" table, which defines the six points in DKA's noise model selected to represent nearby sensitive uses, including a column for X/Y coordinates and a column that we understand to show heights of receivers above the ground.

Receiver heights shown in the table range from 270 to 290 meters (885 to 950 feet) above the ground, which are unrealistic and greatly overstate the distances between the receivers and the construction site – thereby greatly understating received construction noise levels.



3. ANALYSIS OF CONSTRUCTION VIBRATION IMPACTS INCOMPLETE, FINDING INCORRECT

a) Existing Vibration Levels Not Reported

Establishing baseline conditions – against which future impacts can be compared – is a fundamental requirement of any CEQA impact study. And compliance with the National Environmental Policy Act requires an “inventory of existing environmental conditions”, which would include existing vibration levels. While existing (daytime) noise conditions at various receiver locations around the Project site are documented, Section XIII of the Initial Study/MND does not include any discussion of existing vibration levels to give context to the evaluation of potential Project vibration impacts.

b) Analysis is Limited to Building Damage Only, Human Annoyance Overlooked

The CEQA checklist for noise impacts poses the following question about vibration: “Would the project result in generation of excessive groundborne vibration or groundborne noise levels?” There is no definition of – or limitation on – the meaning of the word “excessive” in this context.

At the time the Initial Study/MND was prepared (2023), it was normal practice for City CEQA documents to use the FTA’s guidance related to potential building damage and human annoyance caused by construction vibration. According to the FTA guidance:

- Impacts associated with damage to non-engineered and masonry buildings would be significant if Project construction activities cause ground-borne vibration levels to exceed 0.20 PPV.
- Impacts associated with human annoyance would be significant if Project construction activities cause ground-borne vibration levels to exceed 72 VdB at off-site sensitive uses, including residential.

However, in their analysis for this project, the only potential construction vibration impact DKA has considered is building damage; human annoyance has been overlooked.

c) Human Annoyance Impact Likely Significant

DKA’s construction vibration analysis concludes that maximum construction vibration levels would be caused by operation of large bulldozers on the Project site, producing ground-borne vibration levels at the closest residential receivers ranging from 0.037 to 0.111 PPV, as shown in Table XIII-11 in the Initial Study/MND.

Assuming a crest factor of 4 (per FTA guidance) 0.037 PPV equates to 79 VdB and 0.111 PPV equates to 89 VdB. Which means that, according to DKA’s analysis, construction vibration residential receivers closest to the Project site would exceed the 72 VdB threshold – indicating a significant impact associated with human annoyance and undermining DKA’s determination of less than significant impact for construction vibration.

4. NOISE-1 MITIGATION MEASURE IS INADEQUATE

Section XIII of the Initial Study/MND proposes a single mitigation measure called “NOISE-1”, which is the installation of temporary 8-foot high noise barriers along the perimeter of the Project site during the demolition and grading phases. Table XIII-12 shows that construction noise with mitigation would be below the significance threshold, thereby supporting DKA’s finding that construction noise impacts would be less than significant with mitigation.

We disagree with this finding as well as the implication that NOISE-1 is the only mitigation required for the Project – for the following reasons:



a) Construction Noise Levels are Likely to be Much Higher than DKA Predicts

As explained in Section 2 of this letter, we believe that DKA's construction noise predictions are faulty and expect that actual construction noise levels will be significantly higher. In that case, the NOISE-1 mitigation would likely not be sufficient to reduce construction noise impacts to less-than-significant levels.

An example: Based on past experience, we would expect noise levels during noisiest construction phases of the project to be in the region of 85 dBA at a distance of 50-feet. There are several residential uses along Collier Street (including 5220 Oakdale Avenue) located within 50-feet of the site perimeter, so 85 dBA is a reasonable rule-of-thumb estimate for noise received at these homes at times when there is construction activity at the southern edge of the Project site. By comparison, DKA's prediction for (unmitigated) construction noise at 5220 Oakdale Avenue is 57.8 dBA – more than 27 dBA lower than we would typically expect.

Another example: There are homes on Linnet Street that are approximately 20-feet from the perimeter of the site, so we would expect received construction noise levels in these cases of around 93 dBA at times when there is construction activity at the northern edge of the Project site. By comparison, DKA's prediction for (unmitigated) construction noise at 19850 Linnet Street is 57.7 dBA.

b) NOISE-1 Mitigation Would be Limited to the Demolition and Grading Phases

There is no analysis in Section XIII or Appendix M of the Initial Study/MND to show how noise levels during construction of the Project would vary from one phase to the next. So there is no support for DKA's claim that mitigation is required only during the demolition and grading phases.

According to the City's CEQA Thresholds Guide (2006 version, which was in effect at the time of the Initial Study) noise levels during the finishing phase of construction are expected to be the same as those during the excavation/grading phase (89 dBA at 50-feet, 86 dBA at 50-feet with mufflers), with noise levels during the structural phase of the project only slightly lower (85 dBA at 50-feet, 83 dBA with mufflers). This suggests that if mitigation is required during the demolition and grading phases, it will also be required for the structural and finishing phases.

c) NOISE-1 Would Not Address Vibration Impacts

Because the construction vibration analysis in Section XIII of the initial Study/MND is limited to building damage impacts only, it overlooks likely significant impacts associated with human annoyance (Section 3 of this letter). Effective mitigation of groundborne vibration during construction of the Project would be very difficult to achieve and certainly NOISE-1 mitigation would do nothing to reduce construction vibration levels received at the homes around the Project site. As NOISE-1 is the only mitigation proposed by the Applicant's team, construction vibration impacts would remain significant after mitigation.

d) NOISE-1 DOES NOT Address LAMC 112.05 Noise Limit

As the preamble to Section XIII of the Initial Study/MND points out, LAMC 112.05 limits noise produced by each piece of construction equipment to 75 dBA at a distance of 50-feet, and prescribes the use of "mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment" to achieve this result.

There is no analysis in Section XIII to show that noise from each piece of construction equipment would be limited to 75 dBA at 50-feet. And NOISE-1 does not include any mufflers, shields, etc. to address the requirements of LAMC 112.05.



5. CONCLUSIONS

We find that the analysis presented in Section XIII and Appendix M of the Initial Study/MND for the 5300 Oakdale Avenue Project does not adequately support the finding that construction noise impacts will be less than significant with mitigation, or the finding that construction vibration impacts will be less than significant. Our own evaluation leads us to the opposite conclusion – that construction of the Project would likely result in significant noise impacts (even with the proposed mitigation) and significant vibration impacts at the closest sensitive uses, because:

- The Applicant's construction noise analysis relies on an unsubstantiated construction noise level of 75 dBA at a distance of 50-feet. This is a much lower level than we would expect – based on past experience – during the noisier phases of construction. In this way the noise analysis significantly understates the impacts of construction noise.
- The construction noise analysis presented in Appendix M of the Initial Study/MND contains several other significant errors and anomalies that have the effect of further understating construction noise levels and impacts.
- The analysis of construction vibration considers only building damage impacts and overlooks human annoyance impacts, which are likely to be significant in this Project, because of the close proximity of neighboring homes.
- The analysis presented in Section XIII is designed to show that the one and only proposed noise mitigation measure, NOISE-1, would reduce construction noise levels received at the nearby homes to below the threshold of significance. However, this is unlikely to be the case in practice because the assumptions and calculations the preparers have used are flawed and underestimate construction noise levels to the extent that the attenuation offered by NOISE-1 would likely be insufficient to reduce noise levels to the point of insignificance.
- Because it is limited to the demolition and grading phases, NOISE-1 would not address noise impacts (which are likely significant) during other phases of the construction of the Project.
- NOISE-1 does not include any mitigation measures (mufflers, shields, etc.) to address the noise limit for construction equipment of 75 dBA at a distance of 50-ft, which is required for compliance with LAMC 112.05.
- NOISE-1 would do nothing to address construction vibration (human annoyance) impacts, which would therefore remain significant after mitigation.

Yours sincerely,

Steve Rogers Acoustics, LLC



Steve Rogers
Principal

EXHIBIT 2

April 22, 2025

Mr. Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211

**Subject: Comments on the Draft Initial Study and Mitigated Negative Declaration for the
5300 Oakdale Avenue Project**

Dear Mr. Hall:

This letter contains my comments on the Draft Initial Study and Mitigated Negative Declaration (“IS/MND”) prepared by the City of Los Angeles for the 5300 Oakdale Avenue Project (“Project”). The Project Applicant, Oakdale Estates LLC, proposes development of 21 single-family homes on approximately 9.65 acres located in the Encino-Tarzana Community Plan Area of the City of Los Angeles. The Project entails removal of a vacant single-family home, 2 sheds, 7 garage structures, various ramp structures, most of the existing orchard (approximately 1,137 citrus trees), and 7 other trees outside of the orchard.

I am an environmental biologist with 31 years of professional experience in wildlife biology and natural resources management. I have served as a biological resources expert for over 200 projects in California. My experience and scope of work in this regard has included assisting various clients with evaluations of biological resource issues; preparation and peer review of environmental compliance documents prepared pursuant to the California Environmental Quality Act (“CEQA”) and the National Environmental Policy Act (“NEPA”); and preparation of written comments that address deficiencies with CEQA and NEPA documents. My work has included written and oral testimony for the California Energy Commission, California Public Utilities Commission, and Federal courts. My educational background includes a B.S. in Resource Management from the University of California at Berkeley, and a M.S. in Wildlife and Fisheries Science from the Pennsylvania State University. A copy of my curriculum vitae is attached hereto.

The comments herein are based on my review of the IS/MND, the Biological Resources Assessment prepared by ELMT Consulting, scientific literature pertaining to biological resources known to occur in the Project area, consultation with a local bat expert, and the knowledge and experience I have acquired during my 31-year career in the field of natural resources management.

The IS/MND Fails to Analyze Impacts to Special-Status Bats that May Roost at the Project Site

The IS/MND determined that the Project would not have a substantial adverse effect on any special-status animal species.¹ This determination was derived from the Project’s Biological Resources Assessment (“BRA”), which concluded the Project Site does contain any habitat that could support special-status species.² The authors of the BRA apparently overlooked the fact that: (a) several special-status bat species are known to occur in urban and suburban habitats in the Los Angeles Basin;³ and (b) these urban-adapted species have the potential to use trees and structures at the Project Site as roosting habitat. Table 1 (below) lists the California Species of Special Concern that have been detected in urban or suburban portions of the Los Angeles Basin during surveys conducted by the Natural History Museum of Los Angeles County (“NHMLAC”).⁴

Table 1. California bat species of Special Concern known to occur in urban or suburban portions of the Los Angeles Basin.

<u>Species</u>	<u>Roosting Habitat</u> ⁵	<u>Other</u>
Western Mastiff Bat	Crevices, including cracks (crevices) in buildings	Detected at several of the NHMLAC “backyard” study sites. ⁶ Forms maternity colonies up to several hundred bats. ⁷
Pocketed Free-tailed Bat	Rock crevices, caverns, or buildings.	Forms maternity colonies up to 100 or more bats. ⁸
Western Red Bat	Primarily in trees, but sometimes in shrubs.	Has been detected in orange groves. ⁹ Small green spaces are important to conservation. ¹⁰
Western Yellow Bat	Appears to roost exclusively in the skirts of palm trees.	Has been captured in orchards. ¹¹

¹ IS/MND, p. 4-39.

² ELMT Consulting. 2024 Jan. Biological Resources Assessment (Updated): 5300 Oakdale Avenue. p. 1.

³ Natural History Museum, Los Angeles County. 2025. Backyard Bats [webpage]. [Accessed 2025 Mar 13]. <https://nhm.org/research-collections/backyard-bats>

⁴ *Ibid.*

⁵ California Department of Fish and Wildlife, Biogeographic Data Branch. 2021. California Wildlife Habitat Relationship System, Version 10. Sacramento, CA. Life history accounts for western mastiff bat, pocketed free-tailed bat, western red bat, and western yellow bat. [Accessed 2025 Mar 13]. <https://bit.ly/41TxbBQ>. See also Bolster BC, ed. 1998. Terrestrial Mammal Species of Special Concern in California. [Accessed 2025 Mar 13]. <https://bit.ly/4hzXIYs>

⁶ Natural History Museum, Los Angeles County. 2025. Backyard Bats [webpage]. [Accessed 2025 Mar 13]. <https://nhm.org/research-collections/backyard-bats>.

⁷ Western Bat Working Group. 2005. Western Bat Working Group Species Accounts. [Accessed 2025 Mar 13]. <https://bit.ly/4kQEtr0>

⁸ Bolster BC, ed. 1998. Terrestrial Mammal Species of Special Concern in California. [Accessed 2025 Mar 13]. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=84523&inline>.

⁹ Constantine DG. 1959. Ecological observations on lasiurine bats in the North Bay area of California. *Journal of Mammalogy* 40(1):13-15.

¹⁰ Natural History Museum, Los Angeles County. 2025. Backyard Bats [webpage]. [Accessed 2025 Mar 13]. <https://nhm.org/research-collections/backyard-bats>

¹¹ Bolster BC, ed. 1998. Terrestrial Mammal Species of Special Concern in California. [Accessed 2025 Mar 13]. <https://bit.ly/4hzXIYs>

Project Impacts to Bats are Potentially Significant

The Project involves the removal of a vacant home, 2 sheds, 7 garage structures, and various ramp structures.¹² In addition, the Project entails removal of most of the orchard (approximately 1,137 citrus trees), 3 Canary pine trees, and 4 palm trees.¹³ Removal of these features could cause direct and indirect impacts on special-status bats.

Direct Impacts

Most bat species are highly sensitive to noise and other forms of human disturbance.¹⁴ If a bat roost at the Project Site is removed or disturbed during the maternity season, the roost may be abandoned, leading to mortality of pups (and potentially adults). For species that form maternity colonies (e.g., Western Mastiff Bat and Pocketed Free-tailed Bat), tens or hundreds of pups may be killed. Because bats have low fecundity (typically one pup per year) and long generational turnover,¹⁵ any reduction in reproductive output (or success) can have a substantial impact on viability of the population.

Significant impacts to bats could also occur if Project structures or trees are removed when bats are hibernating. For example, Yellow Bats are deep sleepers.¹⁶ Even when fully awake, they feel safe in palm fronds and generally will not flush at signs of danger.¹⁷ As a result, Yellow Bats are frequently killed or injured when palm trees are felled.¹⁸ Even if hibernating bats flush from their roost(s) when a tree is felled or a building is demolished, the metabolic cost of waking bats from hibernation can be very high and enough to reduce energy supply to the point where survival is not possible.¹⁹

¹² IS/MND, p. 3-8.

¹³ IS/MND, p. 4-41.

¹⁴ Western Bat Working Group. 2005. Western Bat Working Group Species Accounts. [Accessed 2025 Mar 13]. <https://bit.ly/4kQEtr0>. See also Bolster BC, ed. 1998. Terrestrial Mammal Species of Special Concern in California. [Accessed 2025 Mar 13]. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=84523&inline>.

¹⁵ Miner KL, Stokes DC. 2005. Bats in the south coast ecoregion: status, conservation issues, and research needs. USDA Forest Service Gen. Tech. Rep. PSW-GTR-195. [Accessed 2025 Mar 13]. <https://bit.ly/4bQh8Se>.

¹⁶ Austin Bat Refuge. 2021. Palm Trees [webpage]. [Accessed 2025 Mar 14]. <https://austinbatrefuge.org/palm-trees/>.

¹⁷ *Ibid.* See also Tatarian G. 2018. Conserving California's Bats Through Environmental Review and Permitting. CDFW Conservation Lecture Series Archive. [Accessed 2025 Mar 14]. <https://bit.ly/428aDqM>

¹⁸ *Ibid.*

¹⁹ HT Harvey & Associates. 2004. California Bat Mitigation Techniques, Solutions, and Effectiveness. Prepared for the California Department of Transportation Office of Biological Studies and Technical Assistance, Sacramento, CA. See also Thomas DW. 1995. Hibernating Bats Are Sensitive to Nontactile Human Disturbance. *Journal of Mammalogy* 76(3):940-946.

Indirect Impacts

Most bat species exhibit high fidelity to roost sites that have very specific morphological and thermal properties (i.e., they reuse the same roost site from year to year).^{20,21} As a result, the availability of suitable roost sites is the limiting factor for most bat populations,²² and when bats are displaced from a roost, recovery or recolonization is slow if it occurs at all.²³

The IS/MND does not analyze impacts to special-status bats, nor does it incorporate mitigation for bats that may be impacted by construction of the Project. As a result, the Project could cause significant impacts on special-status bats.

The IS/MND Fails to Incorporate Mitigation for Potentially Significant Impacts to Nesting Birds

The BRA determined that Project construction activities could disrupt avian nesting behavior on or within the vicinity of the site, and that in order to ensure indirect impacts to any special-status fauna do not occur from implementation of the Project, a pre-construction nesting bird clearance survey “shall be conducted prior to vegetation removal during the nesting season.”²⁴ The BRA further determined that a pre-construction nesting bird clearance survey was needed to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code.²⁵ Consequently, the BRA included a detailed mitigation measure that the Project biologists (ELMT Consulting) believed was necessary to avoid and minimize impacts on nesting birds.²⁶

The BRA’s definition of “special-status” includes “wildlife species that are designated by the California Department of Fish and Wildlife (CDFW) as fully protected, species of special concern or watch list species.”²⁷ The Cooper’s Hawk is a Watch List species,²⁸ and according to the BRA, it is one of the species “that could be expected to occur on-site.”²⁹ Cooper’s Hawks are known to nest in suburban areas and parks in urban Los Angeles.³⁰ Therefore, although not explicitly stated in the BRA, the Cooper’s Hawk is presumably one of the nesting bird species that ELMT Consulting determined could be impacted by the Project.

²⁰ Kunz TH. 1982. Roosting Ecology of Bats. In: Kunz TH (ed.) Ecology of Bats. Springer, Boston, MA. pp. 1-55.

²¹ Miner KL, Stokes DC. 2005. Bats in the south coast ecoregion: status, conservation issues, and research needs. USDA Forest Service Gen. Tech. Rep. PSW-GTR-195. [Accessed 2025 Mar 13]. <https://bit.ly/4bQh8Se>.

²² *Ibid.* See also Western Bat Working Group. 2005. Western Bat Working Group Species Accounts. [Accessed 2025 Mar 13]. <https://bit.ly/4kQEtr0>.

²³ *Ibid.*

²⁴ BRA, pp. ES-2 and 12.

²⁵ BRA, p. ES-2.

²⁶ BRA, pp. 24 and 25.

²⁷ BRA, p. 3 (footnote 1). [emphasis added].

