

| DOCKETED | |
|-------------------------|--|
| Docket Number: | 24-OPT-02 |
| Project Title: | Compass Energy Storage Project |
| TN #: | 258769 |
| Document Title: | Data Request Response #2_Attachment 1_Built Environment Inventory and Evaluation Report Part 2 |
| Description: | N/A |
| Filer: | Erin Phillips |
| Organization: | Dudek |
| Submitter Role: | Applicant Consultant |
| Submission Date: | 8/30/2024 3:09:53 PM |
| Docketed Date: | 8/30/2024 |

Appendix B

DPR Forms

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

Primary # 30-001688 – UPDATE
HRI #
Trinomial CA-ORA-1688
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: (Assigned by recorder) U.S. Highway 101 – UPDATE

P1. Other Identifier: Camino Capistrano (Map ID 1)

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County Orange

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

*b. USGS 7.5' Quad San Juan Capistrano Date 1968 (Rev. 1981) T7S; R 8W; ¼ of ¼ of Sec 25, 26; San Bernardino B.M.

c. Address City San Juan Capistrano Zip

d. UTM: (Give more than one for large and/or linear resources)

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

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

This segment of Camino Capistrano is approximately 0.70-miles long. The road has two concrete lanes with bike lanes on either side. The road measures approximately 23.5 feet wide. A merge lane, concrete curbs and metal guard rails were added at various times. The road is flanked by Interstate 5 to the east and a transmission line and MetroLink tracks to the west.

*P3b. Resource Attributes: (List attributes and codes) HP37. Highway/ Trail

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



P5b. Description of Photo: (View, date, accession #) Photo 1, Camino Capistrano, looking south, June 11, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
c. 1926/website

*P7. Owner and Address:
Public

*P8. Recorded by: (Name, affiliation, address)
K. Ahmanson and C. Cancilla
Dudek
225 South Lake Ave., Ste. M210
Pasadena, CA 91101

*P9. Date Recorded:
June 11, 2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) U.S. Highway 101 - UPDATE

B1. Historic Name: U.S. Highway 101
B2. Common Name: Camino Capistrano
B3. Original Use: Highway
B4. Present Use: Local Road

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations) c. 1926 - constructed; c. 1941 realignment

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area: N/A

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2007, a portion of the old U.S. Highway 101 was recorded as part of an archaeological survey but was not evaluated for its potential eligibility for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources. In 2010, the State Historic Preservation Officer determined a segment of the Camino Capistrano Road/Old Highway 101 was not eligible for the NRHP and assigned that segment a California Historical Resources Status Code 6Y (Determined Ineligible for the NRHP Through Section 106 Process - Not Evaluated for the CRHR or local listing) (OHP 2022). This Update evaluates a portion of the Camino Capistrano within the study area for this using the criteria for the CRHR. The road segment was also evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The road is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource. See Continuation Sheet.