²⁸ California Natural Diversity Database (CNDDB). January 2025. Special Animals List. California Department of Fish and Wildlife. Sacramento, CA. [Accessed 2025 Mar 13]. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406>

²⁹ BRA, p. 12.

³⁰ Cooper Ecological Monitoring, Inc. 2017. Nesting Raptors of Griffith Park and Surrounding Area. Final Report prepared for Friends of Griffith Park. p. 5. [Accessed 2025 Mar 13]. <https://bit.ly/4iFIJIo>

The IS/MND acknowledges the Project could impact nesting birds.³¹ However, the IS/MND does not incorporate the mitigation recommended in the BRA, nor does it incorporate alternative mitigation that would reduce impacts on nesting birds to a less-than-significant level. As a result, Project impacts on nesting birds remain potentially significant.

This concludes my comments on the IS/MND.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Cashen", written in a cursive style.

Scott Cashen, M.S.
Senior Biologist

³¹ IS/MND, p. 4-39.

EXHIBIT 3



Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE: April 22, 2025

TO: Jamie T. Hall, Managing Partner
Channel Law Group, LLP

CC: Jeff Bornstein, President
West Valley Alliance for Optimal Living

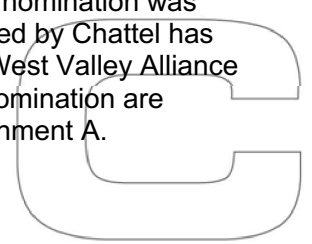
FROM: Robert Chattel, AIA, President
Alvin-Christian Nuval, Principal Associate
Chattel, Inc., Historic Preservation Consultants

RE: Peer Review of 2024 Historic Resource Assessment
Bothwell Ranch, 5300 N. Oakdale Avenue, Los Angeles, California

Chattel, Inc (Chattel) is providing this memorandum to Channel Law Group, LLP to serve as a peer review of the 2024 Historic Resource Assessment (2024 HRA) for Bothwell Ranch at 5300 N. Oakdale Avenue, Los Angeles, California (Assessor Parcel Numbers 2164-008-001, 2164-008-005, 2164-008-006, and 2164-008-007, subject property) in the Encino-Tarzana Community Plan Area. The subject property is approximately 14 acres and contains a single-family house, citrus grove, and additional storage and ancillary buildings. It was previously identified in SurveyLA, the City of Los Angeles (City) historic resources survey, as appearing eligible for national, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.”

The 2024 HRA was prepared by Teresa Grimes | Historic Preservation (TGHP) for the property owner and concluded that the subject property was not eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or locally as a City Historic-Cultural Monument (HCM). Based on additional research into the subject property history and applicable historic contexts that were not investigated in the 2024 HRA but are described in this memo, Chattel disagrees with the previous conclusions and finds the subject property eligible for listing in the National Register, California Register, and as a City HCM, and thus a historical resource for the purposes of the California Environmental Quality Act (CEQA).

Though City Office of Historic Resources staff prepared an HCM nomination for the subject property that was unanimously supported by the Cultural Heritage Commission, the HCM nomination was denied by City Council on June 29, 2022. A National Register nomination prepared by Chattel has been submitted to the California Office of Historic Preservation on behalf of the West Valley Alliance for Optimal Living for review. Portions of the Bothwell Ranch National Register nomination are excerpted in this memo where noted and the full nomination is provided as Attachment A.



Regulatory Setting

California Environmental Quality Act (CEQA)

According to CEQA,

a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (Public Records Code §21084.1).

If a proposed project were expected to cause *substantial adverse change* in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."¹ California Code of Regulations, Title 14, Chapter 3 §15064.5 (b)(2) describes *material impairment* taking place when a project:

- A) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... or
- B) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C) demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

National Register of Historic Places

The National Register is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a federal program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the United States Department of the Interior.

Resources are eligible for National Register listing if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or

¹ CEQA Guidelines §15064.5 (b)(1))

- C) 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 represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.²

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for integrity. Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria listed above. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance from their identified period of significance. Period of significance describes the period during which a property's importance is established. It can refer simply to the date of construction, or it can span multiple years, depending on the reason the property is important. The period of significance is established based on the property's relevant historic context and as supported by facts contained in the historic context statement.

Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance."³ A property significant under Criterion A or B may still retain sufficient integrity to convey its significance even if it retains a low degree of integrity of design, materials, or workmanship. Conversely, a property that derives its significance exclusively for its architecture under Criterion C must retain a high degree of integrity of design, materials, and workmanship. For some properties, comparison with similar properties is considered during the evaluation of integrity, especially when a property type is particularly rare.

While integrity is important in evaluating and determining significance, a property's physical condition, whether it is in a deteriorated or pristine state, has relatively little influence on its significance. A property that is in good condition may lack the requisite level of integrity to convey its significance due to alterations or other factors. Likewise, a property in extremely poor condition may still retain substantial integrity from its period of significance and clearly convey its significance.

California Register of Historical Resources

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (Public Resources Code (PCR) §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria of significance, which are modeled on National Register criteria:

- 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;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies distinctive characteristic of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;

² National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

³ *Ibid.*

- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance. A property that meets the significance criteria for California Register eligibility would also be eligible for listing in the National Register unless there are issues of integrity that decrease the ability of the property to convey its significance.

The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by California Office of Historic Preservation to be consistent with California Register criteria). Public Resources Code (PRC) §5024.1(g) also states:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- 1) The survey has been or will be included in the State Historical Resources Inventory.
- 2) The survey and the survey documentation were prepared in accordance with [California Office of Historic Preservation]... procedures and requirements.
- 3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
- 4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Resources can be eligible as a California Register historic districts if they meet National Register historic district criteria.

City of Los Angeles Historic-Cultural Monument and Historic Preservation Overlay Zone

Sec. 22.171.7 of Los Angeles Administrative Code defines criteria for designation of an HCM. For ease in applying local eligibility, the following numbers are assigned to the criteria, which align to a large degree with criteria for the National and California Registers. An HCM:

- 1) Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- 2) Is associated with the lives of historic personages important to national, state, city, or local history; or
- 3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Listing as an HCM is subject to review by the Cultural Heritage Commission and the Planning and Land Use Management Committee of the City Council and requires approval by the City Council.

The Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted by the City of Los Angeles in 1979 and revised in 1997. As defined in the Cultural Heritage Masterplan Review Draft (March 7, 2000, Cultural Heritage Masterplan), an HPOZ is, "...a planning tool which recognizes the special qualities of areas of historic, cultural, or architectural significance. An HPOZ does not change the underlying zoning; rather it lays an added level of protection over a zone through local board oversight." There are thirty-five designated HPOZs in Los Angeles, incorporating thousands of properties. The Cultural Heritage Masterplan defines HPOZ criteria for evaluation and states that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

- A) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
- B) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City
- C) Retaining the structure would help preserve and protect an historic place or area of historic interest in the City

Peer Review of the 2024 HRA

Following description of the environmental setting and historic contexts, the 2024 HRA evaluates the subject property primarily for eligibility for listing in the National Register since the eligibility criteria generally align with the criteria for listing in the California Register and local designation as a City HCM. The 2024 HRA concludes that the subject property "[lacks] historical significance and architectural distinction [and] does not appear to be eligible for listing in the National Register under any criteria." As described further in this section, through additional research into information not described in the 2024 HRA and conversations with California Office of Historic Preservation staff, Chattel disagrees with the findings of the 2024 HRA and finds the subject property eligible for listing in the National Register, California Register, and as a City HCM. This section primarily reviews and comments on the evaluation of eligibility described in the 2024 HRA.

Criterion A

To evaluate the subject property under Criterion A, the 2024 HRA relies much on the SurveyLA Citywide Historic Context Statement for Industrial Development, 1850-1980, under the sub-theme of Cash Crops for Exports, 1870-1945. The SurveyLA historic context statement provides guidance for eligibility of properties under this context, but it is important to note that these were developed at the local level and are not formally adopted at the state or federal level. The period of significance of 1870-1945 for the Cash Crops for Exports sub-theme is justified in the historic context statement for coinciding with the era of significant agricultural production in the city, with the historic context statement also acknowledging that "few if any extant trees will date from the early 20th century."⁴

Replacement of Citrus Trees

The 2024 HRA argues that because the citrus trees at the subject property were replaced between 1980 and 1985, the citrus grove is no longer considered to date to the period of significance, yet this appears to be a literal reading of the eligibility standards. The subject property has continuously been a citrus grove since at least when Bothwell began managing it in 1926, and even if the trees have been replaced, the subject property as a citrus grove still dates to the period of significance described in the historic context. To understand the eligibility of the citrus grove further, Chattel

⁴ LSA Associates, Inc., "Los Angeles Citywide Historic Context Statement, Context: Industrial Development, 1850-1980," SurveyLA Los Angeles Historic Resources Survey, September 2011, revised February 2018, 27.

spoke with California Office of Historic Preservation staff who provided the example of historic cornfields – one would not expect a historic cornfield to have the same strands of crops from decades ago and replacement of crop is typical especially after it has exceeded its productive life.

According to US Citrus Nursery, the average lifespan of a citrus tree is 50 years.⁵ As such, it is understandable that the trees would need to be replaced to continue the historic role of the subject property as a functioning commercial citrus grove. Again, this is acknowledged in the SurveyLA historic context statement which describes “original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact and the majority of existing trees are mature.”⁶ The historical configuration of regularly spaced rows of citrus trees planted in a north-south orientation is still intact and the majority of existing trees at the subject property are mature. Thus, the in-kind replacement of the citrus trees to support the continuous work of the citrus grove while Bothwell still owned and operated the property does not disqualify Bothwell Ranch from being able to convey its significance.

Citrus Production in the San Fernando Valley

The historic contexts provided in the 2024 HRA to evaluate the subject property under Criterion A do not adequately provide context to the importance of the citrus industry in Los Angeles and specifically the San Fernando Valley where Bothwell Ranch is located. As described in the Bothwell Ranch National Register nomination:

Citrus in particular became an important part of Los Angeles commercial identity in the early 1920s as Los Angeles County alone devoted over 92,000 acres of land to its production, more than a third of all citrus land in the state.⁷ By 1922, “Los Angeles County led all other U.S. counties in the value of its agricultural products, and citrus was Los Angeles’ most important and long-lived cash crop for export.”⁸ The San Fernando Valley at the time had an estimated 750,000 citrus trees.⁹ In his book *Trees in Paradise: A California History*, author and historian Jared Farmer writes:

Imagine the scene, circa 1920: from the Oxnard Plain to the San Fernando Valley, across the wide San Gabriel and San Bernardino valleys, down the gentle coastal plain of Orange County, trees festoon the landscape...This was the Orange Empire.¹⁰

By the 1930s, citrus had emerged as California’s principal agricultural product.¹¹ Oranges became not just a product for export, but a symbol of the bright and sunny west. They were not only a part of the region’s commercial identity but were a part of its cultural identity as well, with marketing of byproducts such as juices and oils further spurring citrus production. Cooperative associations helping to organize and manage citrus production across the many groves grew into an influential industry group where “by 1939, 85 percent of citrus produced

⁵ US Citrus Nursery, “Citrus Tree Lifespan: What’s the Average Life Expectancy of a Citrus Tree,” June 8, 2019. <https://uscitrusnursery.com/blogs/citrus-simplified/citrus-tree-lifespan-whats-the-average-life-expectancy-of-a-citrus-tree> (accessed October 25, 2024).

⁶ LSA Associates, Inc., 28.

⁷ Anthea Marie Hartig, “Citrus Growers and the Construction of the Southern California Landscape, 1880-1940,” PhD. Dissertation, University of California, Riverside, December 2001, 61.

⁸ LSA Associates, Inc., 20.

⁹ Kevin Roderick, *The San Fernando Valley: America’s Suburb*, Los Angeles, CA: Los Angeles Times Books, 2001, 71.

¹⁰ Jared Farmer, *Trees in Paradise: A California History*, New York and London: W.W. Norton & Company, 2013, 278.

¹¹ California Department of Transportation, “A Historical Context and Archaeological Research Design for Agricultural Properties in California,” 2007.

in California and Arizona was controlled by cooperative associations, the largest of which was Sunkist, which managed 74 percent of total citrus production.¹² Shipments of oranges from Southern California grew substantially from one million boxes in 1887 to 65.5 million boxes in the early 1940s.¹³

Citrus production was an important part of the commercial identity of Los Angeles and the San Fernando Valley. The 2024 HRA does not fully consider the significance of the subject property as one of the last remaining commercial citrus groves in Los Angeles. Even as far back as 1972, the *Los Angeles Times* was referring to Bothwell Ranch as “the Valley’s oldest remaining citrus grove.”¹⁴ While the citrus groves at the California State University, Northridge (CSUN) campus and Orcutt Ranch, described in the 2024 HRA, are still extant, neither were commercially farmed and Bothwell Ranch best represents the legacy of citrus production in the San Fernando Valley.

Lindley F. Bothwell in the Citrus Industry

Furthermore, the 2024 HRA appears to diminish Bothwell’s role in the citrus industry. Page 24 of the 2024 HRA states that “the only contemporaneous source regarding Bothwell described him as ‘an agricultural adviser to film stars in the San Fernando Valley.’” Research into available historic newspapers yielded several more contemporaneous sources describing Bothwell’s robust involvement in the citrus industry, including articles from the *Los Angeles Evening Citizen News*, *Van Nuys News and Valley Green Sheet*, and *San Francisco Examiner*. As described in the Bothwell Ranch National Register nomination:

Bothwell appears to have been very active in the citrus industry in the San Fernando Valley, being elected as a director of the San Fernando Orange Heights Association in 1936.¹⁵ At the time, the association was handling the largest packing of citrus fruit in its history. Bothwell was recorded as an attendee at several meetings held by the Agricultural Extension Service on topics such as citrus replant care and pest control.^{16, 17} In 1939, Bothwell was described as the “agricultural adviser to film stars in the San Fernando Valley,” likely due to connections made renting his collection of vintage automobiles and vehicles to local film and television studios.¹⁸ One of his clients as a “Valley citrus expert” was Hearst Syndicate executive John Black, who Bothwell advised in planting citrus on acreage adjoining the landscaped gardens of Black’s estate.¹⁹ By 1943, Bothwell’s “citrus empire” had “grown to 34 ranches, which he either owned or managed” and he was “considered by the U.S. Department of Agriculture to be one of the nation’s top-10 citrus farmers.”²⁰

In 1949, *California Farmer* magazine included a short profile on Bothwell and his San Fernando Valley grove:

Recently it was our good fortune to hear about a Valencia [orange] grove in the San Fernando valley which has consistently produced heavy crops of large-sized fruit. It

¹² LSA Associates, Inc., 21.

¹³ Hartig, 62.

¹⁴ Jeffrey D. Hansen, “Farmers Out Lighting Their Smudge Pots,” *Los Angeles Times*, December 12, 1972:

19.

¹⁵ “\$588,859 Return Sets Citrus Mark,” *Los Angeles Evening Citizen News*, January 15, 1936: 17.

¹⁶ “Valley Meets Explain Citrus Replant Care,” *Los Angeles Evening Citizen News*, May 31, 1946: 6.

¹⁷ “Citrus Pests,” *Van Nuys News and Valley Green Sheet*, August 8, 1946: 6.

¹⁸ “Behind the Makeup,” *San Francisco Examiner*, February 16, 1939: 18.

¹⁹ “New Resident Will Make Extensive Improvement,” *Van Nuys News and Valley Green Sheet*, June 30, 1938: 1.

²⁰ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

was asserted that this grove had the largest Valencias in the valley last year, with 70 per cent of the fruit being of 220 packing size and larger.

Considering that the valley as a whole had about the smallest summer oranges of any grown in the state last year, we decided to investigate. The 29-year old Valencia grove, located in Woodlands [sic] Hills, Los Angeles county, is owned by Lindley Bothwell, who handles cultural operations in about 1000 acres of citrus in Southern California.

He is almost a fanatic on the subject of irrigation and is convinced that most growers fail to put enough water onto their trees. Moreover, he is certain that a lack of water is one of the most important reasons for small sizes.

Bothwell irrigates his home orchard with what is now considered an old-fashioned method – the flood system. Actually it is a modified type of flooding because furrows are used too, but the end result is that the entire area surrounding the trees is almost covered with water at each irrigation.²¹

Though Bothwell wholesaled some of his fruit, he used much of what he had grown “in a fruit pack business he’s had since the 1930s.”²² Advertisements printed across the country in 1951 highlighted packed gift boxes of fruit delivered from “Lindley Bothwell Ranches,”²³ also emphasizing that Bothwell “not only grows the finest oranges, but marvelous avocados as well.”²⁴ At the time, a box of about three dozen California seedless oranges from Bothwell Ranch cost \$4.75.

Bothwell’s packing operations were again highlighted in a 1956 *Los Angeles Times* article that described the orange tree as a “California Christmas tree” and noted that “veteran citrus grower, Lindley F. Bothwell, is one of those growers who are busy right now packing their fragrant crops into gaily-wrapped Christmas packages to be sold all over Southern California.”²⁵ Bothwell was described as “a man who knows his business” after working in the grove for 31 years and “operating so profitably that [he] is able to ignore the offers of land-hungry subdividers.”²⁶ The article attributed Bothwell’s success to his agricultural knowledge:

Long ago he determined that the Valencia orange, when grown in the soil and climate of the San Fernando Valley, stayed on the trees longer than other oranges. This enabled its grower to hit the late market – the Christmas market. By developing a year-round operation, he solved many of the problems which plague and often defeat other farmers who must work soil on the fringes of expanding cities. While other citrus growers have trouble getting labor to tend the trees and pick the fruit, Bothwell has a permanent crew of loyal men.²⁷

As described above, Bothwell’s relationship to the citrus industry was featured in several historic newspapers during his lifetime, with profiles on Bothwell and his citrus grove even being featured in *California Farmer* magazine and the *Los Angeles Times*. He was a figure within the local citrus

²¹ Bill Allen, “Culled from the County’s Fields and Groves,” *Santa Ana Register*, May 26, 1949: 30.

²² Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

²³ Bothwell also referred to his property as Rancho Rinconada, with the name appearing in newspapers as early as 1949 through 1972. According to Cambridge Spanish-English Dictionary, *rinconada* translates to “corner plot.” The property is more well-known today as Bothwell Ranch.

²⁴ “Advertisement: Out West with The Westerners,” *Yellowstone News*, November 15, 1951: 8.

²⁵ “Santa’s Workers Sweat in Valley Orange Groves,” *Los Angeles Times*, December 9, 1956: 164.

²⁶ *Ibid.*

²⁷ *Ibid.*

industry and used his agriculture degree from Oregon Agricultural College to innovate and support others in citrus growth.

The First Live Outdoor Dramatic Color Television Broadcast

The 2024 HRA completely excludes discussion of the subject property as the site of the first live outdoor dramatic color television broadcast, an advancement in the television entertainment industry that was reported across the country. As described in the Bothwell Ranch National Register nomination:

While Bothwell Ranch represents an important part of the agricultural history of Los Angeles and the San Fernando Valley, it also represents an important part of the entertainment industry in general as the location of the first live outdoor dramatic color television broadcast. During the 1950s, color television was still a novelty and a luxury, and “even after the color standard was adopted by the Federal Communications Commission (FCC) in 1953, it would be more than a decade before color television became widely available in the United States.”²⁸ Advancements in the technology were still developing, with the first live nationwide color television broadcast only happening in 1954 at the annual Tournament of Roses Parade in Pasadena.²⁹

To encourage the public to transition from black and white televisions to the more expensive ones in color, NBC produced both “lavish spectacles” and the “daytime minimalist theatrical productions of Matinee Theatre,” an anthology drama series that aired daily from 1955 to 1958.³⁰ Stories and actors changed with each episode, though like other programs at the time, they were filmed in an indoor studio with constructed sets. In the 51st episode of its first season, this practice changed in an experiment that would serve as a precursor to future televised programs.

On January 11, 1956, the hour-long episode “All the Trees in the Field” aired live in color on televisions across the United States and was broadcast directly from Bothwell Ranch. The episode, directed by Alan Neuman and written by Sylvia Richards, utilized the grove as the background for an original story about “the struggle of an elderly orange rancher to hold onto his beloved grove despite lush cash offers from subdividers and persistent pressure from members of his family.”³¹ The cast was led by film and stage actor James Bell, and included Melinda Plowman, Adrienne Marden, Robert Karnes, Amzie Strickland, Carolyn Craig, and others. Lindley Bothwell made an appearance in several scenes driving a tractor, while his wife Ann and several ranch laborers were also featured.³² A \$10,000 1909 Mercedes racing car owned by Bothwell as part of his collection held at the ranch was even used as “an expensive prop that cost NBC nothing.”³³

According to the script held in the archives of the New York Public Library, Billy Rose Theatre Division, the episode began with a narration by an announcer teasing the story:

²⁸ Susan Murray, *Bright Signals: A History of Color Television*, Duke University Press: Durham and London, 2008, 1.

²⁹ Michael Lisicky, “Color TV Debuted At The 1954 Rose Parade, Thanks to RCS, NBC And Woolworth,” *Forbes*, January 1, 2021. <https://www.forbes.com/sites/michaellisicky/2021/01/01/color-tv-debuted-at-the-1954-rose-parade-thanks-to-rca-nbc-and-woolworth/> (accessed October 21, 2024).

³⁰ William Hawes, *Filmed Television Drama, 1952-1958*, Jefferson, North Carolina, and London: McFarland & Company, Inc., Publishers, 2002, 47.

³¹ Bill Bird, “Bill Bird Reports,” *Pasadena Independent*, January 11, 1956: 25.

³² Eve Starr, “First Dramatic TV Show Shot Outside,” *Statesman Journal*, January 18, 1956: 13.

³³ *Ibid.*

ANNCR'S VOICE

This program is coming to you live. It is not on film. You are now looking at the Rancho Rinconada in the San Fernando Valley near Los Angeles...an orange grove owned and operated by Mr. Lindley C. [sic] Bothwell...Here, against this actual background, you are going to see our story enacted...see it happen before your eyes...

(OVER A SHOT OF A CLEARED FIELD WHERE A BULLDOZER IS PILING UP THE CARCASSES OF UP-ROOTED TREES)

...a story which deals with a very real situation...a problem which now...today...profoundly effects [sic] the lives of many people who live and work on California citrus ranches...

(OVER ANOTHER SHOT OF ORANGE GROVES)

...such as the one you are seeing here...a story brought to you live...in color...from THE AMERICAN SCENE!³⁴

Already working at NBC for eight years, 31-year-old Neuman had a dream to complete “a series of live dramas outdoors in which the locale would be the first consideration and a good story to fit in the locale of equal importance.”³⁵ After getting the approval of NBC executives Fred Wile Jr. and Tom Sarnoff, Neuman reached out to Richards to find an appropriate location and develop a script. Bothwell Ranch was not too far from her San Fernando Valley home, and though she did not know the Bothwells, Richards “barged in and told them confidently, ‘NBC wants to do a coast to coast television show from your grove’” and they accepted.³⁶ To aid in the production, NBC had two mobile color units and five color cameras driven from New York City to Bothwell Ranch, with a short stopover to film the Rose Parade in Pasadena.³⁷

Both local and national newspapers highlighted this technical advancement, with Bill Bird of the *Pasadena Independent* writing that “for the first time in the still very young history of television, an entire hour-long ‘live’ video drama will be telecast outdoors in color today.”³⁸ Allen Rich of the *Valley Times*, who had been invited to watch the rehearsals, acknowledged the “history-making video event,” adding that “yes, the orange trees were beautiful and the technical advances which permit a live color telecast of an outdoor show are greatly to be admired, and even wondered at.”³⁹ Eve Starr, whose column was printed in several newspapers across the country, called the episode technically almost perfect with beautiful color, though she thought the cast had struggled in the new environment. She recognized, “It was understandable. TV had never done anything like this before. For once, the play wasn’t the thing. If viewers understood this, they must have realized they were sitting in on an exciting portent of things to come in TV, cameras cut loose from the boundaries of four walls and free to roam at will around the world to tell their dramatic stories.”⁴⁰

³⁴ Silvia Richards, Script for the NBC Matinee Theatre episode “All the Trees in the Field,” held in the archives of the New York Public Library, Billy Rose Theatre Division, January 11, 1956.

³⁵ Allen Rich, “Listening Post and TV Review,” *Valley Times*, January 13, 1956: 17.

³⁶ *Ibid.*

³⁷ *Ibid.*

³⁸ Bill Bird, “Bill Bird Reports,” *Pasadena Independent*, January 11, 1956: 25.

³⁹ Allen Rich, “Listening Post and TV Review,” *Valley Times*, January 13, 1956: 17.

⁴⁰ Eve Starr, “First Dramatic TV Show Shot Outside,” *Statesman Journal*, January 18, 1956: 13.

Neuman was pleased with NBC's willingness to take a chance on this new method of film production, being quoted saying "We're taking Shakespeare at his word – 'All the world's a stage.'"⁴¹ Several decades later, in 2006, Neuman reflected on his work on the Matinee Theater episode at Bothwell Ranch in an interview for the Television Academy Foundation:

This is the San Fernando Valley, and one of the things that's always going on there was at that time the development, and you know, orange groves all over the place and development. Tarzana was first becoming Tarzana. [...] When the appropriate time came, I shot it. I shot it in an actual orange grove in San Fernando, in the Valley. And the actors rehearsed as they would rehearse in a dry rehearsal, and they now rehearsed in the actual location and the cameras were there and we shot it. [...] It was the first remote drama ever in color. [...] The show to me personally was rewarding in that I made the location work again, because I knew I couldn't get the same feeling – I believe the actors wouldn't have the same feeling acting in the studio, but on the actual location it made a great deal of difference.⁴²

Months after the broadcast, Matinee Theater won an Emmy Award for Best Contribution to Daytime Programming. NBC saw the filming of the episode at Bothwell Ranch as a potential opportunity for the future of television, "[believing] that the nation's viewers may soon be seeing some of the world's most beautiful sights as backdrops for their daily TV fare."⁴³ Only three years later, on September 12, 1959, NBC began airing the Western television series *Bonanza*, one of the first shows filmed in color and utilizing outdoor locations near Lake Tahoe.

While the script for "All the Trees in the Field" is held in the archives of the New York Public Library, Billy Rose Theatre Division, no available recordings of the episode are known to exist.⁴⁴

To reiterate, a property is eligible under Criterion A for being associated with events that have made a significant contribution to the broad patterns of our history. There is recorded historic documentation showing that Bothwell Ranch is strongly associated with this important event in television history, and it is an oversight that this significant association was not evaluated in the 2024 HRA.

Evaluation of Criterion A

Based on the information provided above, the subject property is significant under Criterion A for being associated with events that have made a significant contribution to the broad patterns of our history due to its association with the once-dominant citrus industry in Los Angeles as the last operating commercial citrus grove in the San Fernando Valley and its association with the entertainment industry as the location of the first live outdoor dramatic color television broadcast.

⁴¹ Bill Bird, "Bill Bird Reports," *Pasadena Independent*, January 11, 1956: 25.

⁴² Television Academy Foundation, "Alan Neuman | Television Academy Interviews," Interview recorded on February 15, 2006 in Los Angeles, CA. <https://interviews.televisionacademy.com/interviews/alan-neuman> (accessed October 10, 2024).

⁴³ Bill Bird, "Bill Bird Reports," *Pasadena Independent*, January 11, 1956: 25.

⁴⁴ Staff at the UCLA Film & Television Archive was consulted and described that many early live television programs were not recorded at the time of broadcast as the only way a live program could be recorded before videotape was via a kinescope process in which a film camera was pointed at a TV monitor, with the program filmed off the screen. Due to the expense and basic quality of the process, many early live programs were not saved.

Criterion B

Criterion B evaluates a property for association with the lives of persons significant in our past. Bothwell Ranch remains the property best associated with owner and agriculturalist Lindley F. Bothwell. Though the 2024 HRA describes that there is no evidence indicating that Bothwell was significant within a historic context, Bothwell was a prominent individual whose involvements and achievements were chronicled in newspaper articles both during and after his lifetime. In addition to his role in the citrus industry, Bothwell found recognition for his innovations as a yell king at both the University of Southern California (USC) and Oregon Agricultural College, and for his hobby of collecting and racing old automobiles, of which he received nationwide attention. As described in the Bothwell Ranch National Register Nomination:

In addition to his ventures as a citrus grower, described earlier in this nomination, Bothwell spent much of his time pursuing a hobby in collecting and showing off old automobiles that ultimately brought him additional income and recognition across the country. Bothwell first began collecting old automobiles in the 1920s, when he purchased a 1901 or 1902 Oldsmobile “just for laughs.”⁴⁵ By 1946, his collection had grown to “50 assorted relics of the infant automotive age” and “some decrepit boats, buggies, one-horse shays, hacks, surreys with the fringe on top and surreys without any fringe whatsoever.”⁴⁶ Bothwell would rent out his vehicles to local film and television studios for use in their productions, and even featured his 1909 Mercedes in the Matinee Theater television episode filmed on his ranch. Businesses such as the Security First National Bank also rented from Bothwell’s collection, with twelve cars displayed across several branches in 1941 to promote the bank’s automobile loan plan.⁴⁷

Historic newspaper documentation varies in terms of the total number of vehicles in the collection at its peak, though the *Los Angeles Times* noted in 1948 that Bothwell has “120 machines, the second largest such privately-owned collection in the world.”⁴⁸ At different points in time, Bothwell’s collection included cars previously owned by other historical figures such as “the Czar of Russia’s 1911 Rolls Royce; English King George V’s 1910 Daimler; Henry Huntington’s (Southern Pacific railroad magnate) 1912 Lozier; Indy 500 speedster Dario Resta’s famous 1913 Peugeot; and two of racing legend Barney Oldfield’s most famous machines, his 1907 Stearns and a 1907 Benz.”⁴⁹ Bothwell was also recognized as having “the only collection of horse-drawn street cars in the United States,” also keeping train cars and bulldozers.⁵⁰

Bothwell stored his collection in barns on Bothwell Ranch, with *The Morning Union* observing that he “maintains what is perhaps the world’s largest private museum of old autos on his 55-acre orange grove.”⁵¹ For his collection of streetcars, Bothwell “built a streetcar barn on his ranch and had over a mile of track put down to entertain family, friends and visitors.”⁵² In 1949, Bothwell suffered a devastating loss when a fire began in a “bunkhouse housing boys

⁴⁵ “Scientist’s Hobby Paying So Well He Can Pursue His Work for Fun,” *Newark Star Ledger*, October 7, 1946: 7.

⁴⁶ Ibid.

⁴⁷ “Once an Inspiration,” *Eagle Rock Sentinel*, August 22, 1941: 11.

⁴⁸ “‘Progress’ Fair Opens 11-Day Run at Del Mar,” *Los Angeles Times*, June 26, 1948: 19.

⁴⁹ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁵⁰ “Once an Inspiration,” *Eagle Rock Sentinel*, August 22, 1941: 11.

⁵¹ “Old Autos,” *The Morning Union*, July 19, 1964: 95. Note that this claim may have been exaggerated as there were also other large private collections such as those owned by J.B. Nethercutt in Sylmar and Briggs Cunningham in Newport Beach.

⁵² George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

carrying for Bothwell's citrus crops" and destroyed "32 antique automobiles, streetcars, fire engines and a covered wagon" priced at \$50,000 to \$75,000.⁵³ Among the vehicles that burned was the only two-cylinder Packard (a 1903 model) in existence. News of the fire spread in newspapers across the country, as well as several in Canada. Still, Bothwell continued to rebuild his collection and be involved in the antique vehicle community throughout his life.

Two cars in the collection competed at the prestigious annual Concours d'Elegance in Pebble Beach. Bothwell received an Honorable Mention for his 1909 Mercedes race car in the Vintage Car class in 1955.⁵⁴ After his death, his wife Ann entered the 1913 Peugeot race car in 2006, placing second in the Race Car class.⁵⁵

Several of the cars on site were not just kept for display, but also actively raced by Bothwell and others. In 1948, Bothwell lent four of his vehicles to compete in a race at the California State Fair in Sacramento, winning the competition in his 1907 Stearns.⁵⁶ His at the time 17-year-old son, Lindley Bothwell, Jr., had also driven one of the cars at the fair. The following year, Bothwell entered his 1913 Peugeot in the Indianapolis 500, "never [having] any expectation of qualifying."⁵⁷ He entered "not with any serious intention of getting in the race, but for the opportunity of seeing what the car could do on the track under modern day conditions."⁵⁸ Bothwell was able drive the car at an average speed of 103.25 miles per hour, exceeding Dario Resta's 84.05 miles per hour average from when Resta drove the same car to a win the 1916 race.⁵⁹

Bothwell was a charter member of the Horseless Carriage Club, which organized in 1937 in Los Angeles and was dedicated to celebrating and showcasing vintage cars and other vehicles. He served as the national president for seven years, beginning his first term in 1947, and was on the board of directors for 10 years.⁶⁰ In 1953, under Bothwell's leadership, the Horseless Carriage Club had "2900 members in the United States and some foreign countries."⁶¹ Bothwell organized annual caravans of horseless carriages from the "brass age" (1900-1915) to drive across California, many of the owners "dressed in dusters, goggles and the other paraphernalia of the era of their cars."⁶² The 1950 caravan included about 150 members of the Horseless Carriage Club and "40 different makes of cars all over 35 years old."⁶³

Because of the uniqueness and number of cars in Bothwell's collection, Bothwell Ranch would often serve as the venue of large fundraisers for local organizations and even political candidates. Ann was actively involved in Circle D, the local chapter of the nationwide Florence Crittenton Homes dedicated to raising funds to house "unwed mothers." The organization would host a Vintage Vehicle Fair at Bothwell Ranch in which the collection would be on display for visitors to admire. The event, held on October 8, 1961, was "the first public showing of the entire Bothwell collection of more than 100 antique cars dating from

⁵³ "Fire Destroys Antique Autos Used in Films," *Los Angeles Times*, February 5, 1949: 1.

⁵⁴ Katie Leach, *Pebble Beach Concours d'Elegance: A Sixty Year Chronicle of Automotive Excellence*, Pebble Beach, CA: Sandra and Marin E. Button with the Pebble Beach Company, publishers, 2011, 17.

⁵⁵ *Ibid.*, 293.

⁵⁶ "Barney Oldfield Car Outlasts 3 Old Timers," *Sacramento Union*, September 13, 1948: 7.

⁵⁷ "Time Running Out for Racers," *Vincennes Sun-Commercial*, May 27, 1949: 9.

⁵⁸ Don O'Reilly, "Inside Auto Racing," *Shreveport Journal*, January 7, 1958: 9.

⁵⁹ *Ibid.*

⁶⁰ George P. Edmonston Jr., "OAC's king of the stunt card," *Corvallis Gazette Times*, October 25, 2002: 11,

15.

⁶¹ Vera Williams, "Hold Your Hats for a Gas Buggy Ride!" *Long Beach Press-Telegram*, June 7, 1953: 95.

⁶² *Ibid.*

⁶³ Cap Gettys, "Through the Windshield," *Valley Times*, April 4, 1950: 10.

1895 to 1926...one of the largest private collections in the world.”⁶⁴ In anticipation of the Vintage Vehicle Fair, the *Los Angeles Evening Citizen News* produced an article describing Bothwell’s long-time hobby collecting cars, adding that “to house the huge assortment of cars, the Bothwells built two double-decked barns and numerous Quonset huts on their orange grove ranch.”⁶⁵ When Ann became president of the Crittenton Association, Bothwell Ranch again played site of an antique car show and bazaar titled Flossie’s Fair in 1970.⁶⁶

Both California Assemblyman Lou A. Cusanovich and United States Representative Barry Goldwater Jr. hosted rallies and fundraisers at Bothwell Ranch with the cars also on display.^{67, 68} Bothwell Ranch also hosted a fundraiser for the Cultural Heritage Foundation in 1972 in which proceeds from the event “helped speed the restoration work now underway at Heritage Square where the Hale House and the Valley Knudsen Garden Residence are being refurbished as Los Angeles Architectural landmarks.”⁶⁹

While Page 28 of the 2024 HRA states that “the importance [of Bothwell’s automobile hobby] would be attached to the collection, not the buildings in which the collection was stored” and “the storage buildings on the Project Site are utilitarian in design and do not express the collection they once, but no longer contain,” the excerpted context above shows that Bothwell’s car barns and train station are closely associated with expressing Bothwell’s collection. The subject property was the location of several fundraisers specifically exhibiting Bothwell’s collection and the construction of the two-story barns, with unique ramps allowing vehicles to be transported to the second floor, still convey their historic association to this prominent piece of Bothwell’s life. Images in historic newspaper articles not only show Bothwell’s vehicles, but also the way they were housed on the subject property. When Bothwell’s collection was auctioned by Bonhams in 2017, a catalogue was produced featuring the collection photographed on the subject property and in the buildings and structures that housed them. Though the vehicles are gone, the extant resources continue to convey this significance.