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

*B12. References: See Continuation Sheet

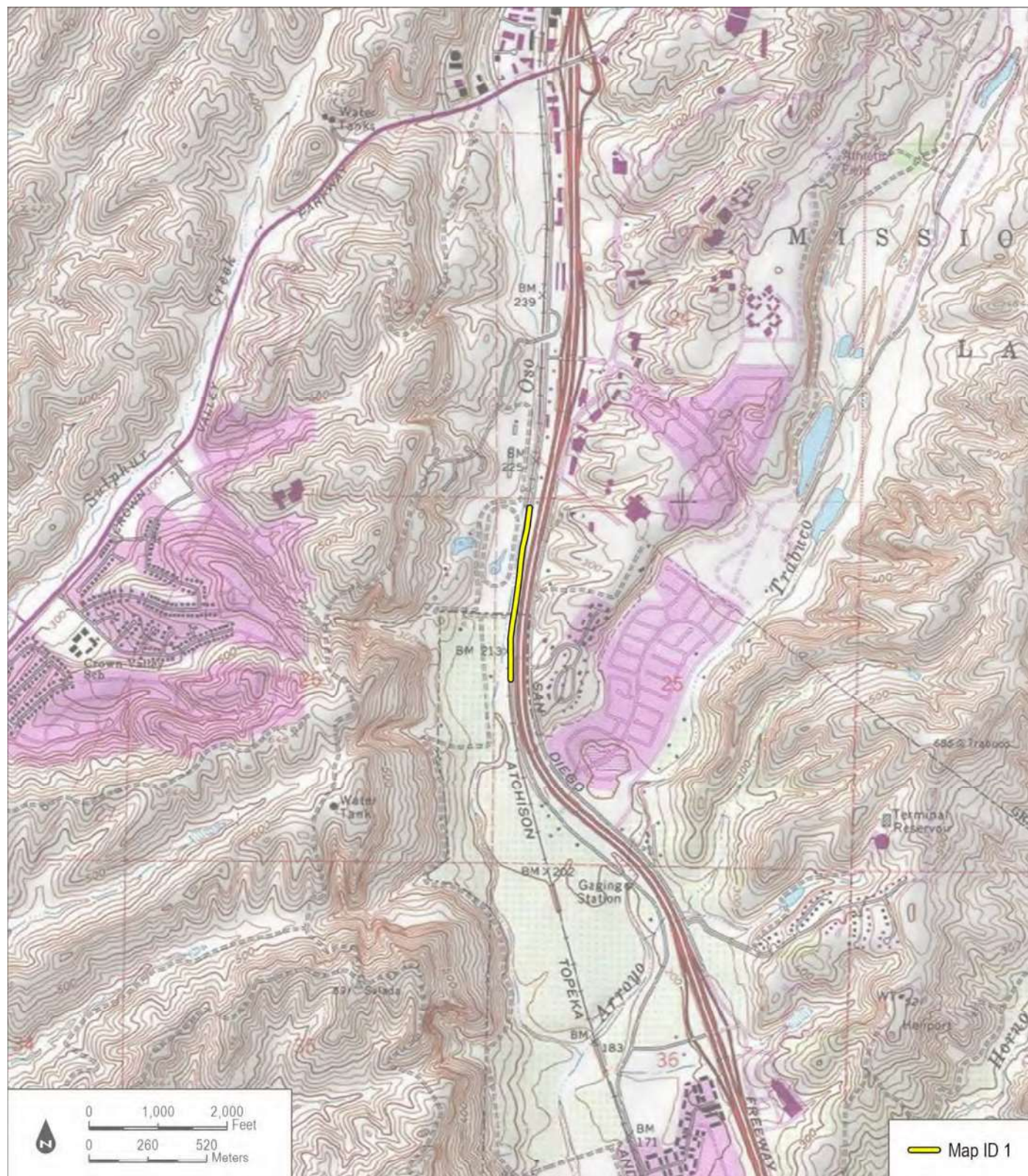
B13. Remarks: The recording archaeologist marked the 2007 DPR 523 Form set as Not For Publication. Therefore, it is not attached to this updated evaluation. The 2010 evaluation was not returned in the records search results from the South Central Coastal Information Center as part of this project.

*B14. Evaluator: Danielle Baza, BA, and Patricia Ambacher, MA

*Date of Evaluation: July 2024

(This space reserved for official comments.)





Significance (cont.)

U.S. Highway 101 (U.S. Route 101/U.S. 101) follows a north-south alignment and presently extends over 1,500 miles from Los Angeles, California, to Tumwater, Washington. It is one of the original national highways established in 1926. Originally designed to follow the El Camino Real, the route the Spanish explorer Juan Gaspar de Portola followed in 1769, U.S. 101 historically began in San Diego near the Mexican border. Within San Diego and Orange Counties, several U.S. 101 alternate and bypass routes were constructed in the 1940s (The Register 1940). In 1964, U.S. 101 ceased to continue to San Diego and the southern terminus of U.S. 101 was changed from San Diego to Los Angeles after the construction of the interchange between I-5, I-10, U.S. 101, and CA 60. The U.S. Highway 101 follows the California coast, connecting southern California to the Bay Area, and traversing the Northern Coast Mountain Ranges to Humboldt Bay. Crossing the Oregon border, U.S. 101 is referred to as the Oregon Coast Highway, and in Washington, the Olympic Highway (HUSH 2024; HCUSH 2024).