Evaluation of Criterion B

Based on the information provided above, the subject property is significant under Criterion B for being associated with the lives of significant persons in our past due to its association with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell. It is the property most associated with Bothwell’s productive life and best represents Bothwell’s historic contributions.

Criterion C

Chattel agrees with the 2024 HRA that the subject property does not appear eligible for listing in the National Register, California Register, or locally as a City HCM under Criterion C.

Criterion D

Chattel agrees with the 2024 HRA that the subject property does not appear eligible for listing in the National Register or California Register under Criterion D.

⁶⁴ “Florence Crittenton Home sponsors Vintage Vehicle Fair at Woodland Hills Sunday,” *Santa Barbara Star*, October 5, 1961: 1.

⁶⁵ “Get the Dusters, Mother, It’s the Horseless Cart,” *Los Angeles Evening Citizen News*, October 7, 1961: 3.

⁶⁶ “Flossie’s Fair Will Benefit Home Fund,” *Los Angeles Times*, June 12, 1970: 84.

⁶⁷ “Antique Cars Aid to Drive,” *Valley Times*, September 28, 1960: 3.

⁶⁸ “Goldwater Shindig to Feature Cars,” *Los Angeles Times*, October 15, 1972: 331.

⁶⁹ “Barbecue to feature 98 antique cars,” *Redlands Daily Facts*, April 25, 1972: 9.

Conclusion

As outlined in this memo, the 2024 HRA features gaps in information that are important to acknowledge in the evaluation of the subject property as a historical resource. These gaps and additional points are summarized in the list below:

- The 2024 HRA did not fully evaluate the significance of the citrus industry in Los Angeles and Bothwell Ranch as the last operating commercial citrus grove in the San Fernando Valley. Though a historic context for “Cash Crops for Export” is provided, it does not provide sufficient information about how the citrus industry developed and became a vital part of the regional economy.
- The 2024 HRA incorrectly suggested that the citrus grove was ineligible as a historical resource because the citrus trees had been replaced between 1980 and 1985. According to US Citrus Nursery, the average lifespan of a citrus tree is 50 years. In order for the citrus grove to continue its historic use for commercial production, it is reasonable that trees past their productive life would need to be replaced. The historical configuration of regularly spaced rows of citrus trees planted in a north-south orientation remains intact and the majority of existing trees at the subject property are mature.
- The 2024 HRA did not include any discussion of Bothwell Ranch as the site of the first live outdoor dramatic color television broadcast. This event represents an important milestone in the entertainment industry with the subject property featuring prominently in the story of the Matinee Theatre episode. This context adds to the historic significance of the subject property under Criterion A.
- The 2024 HRA did not fully evaluate the importance of Lindley F. Bothwell’s contributions and legacy. Research into Bothwell’s role within the citrus industry found much more information than presented in the 2024 HRA and Bothwell’s involvements and achievements as a rancher, yell king, and vintage vehicle collector were chronicled in newspaper articles both during and after his lifetime.
- The 2024 HRA incorrectly suggests that the extant buildings are unable to express Lindley F. Bothwell’s automobile collection, though many were constructed specifically to house and showcase the vehicles. The buildings and structures include a train station and train shed, two two-story garages with ramps to the second floor built to allow vehicle access, and additional storage sheds. Bothwell held fundraisers on the subject property which relied on the automobile collection housed on site to draw in visitors. Though the collection itself has been sold, the buildings still represent this significant part of the property history and Bothwell’s life.

On additional review, Chattel found the subject property eligible for listing in the National Register (and thus California Register and locally as a City HCM) under Criterion A for its association with the once-dominant citrus industry in Los Angeles as the last operating commercial citrus grove in the San Fernando Valley, Criterion A for its association with the entertainment industry as the location of the first live outdoor dramatic color television broadcast, and Criterion B for its association with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell. A National Register nomination has been prepared for the subject property and submitted for review by the California Office of Historic Preservation. The full nomination is provided as Attachment A to this memo.

Because the subject property is eligible for listing in the National Register, California Register, and locally as a City HCM, it is considered a historical resource for the purposes of CEQA. Demolition of the subject property would be considered material impairment and constitutes a substantial adverse change to a historical resource under CEQA. A project has been proposed by the property owner that would demolish all extant buildings and structures on the subject property and a portion of the citrus grove. The loss of these contributing resources is a substantial adverse change and thus the

proposed project requires further review including development of mitigation measures or alternatives to reduce impacts.

Attachments

Attachment A: Bothwell Ranch National Register Nomination

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Bothwell Ranch

Other names/site number: Rancho Rinconada

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 5300 Oakdale Avenue

City or town: Los Angeles State: California County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Applicable National Register Criteria:

 A B C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title:</p>	<p>_____</p> <p>Date</p>
<p style="text-align: center;">State or Federal agency/bureau or Tribal Government</p>	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>6</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>12</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field

DOMESTIC: single dwelling

OTHER: vintage vehicle collection storage and display

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Minimal Traditional Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, steel

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Bothwell Ranch is located in the Tarzana¹ neighborhood of Los Angeles in the southwest San Fernando Valley. It comprises four parcels totaling 13.8 acres within the surrounding residential community and is less than a mile south of Ventura Boulevard and the 101 Freeway. Altogether, Bothwell Ranch consists of one contributing site (Citrus Grove), five contributing buildings (Main House, Multi-Purpose Building, two Two-Story Garages, and Train Station), and six contributing structures (Train Shed and five Storage Sheds). The Citrus Grove primarily encompasses much of the western portion of Bothwell Ranch, with most of the buildings and structures situated to the east. Character-defining features of the property include the primary entrance from Oakdale Avenue along a central east-west gravel driveway; layout of regularly spaced rows of citrus trees planted in a north-south orientation; Minimal Traditional-style Main House situated within the Citrus Grove just south of the east-west driveway; and wood and metal cladding, original wood windows, and hip, gable, and shed roof forms on all contributing buildings and structures. Even with the replacement of older citrus trees with newer ones, Bothwell Ranch retains historic site and architectural integrity.

¹ Some documentation such as historic newspaper articles place the property in the adjacent neighborhood of Woodland Hills. According to the *Los Angeles Times* Mapping LA neighborhood boundary map, the border between Woodland Hills and Tarzana lies along Oakdale Avenue, to the immediate west of the Bothwell Ranch.

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Narrative Description

Setting and Site

Bothwell Ranch is bound by Oakdale Avenue to the west, Collier Street to the south, and adjacent single-family residences to the north and east. Corbin Avenue terminates at the north and south of the property before continuing at the other side. An allée of tall palms lines Oakdale adjacent to the property and a wire fence stretches along the property boundary on both Oakdale and Collier. The primary entrance to Bothwell Ranch is accessed through recessed wrought iron gates at Oakdale. Another entrance to the property is located near the terminus of Corbin at the northeast through wood gates leading to a curving gravel driveway.

The largest of the four parcels is rectangular, 9.8 acres, and includes the central 1934 Main House and the majority of the Citrus Grove. A central east-west gravel driveway bisects the parcel and is north of the Main House. A two-story Multi-Purpose Building that had been used for storage and employee housing is located at the northeast portion of this parcel. The other parcels to the east are all under two acres each and contain additional fruit trees as well as various sheds and garages used in agricultural operations and to house Lindley F. Bothwell's extensive vintage vehicle collection. These include two Two-Story Garages, a Train Station, a Train Shed, and several Storage Sheds.

Because access to the property was not available, the following description is based on site visit from the public right-of-way, available aerials and air photos, and recent documentation including the 2019 Historic-Cultural Monument nomination prepared by City of Los Angeles Office of Historic Resources staff and a 2024 Historic Resource Assessment Report of the Bothwell Ranch prepared by Teresa Grimes. No historic building permits were found recorded for the property.

Citrus Grove (c. 1920s, replanted 1980-1985; One Contributing Site)

The Citrus Grove is predominantly concentrated on the western portion of Bothwell Ranch and consists of regularly spaced rows of citrus trees planted in a north-south orientation. The trees continue to bear fruit, though patches of dry branches are evident. The land is generally flat with a slight rise to the east and there is an east-west gravel driveway from Oakdale that bisects the Citrus Grove down the center into roughly two equal halves. The gravel driveway appears to also be lined along the south with a single east-west row of citrus trees. The Main House is located within the Citrus Grove, just south of the center of the driveway. Additional citrus trees are planted in the eastern portion of Bothwell Ranch, though are less concentrated and may have served primarily an aesthetic role lining the driveway from Corbin.

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Main House (1934; One Contributing Building)

The Main House is a one-to-two-story, wood-framed, single-family residence designed in a Minimal Traditional Ranch style with a roughly U-shaped plan. It is located near the center of the Citrus Grove, just south of the east-west gravel driveway, and is clad in horizontal wood siding. From its primary north elevation, the Main House is delineated by a one-story wing with gable roof to the east and a two-story wing with hip roof to the west. The roof is clad in composition shingles and there are exposed rafter tails. The one-story east portion features a partial width, recessed, brick-paved porch containing the main entrance to the residence. The two-story west portion has an attached covered balcony at the second floor. At the rear (south) elevation, the one-story east portion turns and extends to the south, creating an open courtyard between this extension and the two-story west portion, forming the U-shaped plan.

Fenestration at the Main House generally consists of paired multi-light wood casement windows at all elevations, though some original windows have been replaced with vinyl and aluminum sliders. While the front door is a single-panel with a metal screen, other doors at the rear of the Main House and at the second-floor balcony consist of single- or multi-light wood French doors. A brick chimney is situated at the east elevation of the two-story west portion.

A wood picket fence separates the front yard of the Main House from the driveway, while a chain link fence helps enclose the side and rear yards. Brick steps and a brick path lead to the front patio; additional brick paths, both curved and straight, are present in the side and rear yards. The surrounding landscape generally consists of a lawn at the front yard and various shrubs, grasses, and other flowering plants. A large oak tree grows in the rear yard south of the Main House, potentially helping to provide privacy from Collier.

Multi-Purpose Building (1952-1964; One Contributing Building)

A two-story Multi-Purpose Building with first-floor car storage and workshop and second-floor office and caretaker's quarters is located at the northeast end of the Citrus Grove. Based on available historic aerials, it appears to have been constructed in several phases with additions between 1952 and 1964. The Multi-Purpose Building is wood-framed and roughly rectangular in plan, though heights and setbacks vary at the primary east elevation. There are both gable and shed roofs with exposed rafter tails. The exterior is primarily sheathed with wood board-and-batten siding though a one-story portion at the north is clad in corrugated sheet metal. There is an irregular fenestration pattern consisting of various rectangular window styles that include wood awning and aluminum sliding sash.

Two-Story Garages (c. 1940 and 1947; Two Contributing Buildings)

Part of Bothwell's large collection of vintage vehicles was housed in two two-story garages that utilized ramps to access the second floor. One of the two-story garages (Two-Story Garage A) is located directly east of the Citrus Grove and was constructed by 1940 based on available historic aerials. It is rectangular in plan with a north-south orientation, is wood-framed, and has a

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corrugated sheet metal gable roof. Much of the exterior is covered in metal panels, though some board-and-batten wood siding is visible at the second floor of the north elevation. Sliding doors providing access to the first floor are located on the primary east elevation and north elevation. A wood ramp is located on the south elevation providing vehicle access to the second floor through sliding doors. Rectangular single-pane windows are located at the second floor.

Another two-story garage (Two-Story Garage B) is located at the east end of Bothwell Ranch with its primary west elevation facing a large oblong gravel lot. According to assessor records, the building was constructed in 1947, consistent with a historic aerial from that year showing the garage. It is rectangular in plan with a north-south orientation, is wood-framed, and has a corrugated sheet metal gable roof. The first floor contains large, paired swing garage doors made of wood, though non-original metal panels were applied to the exterior. The second floor has vertical corrugated sheet metal cladding with some visible paint deterioration. A shadow in the center of the second-floor elevation reveals where a red Mobil Oil Corporation Pegasus sign used to hang; the Pegasus sign appears to have been relocated to the Multi-Purpose Building. There are four single-pane rectangular windows situated evenly at the top of the second floor, just below the roofline. The original multi-pane windows have been replaced, but the new windows appear to be in the original fenestration openings. Ramps that provide vehicle access to the second floor are located at the north and south elevations.

Train Station (c. 1977; One Contributing Building)

The Train Station is located to the east of the Multi-Purpose Building and the west of the Train Shed. Based on available historic aerials, it appears to have been constructed c. 1977, around the same time as the Train Shed. Though T-shaped in plan, the Train Station consists of a roughly rectangular building with an intersecting gable roof with exposed rafters extending above open patios to the north and west. The Train Station is wood-framed, has a composition roof, and the building portion is clad in board-and-batten wood siding. The primary entrance into the building is located at the north elevation beneath the overhanging roof and consists of a paneled wood door flanked by two sliding windows with wood trim. Wood hung windows are located at all sides of the extension. A sign at the west elevation reads "Rinconada Station" between two fixed single-pane windows. Below the north roof overhang, there is wood bench seating. Vehicles are parked below the west roof overhang.

Train Shed (c. 1977; One Contributing Structure)

The Train Shed is curved in plan and located to the immediate east of the Train Station. Based on available historic aerials, it appears to have been constructed c. 1977, around the same time as the Train Station. It is open on all sides, has a wood-frame construction with visible beams at the ceiling, and a corrugated sheet metal roof. The train shed housed vintage locomotives and streetcars and there are remnant train tracks set in gravel that curve with the shape of the shed.

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Storage Sheds (c. 1964-1972; Five Contributing Structures)

A cluster of five rectangular Storage Sheds that housed part of Bothwell's vehicle collection is located near the southeast corner of Bothwell Ranch. The westernmost and easternmost Storage Sheds are directly adjacent to the south property line while the other three Storage Sheds in-between are set back further north. All have their primary entrance at the north elevation. Two of the Storage Sheds are Quonset huts with a curved corrugated sheet metal roof and corrugated siding. The other three Storage Sheds have corrugated sheet metal gable roofs with corrugated and flat metal panel siding. The Storage Sheds with gable roofs are wood-framed and have exposed rafter tails. One Storage Shed with a gable roof has a flat roof extension to the east creating an open covered patio or carport held up by round thick wood columns. The two Quonset huts are obscured at the north by large, unattached doors.

Integrity

Location

Bothwell Ranch has not moved from its original location and all contributing buildings and structures are still where they were initially constructed. Bothwell Ranch retains integrity of location.

Design

The overall design of Bothwell Ranch still appears intact based on historic aerials and other documentation. The Citrus Grove continues to be north-south rows of regularly spaced, planted citrus trees as it was historically and the buildings and structures on the property continue to reflect their historic uses and appearance. Character-defining features such as the primary entrance from Oakdale Avenue along a central east-west gravel driveway; layout of regularly spaced rows of citrus trees planted in a north-south orientation; Minimal Traditional-style Main House situated within the Citrus Grove just south of the east-west driveway; and wood and metal cladding, original wood windows, and hip, gable, and shed roof forms on all contributing buildings and structures are still intact. Bothwell Ranch retains integrity of design.

Setting

Encroaching development over time has changed the original immediate surroundings of Bothwell Ranch, which primarily consisted of additional citrus groves and other agricultural uses. Today, Bothwell Ranch is surrounded by single-family residences and some of its original larger setting has diminished. However, the residential growth occurred while Bothwell Ranch was still a functional commercial citrus grove, beginning during the period of significance and telling the story of the evolving environment of the San Fernando Valley from agricultural to suburban development. Bothwell Ranch thus retains integrity of setting.

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Materials

Though the majority of the Citrus Grove was replaced in the 1980s after the trees had met their useful lifespan,² the citrus trees were replaced with other citrus trees in the same pattern of north-south rows shown in historic aerials. Buildings and structures on the property still retain original wood and metal cladding. Where some windows have been changed, such as at Two-Story Garage B, they appear to still maintain original fenestration openings. Bothwell Ranch retains integrity of materials.

Workmanship

While Bothwell Ranch is not significant for its architecture, there is evidence of workmanship in the construction of the buildings and structures on the property, such as the Two-Story Garages with ramps leading to the second floor and curved-in-plan Train Shed. Much of the original design and materials of these buildings do not appear to have significantly changed, so original workmanship is still apparent. Bothwell Ranch retains integrity of workmanship.

Feeling

Because of the extant citrus trees and contributing buildings and structures, Bothwell Ranch continues to maintain its feeling as a historic citrus grove that had been in operation since the 1920s. Bothwell Ranch retains integrity of feeling.

Association

Bothwell Ranch continues to be able to convey its association with the historic citrus industry in Los Angeles and the San Fernando Valley and with owner Lindley F. Bothwell. The property still retains a fruit-bearing citrus grove that had been commercially farmed and several buildings and structures that both interpret the agricultural use as well as were used to house Bothwell's noted vintage vehicle collection. Bothwell Ranch retains integrity of association.

² The average lifespan of a citrus tree is 50 years. US Citrus Nursery, "Citrus Tree Lifespan: What's the Average Life Expectancy of a Citrus Tree," June 8, 2019. <https://uscitrusnursery.com/blogs/citrus-simplified/citrus-tree-lifespan-whats-the-average-life-expectancy-of-a-citrus-tree> (accessed October 25, 2024).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ENTERTAINMENT

RECREATION

Period of Significance

1926-2016

Significant Dates

1926

2016

Significant Person

(Complete only if Criterion B is marked above.)

Bothwell, Lindley Fowler

Cultural Affiliation

N/A

Architect/Builder

None Identified

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Bothwell Ranch is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Agriculture for its association with the once-dominant citrus industry in Los Angeles as the last operating commercial orange grove in the San Fernando Valley, Criterion A in the area of Entertainment for its association with the entertainment industry as the location of the first live outdoor dramatic color television broadcast, and Criterion B in the area of Recreation for its association with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell. The period of significance is 1926, when Bothwell began managing the property as a commercial orange grove, to 2016, when operations at the grove ceased following the death of Bothwell's widow, Ann. Though the significance of Bothwell Ranch stretches back over 50 years to 1926, the property satisfies Criteria Consideration G as the year 2016 provides a clear cut-off date encompassing the extent of Bothwell Ranch's role as the last commercial citrus grove in the San Fernando Valley, operated continuously under the Bothwells for 90 years.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Agriculture; Entertainment

Citrus Production in Los Angeles and the San Fernando Valley

Oranges were first introduced to the greater Los Angeles region around 1804 at Mission San Gabriel, with "Mission trees helping to form the basis of groves of several Los Angeles growers."³ In 1834, pioneer William Wolfskill would be the first to lay out an orange grove in the city, planting 70 acres near present day Downtown Los Angeles.⁴ Through the rest of the 19th century, the citrus industry would continue to expand in Los Angeles County, growing from about 30,000 trees in 1870 to more than one million in 1890.⁵

The San Fernando Valley, not yet incorporated into the City of Los Angeles, was sparsely populated by the turn of the 20th century. Dry farming practices were common and the production of low-water crops such as wheat dominated the area as water from the Los Angeles River was off limits due to the exclusive rights of Los Angeles.⁶ The 1910s brought major developmental changes to the San Fernando Valley "in anticipation of the construction of the

³ LSA Associates, Inc., "Los Angeles Citywide Historic Context Statement, Context: Industrial Development, 1850-1980," SurveyLA Los Angeles Historic Resources Survey, September 2011, revised February 2018, 20.