While it is outside the scope of this evaluation to evaluate the highway and road in their entirety, the Camino Capistrano, historically known as U.S. Highway 101, was an important highway. Therefore, it meets Criterion 1. The road has no direct association with individuals important to the history of San Juan Capistrano, Orange County, California or the nation and does not meet Criterion 2. As an engineered structure Camino Capistrano lacks distinction. It is a common example of its type, period and was altered using documented construction techniques. Research does not support that it was designed by a master engineer. For these reasons, it does not meet Criterion 3. Under Criterion 4, this segment of road has not yielded and does not have the potential to yield important information to the history of San Juan Capistrano or the larger region.

Although the road meets Criterion 1 it lacks the characteristics from its period of significance, 1926, and therefore does not retain sufficient integrity to be eligible for the CRHR. A character-defining feature of a road is its alignment. The portion in the study area has been realigned, which occurred outside of the identified period of significance, and therefore altered Camino Capistrano's integrity of location and design. Integrity of design is further affected by the introduction of bike lanes, merge lanes, and turn lanes. The road is no longer recognizable as a road engineered in 1926. These changes have had a cumulative effect and result in a loss of integrity of design. Historically, the area where Camino Capistrano passed through was rural and contained large agricultural fields and citrus orchards. That setting with the construction of Interstate 5 to the east, the transmission lines and the buildings to the west, and the modern-era safety structures associated with Metrolink have caused a loss of integrity of setting. Integrity of feeling and association are no longer intact because the road does not convey a sense its historic character as a 1920s designed road in a rural area. Integrity of materials, for the segment in the study area, is retained. Workmanship is not a meaningful factor in evaluating the integrity of the road segment because of its utilitarian nature and its standardized design.

In summary, this segment of the U.S. Highway 101/Camino Capistrano is not eligible for the CRHR because of a lack of integrity. Therefore, it is not a historical resource for the purposes of CEQA.

References (cont.)

HUSH (Historic U.S. Highways). 2024. "Historic US 101." Accessed July 7, 2024.
<https://www.historicushighways.com/us-101>.

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***Resource Name or #** (Assigned by recorder) U.S. Highway 101 – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

HCUSH (Historic California U.S. Highways). 2024. "US Highway 101). Accessed July 7, 2024.
<https://www.historicushighways.com/us-101>.

OHP (Office of Historic Preservation). 2024. Built Environment Resource Directory for Orange County. Exported September 23, 2022. Accessed August 13, 2024. [Built Environment Resource Directory \(BERD\) \(ca.gov\)](#).

The Register. 1940. "Coast Route, South." Newspapers.com: *The Register* (Santa Ana, California). October 11, 1940.

Photographs (cont.)

Photo 2. Camino Capistrano, looking south. Shows merge lanes, turn lanes, Interstate 5.



Source: Dudek, 2024.

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

Primary # **30 - 001688**
HRI #

Trinomial **CA-ORA-1688**
NRHP Status Code

Page 1 of 7

Other Listings
Review Code

Reviewer

Date

*P1. Temporary Number/Resource Name: AE-SJC-1H

*P2. Location: a. County: Orange

☒ Not for Publication

☐ Unrestricted

b. USGS 7.5' Quad: San Juan Capistrano Date 1965, photorev. 1981 T 7S; R 8W; SW 1/4 of SW 1/4 of Section 25

c. Address: 29931 Camino Capistrano, San Juan Capistrano, CA 92675

SB B.M.

d. UTM: NAD 27, Zone 11;

Segment 1 South End 437504 mE / 3709993 mN

Segment 1 North End 437452 mE / 3700076 mN

Segment 2 South End 437427 mE / 3710126 mN

Segment 2 North End 437403 mE / 3710187 mN

e. Other Locational Data: APN 121-050-01. From the intersection of Ortega Highway (CA-SR-74) and Camino Capistrano in San Juan Capistrano, travel 2.2 miles north on Camino Capistrano. Turn left (west) onto driveway at 29931 Camino Capistrano/Hidden Creek Estates. Travel north along driveway 160 feet to south end of road Segment 1.