⁴ Ibid.

⁵ Jared Farmer, *Trees in Paradise: A California History*, New York and London: W.W. Norton & Company, 2013, 249.

⁶ LSA Associates, Inc., 17.

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Owens Valley aqueduct in 1913, bringing water to Los Angeles via the San Fernando Valley, and the annexation of the area into the city of Los Angeles in 1915.”⁷

The introduction of and access to water from the aqueduct provided the conditions in the San Fernando Valley in which “fields of tomatoes, grapes, and lima beans thrived, and orchards of walnuts, oranges and lemons flourished.”⁸ Farms now had a “reliable and controlled water source to irrigate its crops year-round,” allowing production to grow significantly in the years that followed.⁹ The San Fernando Valley alone saw “acreage irrigated through artificial means [grow] from about 3,000 acres in 1915 to more than 70,000 acres within ten years, with crops including walnuts, oranges, lemons, and sugar beets leading in production.”¹⁰

Citrus in particular became an important part of Los Angeles commercial identity in the early 1920s as Los Angeles County alone devoted over 92,000 acres of land to its production, more than a third of all citrus land in the state.¹¹ By 1922, “Los Angeles County led all other U.S. counties in the value of its agricultural products, and citrus was Los Angeles’ most important and long-lived cash crop for export.”¹² The San Fernando Valley at the time had an estimated 750,000 citrus trees.¹³ In his book *Trees in Paradise: A California History*, author and historian Jared Farmer writes:

Imagine the scene, circa 1920: from the Oxnard Plain to the San Fernando Valley, across the wide San Gabriel and San Bernardino valleys, down the gentle coastal plain of Orange County, trees festoon the landscape... This was the Orange Empire.¹⁴

By the 1930s, citrus had emerged as California’s principal agricultural product.¹⁵ Oranges became not just a product for export, but a symbol of the bright and sunny west. They were not only a part of the region’s commercial identity but were a part of its cultural identity as well, with marketing of byproducts such as juices and oils further spurring citrus production. Cooperative associations helping to organize and manage citrus production across the many groves grew into an influential industry group where “by 1939, 85 percent of citrus produced in California and Arizona was controlled by cooperative associations, the largest of which was Sunkist, which managed 74 percent of total citrus production.”¹⁶ Shipments of oranges from Southern California grew substantially from one million boxes in 1887 to 65.5 million boxes in the early 1940s.¹⁷

⁷ Architectural Resources Group, “Historic Resources Survey Report: Encino-Tarzana Community Plan Area,” SurveyLA Los Angeles Historic Resources Survey, February 2013, 9.

⁸ Kevin Roderick, *The San Fernando Valley: America’s Suburb*, Los Angeles, CA: Los Angeles Times Books, 2001, 71.

⁹ LSA Associates, Inc., 19.

¹⁰ Ibid.

¹¹ Anthea Marie Hartig, “Citrus Growers and the Construction of the Southern California Landscape, 1880-1940,” PhD. Dissertation, University of California, Riverside, December 2001, 61.

¹² LSA Associates, Inc., 20.

¹³ Roderick, 71.

¹⁴ Farmer, 278.

¹⁵ California Department of Transportation, “A Historical Context and Archaeological Research Design for Agricultural Properties in California,” 2007.

¹⁶ LSA Associates, Inc., 21.

¹⁷ Hartig, 62.

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While the first few decades of the 20th century saw much prosperity in the commercial production of citrus in the region, in the years following the end of World War II the citrus industry in Los Angeles began to decline as post-war development encroached on available land in the San Fernando Valley. As described by Farmer, “the collapse of the pioneer citrus landscape occurred first in Los Angeles County, then in Orange County.”¹⁸ Large residential subdivisions were constructed in response to higher demand, resulting in skyrocketing land values.¹⁹ The prices of oranges were not keeping up with rising land costs and property taxes (with necessary supplies such as heating oils and oil sprays also becoming more expensive) and thus many ranchers and farmers were forced to sell or downsize their groves.²⁰ In addition, there was now added competition for water resources from the growing cities and neighborhoods in the area. In the 1980s, the Los Angeles Department of Water and Power “discontinued its bargain agricultural rate for San Fernando Valley farms,” resulting in another blow to local ranches.²¹

Suburban growth in the San Fernando Valley was further bolstered by the openings of the 101 and 405 freeways in the 1960s, expanding the connections between the region and the Westside and Downtown Los Angeles.²² As residential uses began to surround existing ranches, additional protocols were being imposed to regulate typical agricultural practices like smudging and spraying. Los Angeles was seeing a shift towards aerospace and other defense-related industries, and “children and grandchildren of established growers generally did not take up horticulture; they wanted to inherit citrus wealth, not the citrus themselves.”²³

California would lose its status as the leader in the national citrus economy, going from a record high of 350,000 acres dedicated to citrus production in 1945 to a historic low of 250,000 acres only 11 years later.²⁴ Though the industry dwindled, it did not perish and “by inflating land prices around Los Angeles, developers, realtors, and home buyers facilitated a major transfer of agricultural wealth into undercapitalized parts of the state,” particularly in the Central Valley region.²⁵

According to Farmer, “by the late 1980s, the orchards of the San Fernando Valley could be counted on one hand.”²⁶ At the turn of the 21st century, “orange groves dating from the heyday of citrus [remained] on the south edge of the Cal State University Northridge [CSUN] campus, at Orcutt Ranch Park in West Hills, and at the working Bothwell Ranch in Woodland Hills.”²⁷ While orange groves at CSUN and Orcutt Ranch are still extant, neither were commercially

¹⁸ Farmer, 311.

¹⁹ Architectural Resources Group, 10-11.

²⁰ Farmer, 308.

²¹ James Ricci, “Vestige of Idyllic Life Still Bears Fruit,” *Los Angeles Times*, August 29, 1998: 99, 102.

²² Architectural Resources Group, 10-11.

²³ Farmer, 307-308.

²⁴ *Ibid*, 311.

²⁵ *Ibid*, 314.

²⁶ *Ibid*, 317.

²⁷ Roderick, 193.

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farmed with the fruit typically “harvested by the public on a pick-your-own basis, or by nonprofit community organizations.”²⁸

As the last commercial orange grove in the San Fernando Valley, the *Los Angeles Times* recognized the importance of Bothwell Ranch in 1998, lamenting that “two-thirds of a century ago, citrus groves covered 15,000 acres of the Valley,” but “the robust Valley orange industry...has dwindled to the 80-year-old widow [Ann Bothwell] and her 14-acre Bothwell Ranch south of Ventura Boulevard, the final one-thousandth of the once grant totality.”²⁹ With the closing of Bothwell Ranch in 2016, there are no longer any active commercial orange groves in the San Fernando Valley.

Bothwell Ranch: The Last Commercial Orange Grove in the San Fernando Valley

Lindley Fowler Bothwell received a degree from Oregon Agricultural College (now part of Oregon State University), specializing in the study of soils.³⁰ Even while maintaining his own orange grove in the San Fernando Valley, Bothwell “developed special soils in his bacteriological lab and [had] become an important person in the community” “providing pruning, spraying, and other technical assistance to some 40 ranches from San Francisco to the Mexican border.”^{31, 32} Bothwell was recognized for his involvement in “scientific farming” and was a member of the Society of Soil Scientists and the American Society of Agronomy.³³

On March 16, 1926, Bothwell engaged in a notarized agreement with Henry R. Bristol for ownership of the “Northerly half of Lot Forty (40) of Tract No. 2605” for a sum of \$12,500.³⁴ On the same day, Bothwell’s parents, Samuel F. Bothwell and Myra L. Bothwell, also entered in a notarized agreement with Bristol for the “Southerly half of Lot Forty-one (41) of Tract No. 2605.”³⁵ These two properties combined would become Bothwell Ranch. The notarized agreement stated that “the crop now growing upon the trees on said land shall pass to and belong to the buyer without further or other consideration being paid therefor, and said buyer shall assume the care of said crop from the time of the execution and delivery of this agreement.”³⁶

In 1979, the *Los Angeles Times* published an article by Stephen A. Bristol discussing his grandfather Henry R. Bristol’s previous ownership of the Bothwell property, stating that “in 1914, my grandfather bought 82 acres with about one fourth mile frontage on Ventura Blvd” and “grandfather and my father, in a partnership, planted 82 acres of orange trees shortly after buying

²⁸ James Ricci, “Vestige of Idyllic Life Still Bears Fruit,” *Los Angeles Times*, August 29, 1998: 99, 102.

²⁹ Ibid.

³⁰ Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

³¹ “Scientist’s Hobby Paying So Well He Can Pursue His Work for Fun,” *Newark Star Ledger*, October 7, 1946: 7.

³² Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

³³ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

³⁴ Notarized agreement between H.R. Bristol and Lindley F. Bothwell, March 16, 1926, Accessed via the real estate records of the Los Angeles County Registrar-Recorder/County Clerk.

³⁵ Notarized agreement between H.R. Bristol and Samuel F. Bothwell and Myra L. Bothwell, March 16, 1926, Accessed via the real estate records of the Los Angeles County Registrar-Recorder/County Clerk.

³⁶ Notarized agreement between H.R. Bristol and Lindley F. Bothwell, March 16, 1926, Accessed via the real estate records of the Los Angeles County Registrar-Recorder/County Clerk.

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the property.”³⁷ Bristol continues that his father and grandfather tended the ranch until 1924, subdividing in 1926 when about 20 or 30 acres of the ranch was sold to Bothwell. This is also supported by articles where Bothwell himself is interviewed stating he “acquired 20 acres of orange trees in 1926 in Woodland Hills.”³⁸

Bothwell appears to have been very active in the citrus industry in the San Fernando Valley, being elected as a director of the San Fernando Orange Heights Association in 1936.³⁹ At the time, the association was handling the largest packing of citrus fruit in its history. Bothwell was recorded as an attendee at several meetings held by the Agricultural Extension Service on topics such as citrus replant care and pest control.^{40, 41} In 1939, Bothwell was described as the “agricultural adviser to film stars in the San Fernando Valley,” likely due to connections made renting his collection of vintage automobiles and vehicles to local film and television studios.⁴² One of his clients as a “Valley citrus expert” was Hearst Syndicate executive John Black, who Bothwell advised in planting citrus on acreage adjoining the landscaped gardens of Black’s estate.⁴³ By 1943, Bothwell’s “citrus empire” had “grown to 34 ranches, which he either owned or managed” and he was “considered by the U.S. Department of Agriculture to be one of the nation’s top-10 citrus farmers.”⁴⁴

In 1949, *California Farmer* magazine included a short profile on Bothwell and his San Fernando Valley grove:

Recently it was our good fortune to hear about a Valencia [orange] grove in the San Fernando valley which has consistently produced heavy crops of large-sized fruit. It was asserted that this grove had the largest Valencias in the valley last year, with 70 per cent of the fruit being of 220 packing size and larger.

Considering that the valley as a whole had about the smallest summer oranges of any grown in the state last year, we decided to investigate. The 29-year old Valencia grove, located in Woodlands [sic] Hills, Los Angeles county, is owned by Lindley Bothwell, who handles cultural operations in about 1000 acres of citrus in Southern California.

He is almost a fanatic on the subject of irrigation and is convinced that most growers fail to put enough water onto their trees. Moreover, he is certain that a lack of water is one of the most important reasons for small sizes.

Bothwell irrigates his home orchard with what is now considered an old-fashioned method – the flood system. Actually it is a modified type of flooding because furrows are

³⁷ Stephen A. Bristol, “Spec House Story Stirs Memories,” *Los Angeles Times*, April 1, 1979: 154.

³⁸ Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

³⁹ “\$588,859 Return Sets Citrus Mark,” *Los Angeles Evening Citizen News*, January 15, 1936: 17.

⁴⁰ “Valley Meets Explain Citrus Replant Care,” *Los Angeles Evening Citizen News*, May 31, 1946: 6.

⁴¹ “Citrus Pests,” *Van Nuys News and Valley Green Sheet*, August 8, 1946: 6.

⁴² “Behind the Makeup,” *San Francisco Examiner*, February 16, 1939: 18.

⁴³ “New Resident Will Make Extensive Improvement,” *Van Nuys News and Valley Green Sheet*, June 30, 1938: 1.

⁴⁴ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

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used too, but the end result is that the entire area surrounding the trees is almost covered with water at each irrigation.⁴⁵

Though Bothwell wholesaled some of his fruit, he used much of what he had grown “in a fruit pack business he’s had since the 1930s.”⁴⁶ Advertisements printed across the country in 1951 highlighted packed gift boxes of fruit delivered from “Lindley Bothwell Ranches,”⁴⁷ also emphasizing that Bothwell “not only grows the finest oranges, but marvelous avocados as well.”⁴⁸ At the time, a box of about three dozen California seedless oranges from Bothwell Ranch cost \$4.75.

Bothwell’s packing operations were again highlighted in a 1956 *Los Angeles Times* article that described the orange tree as a “California Christmas tree” and noted that “veteran citrus grower, Lindley F. Bothwell, is one of those growers who are busy right now packing their fragrant crops into gaily-wrapped Christmas packages to be sold all over Southern California.”⁴⁹ Bothwell was described as “a man who knows his business” after working in the grove for 31 years and “operating so profitably that [he] is able to ignore the offers of land-hungry subdividers.”⁵⁰ The article attributed Bothwell’s success to his agricultural knowledge:

Long ago he determined that the Valencia orange, when grown in the soil and climate of the San Fernando Valley, stayed on the trees longer than other oranges. This enabled its grower to hit the late market – the Christmas market. By developing a year-round operation, he solved many of the problems which plague and often defeat other farmers who must work soil on the fringes of expanding cities. While other citrus growers have trouble getting labor to tend the trees and pick the fruit, Bothwell has a permanent crew of loyal men.⁵¹

By 1972, Bothwell Ranch was already being referred to as “the Valley’s oldest remaining citrus grove.”⁵² Much of the surrounding land that was part of the larger pre-subdivided orange grove had already been turned into housing tracts while Bothwell continued to tend his trees, reminiscing that in the 1920s “there were about 4,000 acres in oranges” in the San Fernando Valley.⁵³ Bothwell died in 1986, but his wife Ann continued to manage the citrus production at Bothwell Ranch.

⁴⁵ Bill Allen, “Culled from the County’s Fields and Groves,” *Santa Ana Register*, May 26, 1949: 30.

⁴⁶ Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

⁴⁷ Bothwell also referred to his property as Rancho Rinconada, with the name appearing in newspapers as early as 1949 through 1972. According to Cambridge Spanish-English Dictionary, *rinconada* translates to “corner plot.” The property is more well-known today as Bothwell Ranch.

⁴⁸ “Advertisement: Out West with The Westerners,” *Yellowstone News*, November 15, 1951: 8.

⁴⁹ “Santa’s Workers Sweat in Valley Orange Groves,” *Los Angeles Times*, December 9, 1956: 164.

⁵⁰ *Ibid.*

⁵¹ *Ibid.*

⁵² Jeffrey D. Hansen, “Farmers Out Lighting Their Smudge Pots,” *Los Angeles Times*, December 12, 1972: 19.

⁵³ Mary Jane Strickland, “Farming Gives Way to Urbanization in Valley,” *Los Angeles Times*, November 26, 1978: 617.

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The *Los Angeles Times* published another profile on the property in 1998, again acknowledging “what is believed to be the last commercial orange grove in the San Fernando Valley.”⁵⁴ It described the ranch as “a pristine place of weedless rows of Valencia orange trees, tidily graveled roads and shining, grove-green outbuildings trimmed in white. In aspect and feel, it is completely aberrant to the upscale suburban Woodland Hills neighborhood that has surrounded it.”⁵⁵ Ann died in 2016 and the agricultural operations ceased. Before her death, she had lamented, “It brings me up short when I think of it every once in a while, that [Bothwell Ranch] is that last of its kind. But somebody has to be the first, and somebody has to be the last.”⁵⁶

Bothwell Ranch was sold to developer Borstein Enterprises in 2022.⁵⁷ In 2019, City of Los Angeles Office of Historic Resources staff prepared a Historic-Cultural Monument nomination for Bothwell Ranch. Though the nomination received unanimous support by the Cultural Heritage Commission, the nomination ultimately failed to receive approval of the City Council. A project to replace much of the orange grove with luxury housing while retaining 30% to be donated to the Mountains Recreation and Conservation Authority is currently proposed.

The First Live Outdoor Dramatic Color Television Broadcast

While Bothwell Ranch represents an important part of the agricultural history of Los Angeles and the San Fernando Valley, it also represents an important part of the entertainment industry in general as the location of the first live outdoor dramatic color television broadcast. During the 1950s, color television was still a novelty and a luxury, and “even after the color standard was adopted by the Federal Communications Commission (FCC) in 1953, it would be more than a decade before color television became widely available in the United States.”⁵⁸ Advancements in the technology were still developing, with the first live nationwide color television broadcast only happening in 1954 at the annual Tournament of Roses Parade in Pasadena.⁵⁹

To encourage the public to transition from black and white televisions to the more expensive ones in color, NBC produced both “lavish spectacles” and the “daytime minimalist theatrical productions of Matinee Theatre,” an anthology drama series that aired daily from 1955 to 1958.⁶⁰ Stories and actors changed with each episode, though like other programs at the time, they were filmed in an indoor studio with constructed sets. In the 51st episode of its first season, this practice changed in an experiment that would serve as a precursor to future televised programs.

⁵⁴ James Ricci, “Vestige of Idyllic Life Still Bears Fruit,” *Los Angeles Times*, August 29, 1998: 99, 102.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ Jim Carlton, “The Last Working Orange Grove in the San Fernando Valley to Give Way to Homes,” *The Wall Street Journal*, December 27, 2023. <https://www.wsj.com/us-news/the-last-working-orange-grove-in-the-san-fernando-valley-to-give-way-to-homes-b0a0d191> (accessed October 16, 2024).

⁵⁸ Susan Murray, *Bright Signals: A History of Color Television*, Duke University Press: Durham and London, 2008, 1.

⁵⁹ Michael Lisicky, “Color TV Debuted At The 1954 Rose Parade, Thanks to RCS, NBC And Woolworth,” *Forbes*, January 1, 2021. <https://www.forbes.com/sites/michaellisicky/2021/01/01/color-tv-debuted-at-the-1954-rose-parade-thanks-to-rca-nbc-and-woolworth/> (accessed October 21, 2024).

⁶⁰ William Hawes, *Filmed Television Drama, 1952-1958*, Jefferson, North Carolina, and London: McFarland & Company, Inc., Publishers, 2002, 47.

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On January 11, 1956, the hour-long episode “All the Trees in the Field” aired live in color on televisions across the United States and was broadcast directly from Bothwell Ranch. The episode, directed by Alan Neuman and written by Sylvia Richards, utilized the grove as the background for an original story about “the struggle of an elderly orange rancher to hold onto his beloved grove despite lush cash offers from subdividers and persistent pressure from members of his family.”⁶¹ The cast was led by film and stage actor James Bell, and included Melinda Plowman, Adrienne Marden, Robert Karnes, Amzie Strickland, Carolyn Craig, and others. Lindley Bothwell made an appearance in several scenes driving a tractor, while his wife Ann and several ranch laborers were also featured.⁶² A \$10,000 1909 Mercedes racing car owned by Bothwell as part of his collection held at the ranch was even used as “an expensive prop that cost NBC nothing.”⁶³

According to the script held in the archives of the New York Public Library, Billy Rose Theatre Division, the episode began with a narration by an announcer teasing the story:

ANNCR’S VOICE

This program is coming to you live. It is not on film. You are now looking at the Rancho Rinconada in the San Fernando Valley near Los Angeles...an orange grove owned and operated by Mr. Lindley C. [sic] Bothwell...Here, against this actual background, you are going to see our story enacted...see it happen before your eyes...

(OVER A SHOT OF A CLEARED FIELD WHERE A BULLDOZER IS PILING UP THE CARCASSES OF UP-ROOTED TREES)

...a story which deals with deals with a very real situation...a problem which now...today...profoundly effects [sic] the lives of many people who live and work on California citrus ranches...

(OVER ANOTHER SHOT OF ORANGE GROVES)

...such as the one you are seeing here...a story brought to you live...in color...from THE AMERICAN SCENE!⁶⁴

Already working at NBC for eight years, 31-year-old Neuman had a dream to complete “a series of live dramas outdoors in which the locale would be the first consideration and a good story to fit in the locale of equal importance.”⁶⁵ After getting the approval of NBC executives Fred Wile Jr. and Tom Sarnoff, Neuman reached out to Richards to find an appropriate location and develop a script. Bothwell Ranch was not too far from her San Fernando Valley home, and

⁶¹ Bill Bird, “Bill Bird Reports,” *Pasadena Independent*, January 11, 1956: 25.

⁶² Eve Starr, “First Dramatic TV Show Shot Outside,” *Statesman Journal*, January 18, 1956: 13.

⁶³ Ibid.

⁶⁴ Silvia Richards, Script for the NBC Matinee Theatre episode “All the Trees in the Field,” held in the archives of the New York Public Library, Billy Rose Theatre Division, January 11, 1956.

⁶⁵ Allen Rich, “Listening Post and TV Review,” *Valley Times*, January 13, 1956: 17.

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though she did not know the Bothwells, Richards “barged in and told them confidently, ‘NBC wants to do a coast to coast television show from your grove’” and they accepted.⁶⁶ To aid in the production, NBC had two mobile color units and five color cameras driven from New York City to Bothwell Ranch, with a short stopover to film the Rose Parade in Pasadena.⁶⁷

Both local and national newspapers highlighted this technical advancement, with Bill Bird of the *Pasadena Independent* writing that “for the first time in the still very young history of television, an entire hour-long ‘live’ video drama will be telecast outdoors in color today.”⁶⁸ Allen Rich of the *Valley Times*, who had been invited to watch the rehearsals, acknowledged the “history-making video event,” adding that “yes, the orange trees were beautiful and the technical advances which permit a live color telecast of an outdoor show are greatly to be admired, and even wondered at.”⁶⁹ Eve Starr, whose column was printed in several newspapers across the country, called the episode technically almost perfect with beautiful color, though she thought the cast had struggled in the new environment. She recognized, “It was understandable. TV had never done anything like this before. For once, the play wasn’t the thing. If viewers understood this, they must have realized they were sitting in on an exciting portent of things to come in TV, cameras cut loose from the boundaries of four walls and free to roam at will around the world to tell their dramatic stories.”⁷⁰

Neuman was pleased with NBC’s willingness to take a chance on this new method of film production, being quoted saying “We’re taking Shakespeare at his word – ‘All the world’s a stage.’”⁷¹ Several decades later, in 2006, Neuman reflected on his work on the Matinee Theater episode at Bothwell Ranch in an interview for the Television Academy Foundation:

This is the San Fernando Valley, and one of the things that’s always going on there was at that time the development, and you know, orange groves all over the place and development. Tarzana was first becoming Tarzana. [...] When the appropriate time came, I shot it. I shot it in an actual orange grove in San Fernando, in the Valley. And the actors rehearsed as they would rehearse in a dry rehearsal, and they now rehearsed in the actual location and the cameras were there and we shot it. [...] It was the first remote drama ever in color. [...] The show to me personally was rewarding in that I made the location work again, because I knew I couldn’t get the same feeling – I believe the actors wouldn’t have the same feeling acting in the studio, but on the actual location it made a great deal of difference.⁷²

Months after the broadcast, Matinee Theater won an Emmy Award for Best Contribution to Daytime Programming. NBC saw the filming of the episode at Bothwell Ranch as a potential opportunity for the future of television, “[believing] that the nation’s viewers may soon be seeing

⁶⁶ Ibid.

⁶⁷ Ibid.

⁶⁸ Bill Bird, “Bill Bird Reports,” *Pasadena Independent*, January 11, 1956: 25.

⁶⁹ Allen Rich, “Listening Post and TV Review,” *Valley Times*, January 13, 1956: 17.

⁷⁰ Eve Starr, “First Dramatic TV Show Shot Outside,” *Statesman Journal*, January 18, 1956: 13.

⁷¹ Bill Bird, “Bill Bird Reports,” *Pasadena Independent*, January 11, 1956: 25.

⁷² Television Academy Foundation, “Alan Neuman | Television Academy Interviews,” Interview recorded on February 15, 2006 in Los Angeles, CA. <https://interviews.televisionacademy.com/interviews/alan-neuman> (accessed October 10, 2024).

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some of the world's most beautiful sights as backdrops for their daily TV fare."⁷³ Only three years later, on September 12, 1959, NBC began airing the Western television series *Bonanza*, one of the first shows filmed in color and utilizing outdoor locations near Lake Tahoe.

While the script for "All the Trees in the Field" is held in the archives of the New York Public Library, Billy Rose Theatre Division, no available recordings of the episode are known to exist.⁷⁴

Criterion B: Recreation

Lindley Fowler Bothwell (1901-1986)

Lindley Fowler Bothwell was born in Los Angeles on August 1, 1901 to Samuel Fowler Bothwell and Myra Josephine Lindley. Both Samuel and Myra were recognized as "early settlers in the Valley [where] they planted one of the first orange groves."⁷⁵ Samuel was "one of Los Angeles' outstanding real estate developers" and the original developer of Windsor Square in the Wilshire district of Los Angeles⁷⁶ and Myra was a charter member of the West Adams Presbyterian Church and a graduate of the California Lutheran Hospital School of Nursing.⁷⁷ Myra's father, Dr. Walter Lindley, was a founder of the City of Whittier and the first dean of the University of Southern California (USC) Medical School.⁷⁸

Not much is known about Bothwell's early life, though he enrolled at USC in 1919 and was very involved in activities on campus, including lettering in baseball for three years.⁷⁹ He established a new rowing record at Big Bear Lake in 1922⁸⁰ and was offered a crew scholarship to Harvard which he ultimately turned down.⁸¹ Bothwell would also help establish the USC chapter of the Sigma Alpha Epsilon fraternity after he graduated.⁸² Even with these other extracurricular activities, Bothwell gained the most popularity and esteem as the university's first yell king, leading the students and other fans in cheers during football games.

Bothwell's ability to excite the crowd was highlighted in newspapers at the time, with the *San Bernardino County Sun* noting that "Bothwell is known to practically every follower of sport in the South as the peerless yell king of U.S.C.," his prominence on campus "displayed by the fact that he is to reign at the head of the noise making this year for the third year in a row, having been elected each time by the student body."⁸³ He was credited with starting "the first rotating

⁷³ Bill Bird, "Bill Bird Reports," *Pasadena Independent*, January 11, 1956: 25.

⁷⁴ Staff at the UCLA Film & Television Archive was consulted and described that many early live television programs were not recorded at the time of broadcast as the only way a live program could be recorded before videotape was via a kinescope process in which a film camera was pointed at a TV monitor, with the program filmed off the screen. Due to the expense and basic quality of the process, many early live programs were not saved.

⁷⁵ "Mrs. Bothwell Rites Tomorrow," *Valley Times*, May 16, 1962: 2.

⁷⁶ "Realty Man's Burial Today," *Los Angeles Times*, March 16, 1943: 28.

⁷⁷ "Myra Bothwell Dies in Hospital; Plan Rites Today," *Van Nuys News and Valley Green Sheet*, May 17, 1962: 62.

⁷⁸ "Mrs. Bothwell of Pioneer L.A. Family Dies," *Los Angeles Times*, May 16, 1962: 28.

⁷⁹ George P. Edmonston Jr., "OAC's king of the stunt card," *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁸⁰ "Rowing Record is Established," *San Bernardino County Sun*, August 27, 1922: 11.

⁸¹ George P. Edmonston Jr., "OAC's king of the stunt card," *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁸² Edward J. Boyer, "USC's 'Mr. B,' Yell, Song Girl Coach, Dies," *Los Angeles Times*, June 21, 1986: 30.

⁸³ "Rowing Record is Established," *San Bernardino County Sun*, August 27, 1922: 11.

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card stunts in cheering sections at USC football games – the first being performed by 500 men, all wearing white shirts and seated at the 50-yard line in the Los Angeles Memorial Coliseum.”⁸⁴

Graduating from USC in 1924 with both a bachelor’s degree and master’s degree in history and geology, Bothwell quickly continued his education at the Oregon Agricultural College (OAC, later Oregon State University) in Corvallis, Oregon. At OAC, Bothwell was once again recruited to lead the student body in cheers, “creating the first animated card stunts in college football history.”⁸⁵ Though card stunts were already a mainstay of football games starting with their introduction at the University of California, Berkeley in 1908, Bothwell demonstrated a technique of bringing the static images to life with more coordinated efforts. His first animated card stunt consisted of “[depicting] a beaver, Oregon State’s mascot, smashing its tail down on a lemon-yellow O, symbolizing the University of Oregon.”⁸⁶ Bothwell’s skill in rallying the crowd caught the attention of University of Notre Dame football coach Knute Rockne who asked Bothwell to be an honorary cheerleader at the Fighting Irish’s Rose Bowl match against Stanford University on January 1, 1925.⁸⁷

Even after graduating from OAC in 1926 with a degree in agriculture, Bothwell would continue to have strong ties to cheerleading through the rest of his life. He was awarded a miniature gold megaphone by the associated students of OAC for being “one of the best yell leaders [the school] has ever had” and “[introducing] many new bleacher stunts and new O.A.C. yells.”⁸⁸ In 1964, Bothwell would be selected to coach the USC yell kings with the *Los Angeles Times* stating that “cheers from the USC rooting section next fall should have a decided Valley flavor.”⁸⁹ In 1972 and 1974, Bothwell helped guide the USC Song Girls to being named best song-leading team by the International Cheerleading Foundation.⁹⁰ Years after Bothwell’s death, the *Corvallis Gazette Times* recognized that “if cheerleaders had a hall of fame, Lindley Bothwell would occupy a special place among the inductees.”⁹¹

It was at OAC that Bothwell would meet his first wife, Marion Seale, who he would marry at the Stanford University Chapel in 1927. The marriage was noted as being “of much interest as it links together two pioneer families who made early California history, the one in Northern and the other in Southern California”⁹² Marion’s great-grandfather “had one of the original Spanish grants of a large tract of land surrounding and including the present site of Palo Alto.”⁹³ Bothwell and Marion settled in the San Fernando Valley with the *Corvallis Gazette Times* noting in 1928 that “the Bothwells are now growing oranges near Los Angeles.”⁹⁴ They would soon have a son named Lindley Fowler Bothwell, Jr. in 1930 and a daughter named Bonnie Jean

⁸⁴ Edward J. Boyer, “USC’s ‘Mr. B,’ Yell, Song Girl Coach, Dies,” *Los Angeles Times*, June 21, 1986: 30.

⁸⁵ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁸⁶ Jim Murray, “On Second Thought, Maybe Fan Can Use a Little Cheering Up,” *Los Angeles Times*, March 12, 1985: 29, 36.

⁸⁷ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁸⁸ “Former Aggie Yell King is Honored,” *Oregon Daily Journal*, October 28, 1926: 18.

⁸⁹ “He’ll Lead Those Cheers You’ll Hear,” *Los Angeles Times*, June 4, 1964: 136.

⁹⁰ Edward J. Boyer, “USC’s ‘Mr. B,’ Yell, Song Girl Coach, Dies,” *Los Angeles Times*, June 21, 1986: 30.

⁹¹ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

⁹² “University Ceremony,” *Los Angeles Times*, September 18, 1927: 43.

⁹³ Ibid.

⁹⁴ “Bothwells in Corvallis,” *Corvallis Gazette Times*, November 14, 1928: 3.

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Bothwell in 1935. At some time between 1945 and 1948, Bothwell and Marion divorced, and Bothwell married Helen Ann Grossman, known as Ann, with whom he would remain through the rest of his life.⁹⁵

In addition to his ventures as a citrus grower, described earlier in this nomination, Bothwell spent much of his time pursuing a hobby in collecting and showing off old automobiles that ultimately brought him additional income and recognition across the country. Bothwell first began collecting old automobiles in the 1920s, when he purchased a 1901 or 1902 Oldsmobile “just for laughs.”⁹⁶ By 1946, his collection had grown to “50 assorted relics of the infant automotive age” and “some decrepit boats, buggies, one-horse shays, hacks, surreys with the fringe on top and surreys without any fringe whatsoever.”⁹⁷ Bothwell would rent out his vehicles to local film and television studios for use in their productions, and even featured his 1909 Mercedes in the Matinee Theater television episode filmed on his ranch. Businesses such as the Security First National Bank also rented from Bothwell’s collection, with twelve cars displayed across several branches in 1941 to promote the bank’s automobile loan plan.⁹⁸

Historic newspaper documentation varies in terms of the total number of vehicles in the collection at its peak, though the *Los Angeles Times* noted in 1948 that Bothwell has “120 machines, the second largest such privately-owned collection in the world.”⁹⁹ At different points in time, Bothwell’s collection included cars previously owned by other historical figures such as “the Czar of Russia’s 1911 Rolls Royce; English King George V’s 1910 Daimler; Henry Huntington’s (Southern Pacific railroad magnate) 1912 Lozier; Indy 500 speedster Dario Resta’s famous 1913 Peugeot; and two of racing legend Barney Oldfield’s most famous machines, his 1907 Stearns and a 1907 Benz.”¹⁰⁰ Bothwell was also recognized as having “the only collection of horse-drawn street cars in the United States,” also keeping train cars and bulldozers.¹⁰¹

Bothwell stored his collection in barns on Bothwell Ranch, with *The Morning Union* observing that he “maintains what is perhaps the world’s largest private museum of old autos on his 55-acre orange grove.”¹⁰² For his collection of streetcars, Bothwell “built a streetcar barn on his ranch and had over a mile of track put down to entertain family, friends and visitors.”¹⁰³ In 1949, Bothwell suffered a devastating loss when a fire began in a “bunkhouse housing boys caring for Bothwell’s citrus crops” and destroyed “32 antique automobiles, streetcars, fire engines and a covered wagon” priced at \$50,000 to \$75,000.¹⁰⁴ Among the vehicles that burned was the only two-cylinder Packard (a 1903 model) in existence. News of the fire spread in newspapers across

⁹⁵ “Marriage Licenses,” *Santa Ana Register*, December 3, 1948: 28.

⁹⁶ “Scientist’s Hobby Paying So Well He Can Pursue His Work for Fun,” *Newark Star Ledger*, October 7, 1946: 7.

⁹⁷ Ibid.

⁹⁸ “Once an Inspiration,” *Eagle Rock Sentinel*, August 22, 1941: 11.

⁹⁹ “‘Progress’ Fair Opens 11-Day Run at Del Mar,” *Los Angeles Times*, June 26, 1948: 19.

¹⁰⁰ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

¹⁰¹ “Once an Inspiration,” *Eagle Rock Sentinel*, August 22, 1941: 11.

¹⁰² “Old Autos,” *The Morning Union*, July 19, 1964: 95. Note that this claim may have been exaggerated as there were also other large private collections such as those owned by J.B. Nethercutt in Sylmar and Briggs Cunningham in Newport Beach.

¹⁰³ George P. Edmonston Jr., “OAC’s king of the stunt card,” *Corvallis Gazette Times*, October 25, 2002: 11, 15.

¹⁰⁴ “Fire Destroys Antique Autos Used in Films,” *Los Angeles Times*, February 5, 1949: 1.

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the country, as well as several in Canada. Still, Bothwell continued to rebuild his collection and be involved in the antique vehicle community throughout his life.