*P3a. Description: AE-SJC-1H consists of two segments of historic road alignment, likely Camino Capistrano/U.S. Highway 101. Segment 1 is a 365-foot-long 20-foot-wide section of poured concreted roadbed. The roadbed is formed by two 10-foot-wide poured concrete slabs laid side by side. The south end of this segment has been incorporated into the modern driveway complex of the Hidden Creek Estates (concrete paving stones). Segment 2 is 200 feet north of Segment 1 and consists of a 210-foot-long by 20-foot-wide section of historic roadbed of similar construction as Segment 1. These two segments run roughly north-south between the modern alignment of Camino Capistrano (on the east) and the Atchison Topeka and Santa Fe/Orange County Transit Authority Metrolink railroad tracks (on the west).

*P3b. Resource Attributes: (List attributes and codes) AH 7: Historic Road Alignment

*P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☒ Site ☐ District ☐ Element of District ☐ Other:

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

*P5b. Description of Photo:

*P6. Date Constructed/Age:

☐ Prehistoric

☒ Historic

☐ Both

*P7. Owner and Address:

*P8. Recorded By: Robert J. Lichtenstein, Applied EarthWorks, Inc., 1391 W. Shaw Ave., Suite C, Fresno, CA 93711

*P9. Date Recorded: 20 November 2007

*P10. Survey Type: ☐ Intensive ☒ Reconnaissance ☐ Other

Describe: Site assessment for City of San Juan Capistrano Non-Domestic Recycled Water System

*P11. Report Citation:

Lichtenstein, Robert J., Barry A. Price, and David H. Price

2009 *Cultural Resources Inventory and Site Assessment for the Proposed Non-Domestic/Recycled Water Master Plan Update, City of San Juan Capistrano, Orange County, California*. Applied EarthWorks, Inc., Fresno, California. Prepared for ESA | Water, Los Angeles, California.

*Attachments: ☐ NONE

☐ Building, Structure,
and Object Record

☐ Photograph Record

☒ Location Map

☒ Archaeological Record

☐ Milling Station Record

☐ Other (list):

☒ Site/Sketch Map

☐ District Record

☐ Rock Art Record

☐ Continuation Sheet

☒ Linear Feature Record

☐ Artifact Record

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

Primary # **30 - 001688**
HRI #/Trinomial

Page 2 of 7

Temporary Number/Resource Name: AE-SJC-1H

- A1. Dimensions: a. Segment 1) Length 365 ft (N-S) x b. Width 20 ft (E-W)
Segment 2) Length 210 ft (N-S) x b. Width 20 ft (E-W)

Method of Measurement: ☐ Paced ☒ Taped ☐ Visual estimate ☒ Other: Leupold Laser Range Finder

Method of Determination (check any that apply): ☒ Artifacts ☒ Features ☐ Soil ☐ Vegetation
☐ Topography ☐ Cut bank ☐ Animal burrow ☐ Excavation ☐ Property boundary
☐ Other (explain):

Reliability of Determination: ☒ High ☐ Low Explain: Historic Concrete Roadbed clearly visible on site surface.

Limitations (check any that apply): ☐ Restricted access ☒ Paved/built over ☒ Site limits incompletely defined
☒ Disturbances ☐ Vegetation ☐ Other (explain):

- A2. Depth: ☐ None ☒ Unknown
Method of determination:

- A3. Human Remains: ☐ Present ☒ Absent ☐ Possible ☐ Unknown (explain):