Two cars in the collection competed at the prestigious annual Concours d'Elegance in Pebble Beach. Bothwell received an Honorable Mention for his 1909 Mercedes race car in the Vintage Car class in 1955.¹⁰⁵ After his death, his wife Ann entered the 1913 Peugeot race car in 2006, placing second in the Race Car class.¹⁰⁶

Several of the cars on site were not just kept for display, but also actively raced by Bothwell and others. In 1948, Bothwell lent four of his vehicles to compete in a race at the California State Fair in Sacramento, winning the competition in his 1907 Stearns.¹⁰⁷ His at the time 17-year-old son, Lindley Bothwell, Jr., had also driven one of the cars at the fair. The following year, Bothwell entered his 1913 Peugeot in the Indianapolis 500, "never [having] any expectation of qualifying."¹⁰⁸ He entered "not with any serious intention of getting in the race, but for the opportunity of seeing what the car could do on the track under modern day conditions."¹⁰⁹ Bothwell was able drive the car at an average speed of 103.25 miles per hour, exceeding Dario Resta's 84.05 miles per hour average from when Resta drove the same car to a win the 1916 race.¹¹⁰

Bothwell was a charter member of the Horseless Carriage Club, which organized in 1937 in Los Angeles and was dedicated to celebrating and showcasing vintage cars and other vehicles. He served as the national president for seven years, beginning his first term in 1947, and was on the board of directors for 10 years.¹¹¹ In 1953, under Bothwell's leadership, the Horseless Carriage Club had "2900 members in the United States and some foreign countries."¹¹² Bothwell organized annual caravans of horseless carriages from the "brass age" (1900-1915) to drive across California, many of the owners "dressed in dusters, goggles and the other paraphernalia of the era of their cars."¹¹³ The 1950 caravan included about 150 members of the Horseless Carriage Club and "40 different makes of cars all over 35 years old."¹¹⁴

Because of the uniqueness and number of cars in Bothwell's collection, Bothwell Ranch would often serve as the venue of large fundraisers for local organizations and even political candidates. Ann was actively involved in Circle D, the local chapter of the nationwide Florence Crittenton Homes dedicated to raising funds to house "unwed mothers." The organization would host a Vintage Vehicle Fair at Bothwell Ranch in which the collection would be on display for visitors to admire. The event, held on October 8, 1961, was "the first public showing of the entire

¹⁰⁵ Katie Leach, *Pebble Beach Concours d'Elegance: A Sixty Year Chronicle of Automotive Excellence*, Pebble Beach, CA: Sandra and Marin E. Button with the Pebble Beach Company, publishers, 2011, 17.

¹⁰⁶ *Ibid*, 293.

¹⁰⁷ "Barney Oldfield Car Outlasts 3 Old Timers," *Sacramento Union*, September 13, 1948: 7.

¹⁰⁸ "Time Running Out for Racers," *Vincennes Sun-Commercial*, May 27, 1949: 9.

¹⁰⁹ Don O'Reilly, "Inside Auto Racing," *Shreveport Journal*, January 7, 1958: 9.

¹¹⁰ *Ibid*.

¹¹¹ George P. Edmonston Jr., "OAC's king of the stunt card," *Corvallis Gazette Times*, October 25, 2002: 11, 15.

¹¹² Vera Williams, "Hold Your Hats for a Gas Buggy Ride!" *Long Beach Press-Telegram*, June 7, 1953: 95.

¹¹³ *Ibid*.

¹¹⁴ Cap Gettys, "Through the Windshield," *Valley Times*, April 4, 1950: 10.

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Bothwell collection of more than 100 antique cars dating from 1895 to 1926...one of the largest private collections in the world."¹¹⁵ In anticipation of the Vintage Vehicle Fair, the *Los Angeles Evening Citizen News* produced an article describing Bothwell's long-time hobby collecting cars, adding that "to house the huge assortment of cars, the Bothwells built two double-decked barns and numerous Quonset huts on their orange grove ranch."¹¹⁶ When Ann became president of the Crittenton Association, Bothwell Ranch again played site of an antique car show and bazaar titled Flossie's Fair in 1970.¹¹⁷

Both California Assemblyman Lou A. Cusanovich and United States Representative Barry Goldwater Jr. hosted rallies and fundraisers at Bothwell Ranch with the cars also on display.¹¹⁸ ¹¹⁹ Bothwell Ranch also hosted a fundraiser for the Cultural Heritage Foundation in 1972 in which proceeds from the event "helped speed the restoration work now underway at Heritage Square where the Hale House and the Valley Knudsen Garden Residence are being refurbished as Los Angeles Architectural landmarks."¹²⁰

In addition to tending to his orange grove, supporting the cheer and yell efforts at USC and OAC, collecting vintage vehicles, and participating in philanthropic endeavors, Bothwell had a wide range of interests and was even recognized as a pioneer surfer. The *Los Angeles Evening Citizen News* wrote:

Lindley Bothwell's hobbies are not limited to cars by any means. Between farming, he collects toy trains, is a Civil War amateur historian and is an alumni advisor for a fraternity at USC, where he is still honored as one of the university's greatest yell leaders and the originator of football card stunts. Bothwell is also responsible for building the first balsa wood surfing board, in memory of which a huge surfing board stands in front of the house. What does Mrs. Bothwell do for a hobby? "Most of the time, I just try to help my husband keep up his hobbies," she smiled.¹²¹

Bothwell died on June 19, 1986 after a long illness at the age of 84.¹²² He was survived by his wife Ann, who continued to operate Bothwell Ranch and take care of the vehicles on site until her death in 2016. Featured in its own catalogue, the Bothwells' automobile collection was auctioned off by Bonhams on November 11, 2017, bringing in over \$13 million in sales.¹²³

¹¹⁵ "Florence Crittenton Home sponsors Vintage Vehicle Fair at Woodland Hills Sunday," *Santa Barbara Star*, October 5, 1961: 1.

¹¹⁶ "Get the Dusters, Mother, It's the Horseless Cart," *Los Angeles Evening Citizen News*, October 7, 1961: 3.

¹¹⁷ "Flossie's Fair Will Benefit Home Fund," *Los Angeles Times*, June 12, 1970: 84.

¹¹⁸ "Antique Cars Aid to Drive," *Valley Times*, September 28, 1960: 3.

¹¹⁹ "Goldwater Shindig to Feature Cars," *Los Angeles Times*, October 15, 1972: 331.

¹²⁰ "Barbecue to feature 98 antique cars," *Redlands Daily Facts*, April 25, 1972: 9.

¹²¹ "Get the Dusters, Mother, It's the Horseless Carriage," *Los Angeles Evening Citizen News*, October 7, 1961: 3.

¹²² Edward J. Boyer, "USC's 'Mr. B,' Yell, Song Girl Coach, Dies," *Los Angeles Times*, June 21, 1986: 30.

¹²³ Mark Vaughn, "Bothwell Auction Nets Over \$13 Million, Including \$7.3 Million Peugeot GP Car," *Autoweek*, November 13, 2017. <https://www.autoweek.com/car-life/events/a1834961/bothwell-auction-nets-over-13-million-including-73-million-peugeot-gp-car/> (accessed October 15, 2024).

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Criteria Consideration G

Though the significance of Bothwell Ranch stretches back over 50 years to when Lindley F. Bothwell began managing the property in 1926, the period of significance ends in 2016 to capture the extent of its role as the last commercial citrus grove in the San Fernando Valley. Bothwell Ranch was continuously operated by the Bothwell family for 90 years, with Bothwell's wife Ann continuing to manage operations after Bothwell's death in 1986 until her own death in 2016. Because Bothwell Ranch is significant in representing the once prevalent agricultural industry in the San Fernando Valley and is one of the last physical remnants of that history in the built environment, the end of the period of significance in 2016 emphasizes the resilience of the property in remaining largely intact and actively functioning as a commercial citrus grove while surrounding citrus groves were lost to encroaching development over time.

Conclusion

As described, Bothwell Ranch meets National Register Criteria A and B at the local level of significance. Under Criterion A in the area of Agriculture, Bothwell Ranch is associated with the once-dominant citrus industry in Los Angeles as the last operating commercial orange grove in the San Fernando Valley. Spurred by the construction of the Owens Valley aqueduct and the annexation of the San Fernando Valley into the city of Los Angeles, citrus production came to be part of the region's cultural identity. Bothwell began tending to the orange groves at Bothwell Ranch in 1926, a time when citrus was the most important cash crop in Los Angeles. Enduring encroaching development that substantially reduced the agricultural industry of the San Fernando Valley following the end of World War II, Bothwell Ranch continued to operate as a commercial orange grove for a total of 90 years under ownership of the Bothwell family and was already recognized in the 1970s as one of the last of its kind.

Under Criterion A in the area of Entertainment, Bothwell Ranch is associated with the entertainment industry as the location of the first live outdoor dramatic color television broadcast. Color television was still a novelty in the 1950s and television studios were looking for new ways to entice audiences into making the transition from black and white. In addition to airing largescale color productions, NBC produced an anthology drama series called Matinee Theater that was presented daily, live and in color from a studio. In 1955, director Alan Neuman wanted to push the boundaries of this burgeoning film technique and proposed an episode of Matinee Theater filmed on location. Writer Sylvia Richards recommended Bothwell Ranch as the location and prepared a script about a struggling orange rancher for the episode "All the Trees in the Field," which featured cameos from Bothwell and his wife Ann. Following the airing of the episode, newspapers heralded this achievement in television, predicting that this would allow for future stories to be told in color outside the confines of a studio.

Under Criterion B in the area of Recreation, Bothwell Ranch is associated with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell. Bothwell lived a storied life that was well documented in newspapers since his time as a popular yell king as a student at USC until his death. Most notably, Bothwell was recognized for his hobby of collecting and even

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racing vintage vehicles, amassing a collection considered to be one of the largest in the world. To house his collection, Bothwell constructed several storage sheds and two-story garages at Bothwell Ranch that are still extant. Bothwell, as president of the Horseless Carriage Club, would often organize meets to showcase his collection. In 1949, he entered his 1913 Peugeot in the Indianapolis 500, not with the intention of winning but to showcase its power. Bothwell Ranch would serve as the site of large fundraisers for politicians and local organizations centered around visitors paying a fee to view Bothwell's collection. It is the most important property related to Bothwell's life and directly related to both the work and hobby for which he was known.

The period of significance is 1926, when Bothwell began managing the property as a commercial orange grove, to 2016, when operations at the grove ceased following the death of Bothwell's widow, Ann. Though the significance of Bothwell Ranch stretches back over 50 years to 1926, the property satisfies Criteria Consideration G as the year 2016 provides a clear cut-off date encompassing the extent of Bothwell Ranch's role as the last commercial citrus grove in the San Fernando Valley, operated continuously under the Bothwells for 90 years.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 13.8 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.167103 | Longitude: -122.163994 |
| 2. Latitude: 34.167525 | Longitude: -118.562184 |
| 3. Latitude: 34.165962 | Longitude: -118.561497 |
| 4. Latitude: 34.165860 | Longitude: -118.565810 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property is delineated by the boundary of the four parcels encompassing Bothwell Ranch (Assessor Parcel Numbers 2164-008-001, 2164-008-006, 2164-008-007, and 2164-008-005). See Assessor and Boundary Maps.

Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with recorded parcel boundaries and encompasses the full extent of the property.

11. Form Prepared By

name/title: Alvin-Christian Nuval, Principal Associate; Robert Jay Chattel, AIA, President
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e-mail: alvin@chattel.us
telephone: (818) 788-7954
date: December 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bothwell Ranch
City or Vicinity: Los Angeles
County: Los Angeles
State: California
Photographer: Robert Chattel and Alvin Nuval
Date Photographed: October 18, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 16 Bothwell Ranch from corner of Oakdale and Collier, view northeast
- 2 of 16 Entrance to Bothwell Ranch from Oakdale, view east
- 3 of 16 East-west driveway from Oakdale, view west
- 4 of 16 Citrus Grove from Oakdale, view east
- 5 of 16 Citrus Grove and fencing along Oakdale, view southeast
- 6 of 16 Citrus Grove from Collier, view north
- 7 of 16 Citrus Grove from Collier, view north
- 8 of 16 Citrus Grove and Main House from Collier, partial roof and chimney of Main House visible, view north

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- 9 of 16 Storage Shed from Collier, view northeast
- 10 of 16 Citrus Grove (left), Two-Story Garage A (center), and Storage Shed (right), view north
- 11 of 16 Storage Sheds (Quonset huts) from Collier, view northeast
- 12 of 16 Storage Sheds from Collier, view northwest
- 13 of 16 Storage Shed from Collier, view northeast
- 14 of 16 Two-Story Garage B from Collier, view northeast
- 15 of 16 Train Shed from Corbin, view southwest
- 16 of 16 Bothwell Ranch from Corbin with Multi-Purpose Building visible at right, view south

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

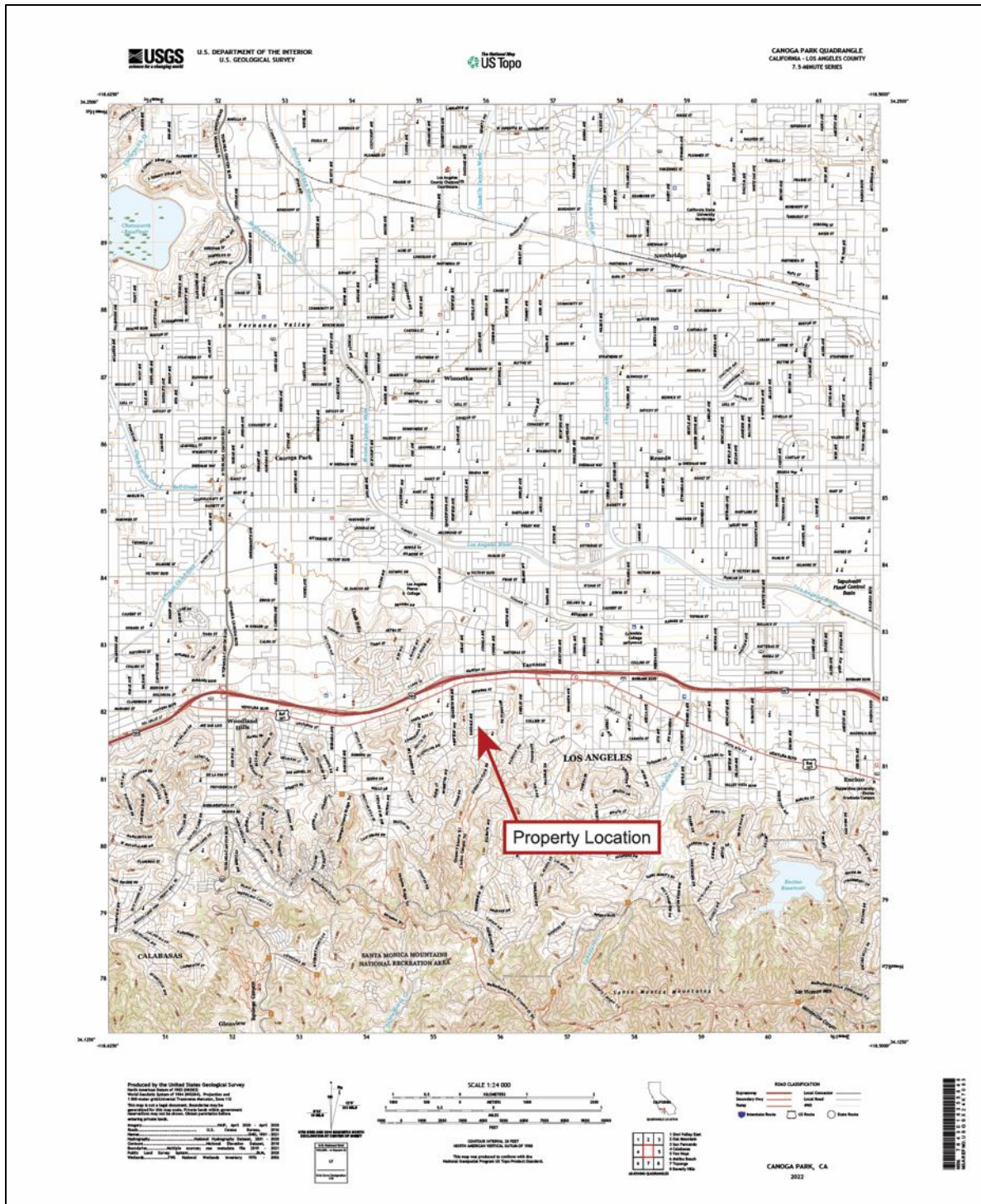
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Location Map



United States Geological Survey (USGS), 2022

Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Boundary Map

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.167103 | Longitude: -122.163994 |
| 2. Latitude: 34.167525 | Longitude: -118.562184 |
| 3. Latitude: 34.165962 | Longitude: -118.561497 |
| 4. Latitude: 34.165860 | Longitude: -118.565810 |