- A4. Features (Number, describe, indicate size, list associated cultural constituents, and show location of each on sketch map):
Segment 1 is a 365-foot-long by 20-foot-wide poured concrete section of historic roadbed. This feature is aligned at 330° true over three quarters of its length with an eastward bend to 340° true for the northern quarter of its length. The roadbed is formed by two 10-foot-wide poured concrete slabs laid side by side (UTM South End 437504 mE / 370993 mN; UTM North End 437452 mE / 37010076 mN). The south end and part of the west side of Segment 1 has been incorporated into the concrete paving stone complex of driveways for the modern Hidden Creek Estates Development. Concrete paving stones cleanly abut the edges of the historic concrete roadbed. Segment 1 is 5–10 feet below the grade of Camino Capistrano. Segment 2 is a 210-foot-long by 20-foot-wide poured concrete section of historic roadbed. Located 200 feet north of Segment 1, this section is aligned at 340° true. Construction of Segment 2 is similar to that of Segment 1. Near the southeast corner of Segment 2 is power utility pole 221241. Segment 2 lies 10–15 feet below the grade of Camino Capistrano (UTM South End 437427 mE / 3710126 mN; North End 437403 mE / 3710187 mN). Both segments of historic roadbed lie between the modern alignment of Camino Capistrano (on the east) and the Atkinson/Topeka and Santa Fe/Orange County Transit Authority Metrolink railroad tracks on the west.

- A5. Cultural Constituents (not associated with features): Near the southeast end of historic road Segment 1 at 437512 mE / 3710001 mN lie the remains of a historic wooden horse-drawn wagon. The southeast remains cover an area 3 feet east-west by 10 feet north-south and consist of milled lumber and ferrous metal hardware pieces. Wheel rims present are 4 ½ inches wide by 40 ¾ inches in diameter. One of the pieces of metal hardware is stamped with “477 W,” “Patent Applied for,” and two circular company logos formed of an “H” centered and superimposed over an “I” within a “C,” all surrounded by a circle; this may represent the International Harvester Corporation. This is the wagon’s fifth wheel.

- A6. Were Specimens Collected? ☐ No ☐ Yes (If yes, attached Artifact Record or catalog.)

- A7. Site Condition: ☐ Good ☒ Fair ☒ Poor ☒ Disturbances: While the existing sections of this road alignment (Segments 1 and 2) are fairly well preserved (some pitting, cracking, and erosion noted). Other segments of this alignment are buried or no longer extant.

- A8. Nearest Water (type, distance, and direction): Trabuco Creek runs north-south 600 feet west of the site.

- A9. Elevation:

- A10. Environmental Setting (vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): AE-SJC-1H is situated on a river terrace (east bank of Trabuco Creek). The sediments are light brown silty sands with some river pebbles and cobbles. All soil horizons appear to have been mechanically removed from the site area. Vegetation is dominated by exotic landscaping (avocado, ornamental pine, sycamore) and some ruderal (wild mustard, datuca, Russian thistle, and invasive annual grasses).

- A11. Historical Information (full citations in A15 below):

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

Primary # 30 - 001688
HRI #/Trinomial

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Temporary Number/Resource Name: AE-SJC-1H