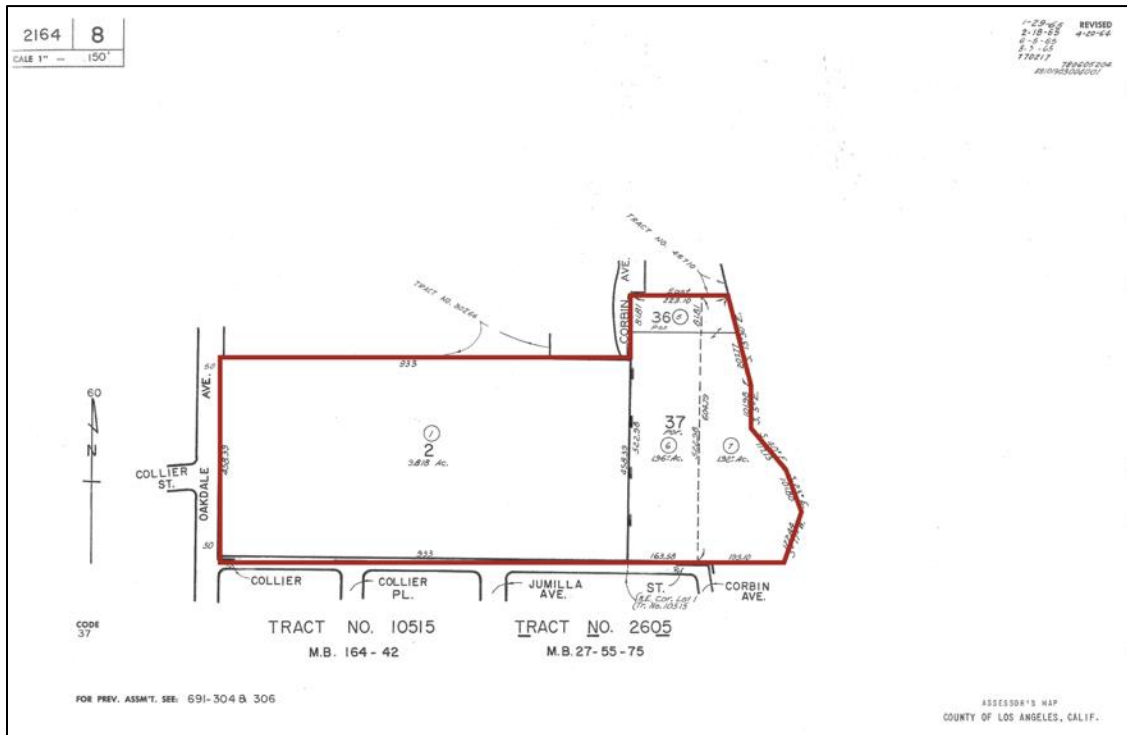


Google Earth, 2024

Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Assessor Map

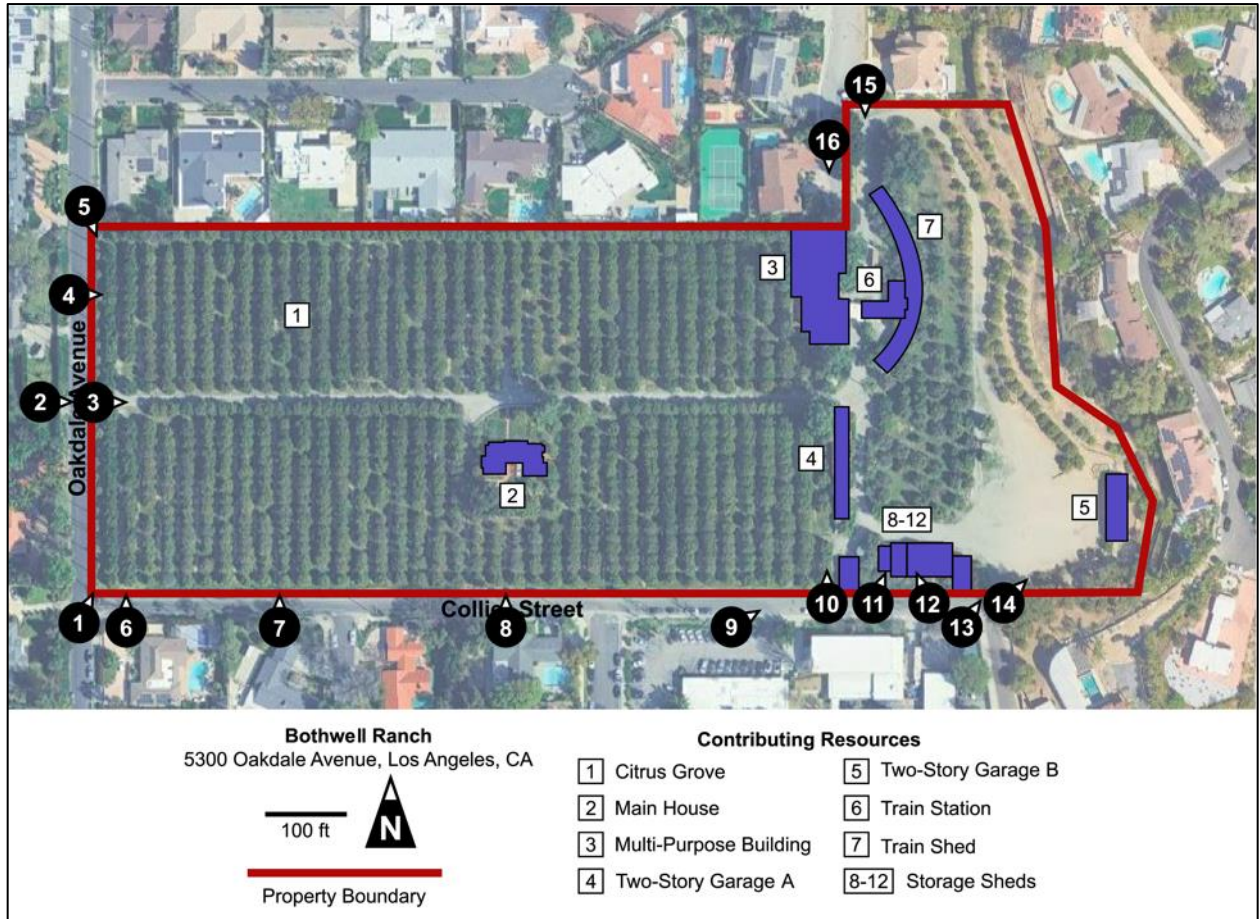


Los Angeles County Office of the Assessor, 1965

Bothwell Ranch
 Name of Property

Los Angeles, California
 County and State

Sketch Map/Photo Key



Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Figure 1 Historic aerial with Bothwell Ranch outlined in red, 1947; NETR Historic Aerials



Figure 2 Historic aerial with Bothwell Ranch outlined in red, all extant buildings and structures constructed, 1978; NETR Historic Aerials



Bothwell Ranch
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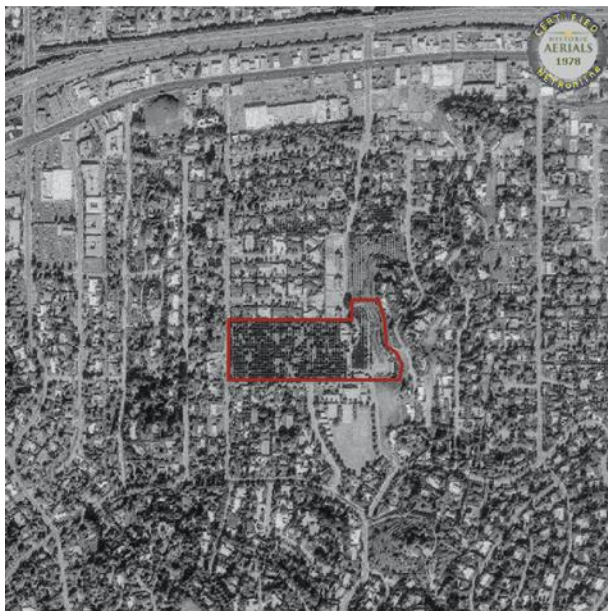
Figure 3 Historic aerials showing dwindling orange groves in vicinity, Bothwell Ranch outlined in red; NETR Historic Aerials, Google Maps



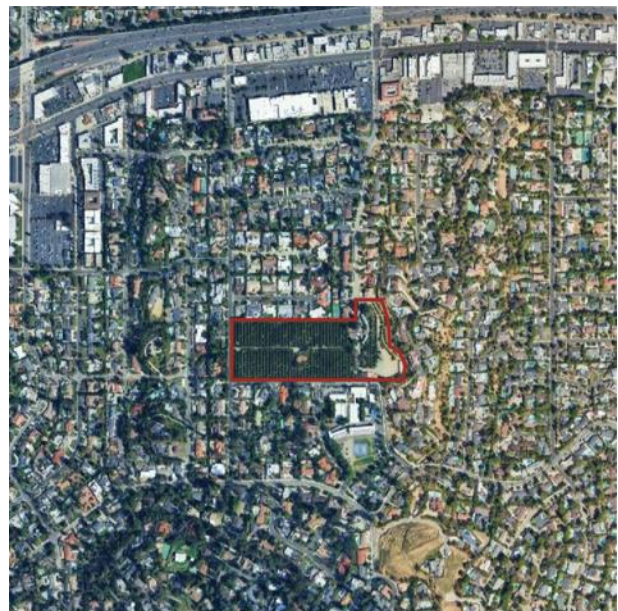
1947



1964



1978



2024

Bothwell Ranch
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Figure 4 Bothwell packing Yule baskets with oranges and grapefruit, 1956; *Los Angeles Times*



Figure 5 Ann Bothwell at Bothwell Ranch with mechanic Tim Henry, 1961; *Valley Times*



Bothwell Ranch
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Figure 6 Cars at Two-Story Garage B, 1963; *Valley Times*



Figure 7 Ann Bothwell with trophy for Collectors' Car Meet, Two-Story Garage B visible in the background, 1964; *Valley Times*



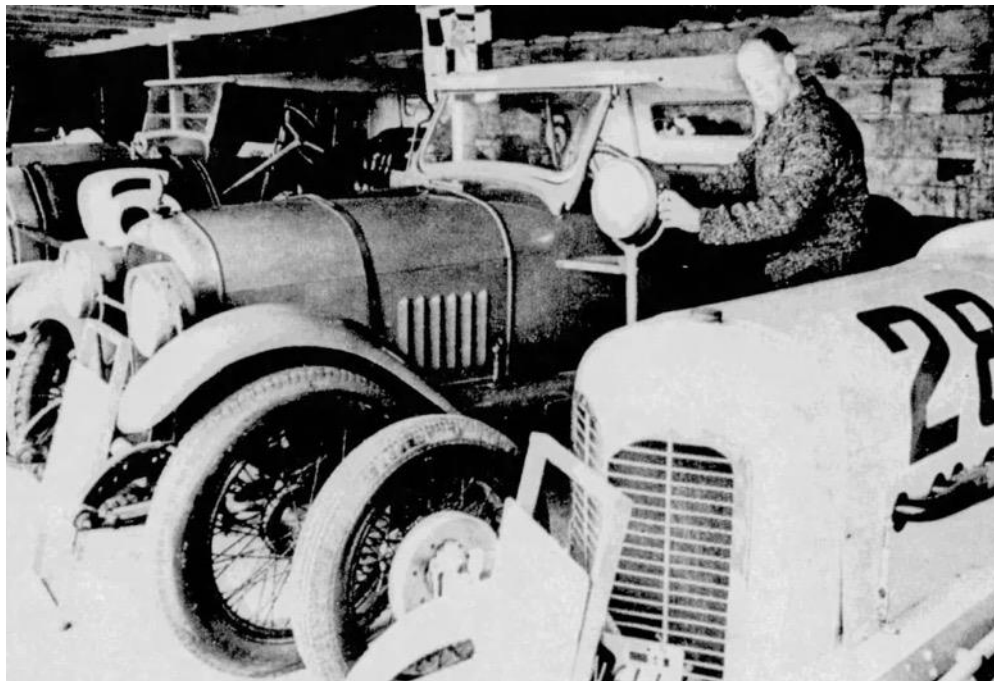
Bothwell Ranch
Name of Property

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Figure 8 1907 Baker Victoria being brought down ramp from Two-Story Garage A, 1964;
The Morning Union



Figure 9 Bothwell with cars inside Two-Story Garage or Storage Shed, 1964; *The Morning Union*



Bothwell Ranch
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Figure 10 Tractor towing 1910 Daimler limousine owned by King George V, 1964; *The Morning Union*

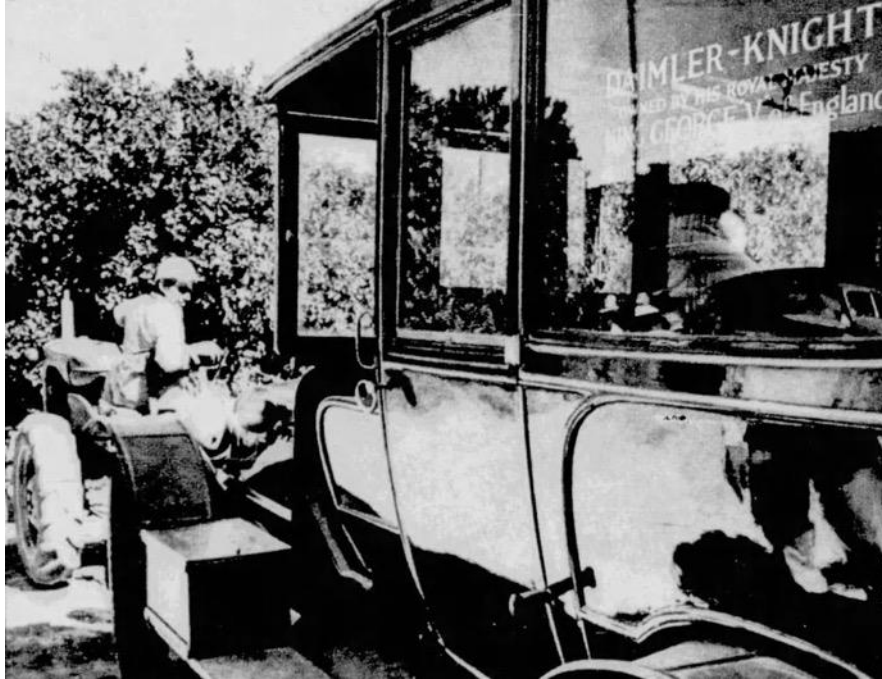


Figure 11 Tractor driving through Citrus Grove, 1998; *Los Angeles Times*



Bothwell Ranch
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Figure 12 Train Shed, 2017; Museum of the San Fernando Valley



Figure 13 West elevation of Two-Story Garage B, 2017; Rick Carey



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Figure 14 Citrus Grove, 2019; City of Los Angeles Office of Historic Resources



Figure 15 Primary north elevation of Main House, 2019; City of Los Angeles Office of Historic Resources



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Figure 16 Primary east elevation of multi-Purpose Building, 2019; City of Los Angeles Office of Historic Resources



Figure 17 Primary east elevation of multi-Purpose Building, 2019; City of Los Angeles Office of Historic Resources



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Figure 18 South elevation of Two-Story Garage A with ramp to second floor visible, 2019;
City of Los Angeles Office of Historic Resources



Figure 19 East elevation of Two-Story Garage A, 2019; City of Los Angeles Office of Historic Resources



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Figure 20 East (left) and north (right) elevations of Two-Story Garage A, 2019; City of Los Angeles Office of Historic Resources



Figure 21 West elevation of Two-Story Garage B, 2019; City of Los Angeles Office of Historic Resources



Bothwell Ranch
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Figure 22 West elevation of Train Station, 2019; City of Los Angeles Office of Historic Resources



Figure 23 North covered patio at Train Station, 2019; City of Los Angeles Office of Historic Resources



Bothwell Ranch
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Figure 24 North elevation of Train Shed with train tracks visible, 2019; City of Los Angeles Office of Historic Resources



Figure 25 West elevation of Train Shed, 2019; City of Los Angeles Office of Historic Resources



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Figure 26 North elevation of Storage Shed, 2019; City of Los Angeles Office of Historic Resources



Figure 27 North elevation of Storage Sheds, note Quonset Huts located behind gate, 2019; City of Los Angeles Office of Historic Resources



Bothwell Ranch
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Figure 28 East and north elevations of Storage Sheds, 2019; City of Los Angeles Office of Historic Resources



Figure 29 East (left) and north (right) elevations of Train Station, 2022; Teresa Grimes



Bothwell Ranch
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Photo 1 Bothwell Ranch from corner of Oakdale and Collier, view northeast



Photo 2 Entrance to Bothwell Ranch from Oakdale, view east



Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Photo 3 East-west driveway from Oakdale, view west



Photo 4 Citrus Grove from Oakdale, view east



Bothwell Ranch
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County and State

Photo 5 Citrus Grove and fencing along Oakdale, view southeast



Photo 6 Citrus Grove from Collier, view north



Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Photo 7 Citrus Grove from Collier, view north



Photo 8 Citrus Grove and Main House from Collier, partial roof and chimney of Main House visible, view north



Bothwell Ranch
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Los Angeles, California
County and State

Photo 9 Storage Shed from Collier, view northeast



Photo 10 Citrus Grove (left), Two-Story Garage A (center), and Storage Shed (right), view north



Bothwell Ranch
Name of Property

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County and State

Photo 11 Storage Sheds (Quonset huts) from Collier, view northeast



Photo 12 Storage Sheds from Collier, view northwest



Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Photo 13 Storage Shed from Collier, view northeast



Photo 14 Two-Story Garage B from Collier, view northeast



Bothwell Ranch
Name of Property

Los Angeles, California
County and State

Photo 15 Train Shed from Corbin, view southwest



Photo 16 Bothwell Ranch from Corbin with Multi-Purpose Building visible at right, view south



EXHIBIT 4

April 22, 2025

Mr. Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211

Dear Mr. Hall:

I have reviewed the Housing Element EIR. The 5300 Oakdale Avenue project (“Project”) is not within the Scope of the Housing Element EIR and the Housing Element EIR provides no site-specific analysis of the biological resource impacts of the proposed Project.

As shown on the City’s own checklist, the Project site is not included in in the Housing Element Inventory of Adequate Sites, including Appendices 4.1, 4.2, 4.3, and 4.8 of the 2021-2029 Housing Element and is not a site identified to be rezoned to allow residential uses or to allow multi-family residential uses at a greater density in the Candidate of Sites for Rezoning, Appendix 4.7 of the 2021-2029 Housing Element.¹ As noted on page 151 of the Housing Element: “(t)he Adequate Sites Inventory presents an inventory of land suitable and available for residential development to meet the City’s RHNA Allocation at all income levels.” The proposed Project was therefore not addressed in the Housing Element EIR and was not anticipated for residential development in either the Housing Element or Housing Element EIR.

Furthermore, I have reviewed the Housing Element EIR and associated reports and see no evidence of a site-specific analysis of the biological resource impacts of this specific Project. The analysis of biological resource impacts was only conducted at a program level in the Housing Element EIR. The Housing Element EIR therefore fails to provide substantial evidence that the proposed Project will not have significant, site-specific biological resource impacts as the proposed Project was not included in the Housing Element EIR analysis.

Sincerely,



Scott Cashen, M.S.
Senior Biologist

¹ The 2021-2029 Los Angeles City Housing Element, including the cited appendices, are available at: <https://planning.lacity.gov/plans-policies/housing-element>

EXHIBIT 5



Steve Rogers Acoustics

April 22, 2025

Jamie Hall
Channel Law Group, LLP
8383 Wilshire Boulevard, Suite 750
Beverly Hills, CA 90211
jamie.hall@channellawgroup.com

Subject: **5300 North Oakdale Avenue Project
Review of Housing Element EIR**

Dear Jamie:


I have reviewed the Housing Element EIR. The 5300 Oakdale Avenue project ("Project") is not within the Scope of the Housing Element EIR and the Housing Element EIR provides no site-specific analysis of the Noise impacts of the proposed Project.

As shown on the City's own checklist, the Project site is not included in in the Housing Element Inventory of Adequate Sites, including Sections 4.1, 4.2, 4.3, 4.8 of the 2021-2029 Housing Element and is not a site identified to be rezoned to allow residential uses or to allow multi-family residential uses at a greater density in the Candidate of Sites for Rezoning, Section 4.7 of the 2021-2029 Housing Element.

As noted on page 151 of the Housing Element: "(t)he Adequate Sites Inventory presents an inventory of land suitable and available for residential development to meet the City's RHNA Allocation at all income levels." The proposed Project was therefore not addressed in the Housing Element EIR and was not anticipated for residential development in either the Housing Element or Housing Element EIR.

Furthermore, I have reviewed the Housing Element EIR and Housing Element EIR Section 4.10 - Noise, and see no evidence of a site-specific analysis of the Noise impacts of this specific Project. The analysis of Noise impacts was only conducted at a program level in the Housing Element EIR. The Housing Element EIR therefore fails to provide substantial evidence that the proposed Project will not have site-specific Noise impacts as the proposed Project was not included in the Housing Element EIR analysis.

Yours sincerely,
Steve Rogers Acoustics, LLC



Steve Rogers
Principal

d:\channel law group\5300 oakdale avenue project\housing element eir letter 4-11-25