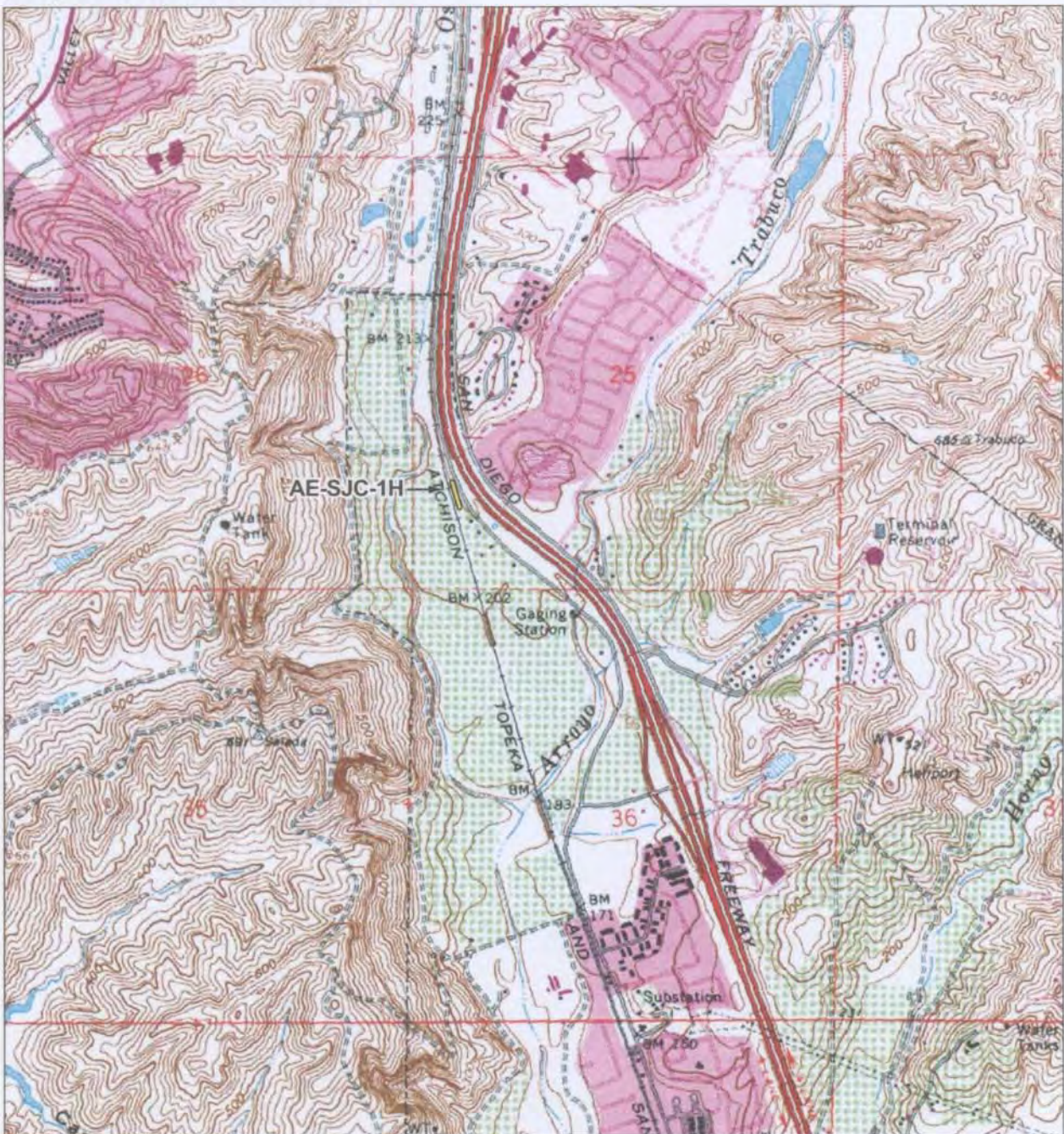
- A12. Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542–1769 ☐ 1769–1848 ☐ 1848–1880 ☐ 1880–1914 ☒ 1914–1945
☒ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:
- A13. Interpretations:** The two segments of historic road alignment are likely part of U.S. Highway 101, a major thoroughfare along the Pacific Coast. U.S. 101 was completed through this area in 1915 as a single-wide slab road. In the 1930s the single-wide slab road was covered with the double-wide slabs that are visible today. This section/alignment of U.S. 101 was abandoned in 1941 when the alignment was cut by a realignment of the railroad tracks immediately to the west.
- A14. Remarks:** The City of San Juan Capistrano is aware of the location of this resource and does not plan to impact it in any way as the Portland Cement component of the poured concrete slabs is extremely difficult to excavate through.
- A15. References:**
- A16. Photographs:** Roll SJC-RJL-01-dm Frames 35–43
Original media/negatives kept at: Applied EarthWorks, Inc., Fresno, CA
- A17. Form Prepared By:** Robert J. Lichtenstein **Date:** 20 November 2007
Affiliation and Address: Applied EarthWorks, Inc., 1391 W. Shaw Ave., Suite C, Fresno, CA 93711

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

Primary # P- **30-001688**
Trinomial CA-

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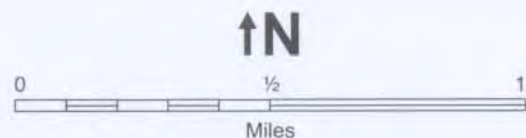
Temporary Number/Resource Name: AE-SJC-1H



Confidential: Not for Public Distribution

Prepared by Applied EarthWorks, Inc.

U.S.G.S. 7.5 Minute
Topographic Quadrangle
San Juan Capistrano, CA
T7S-R8W
1968, Photorevised 1981



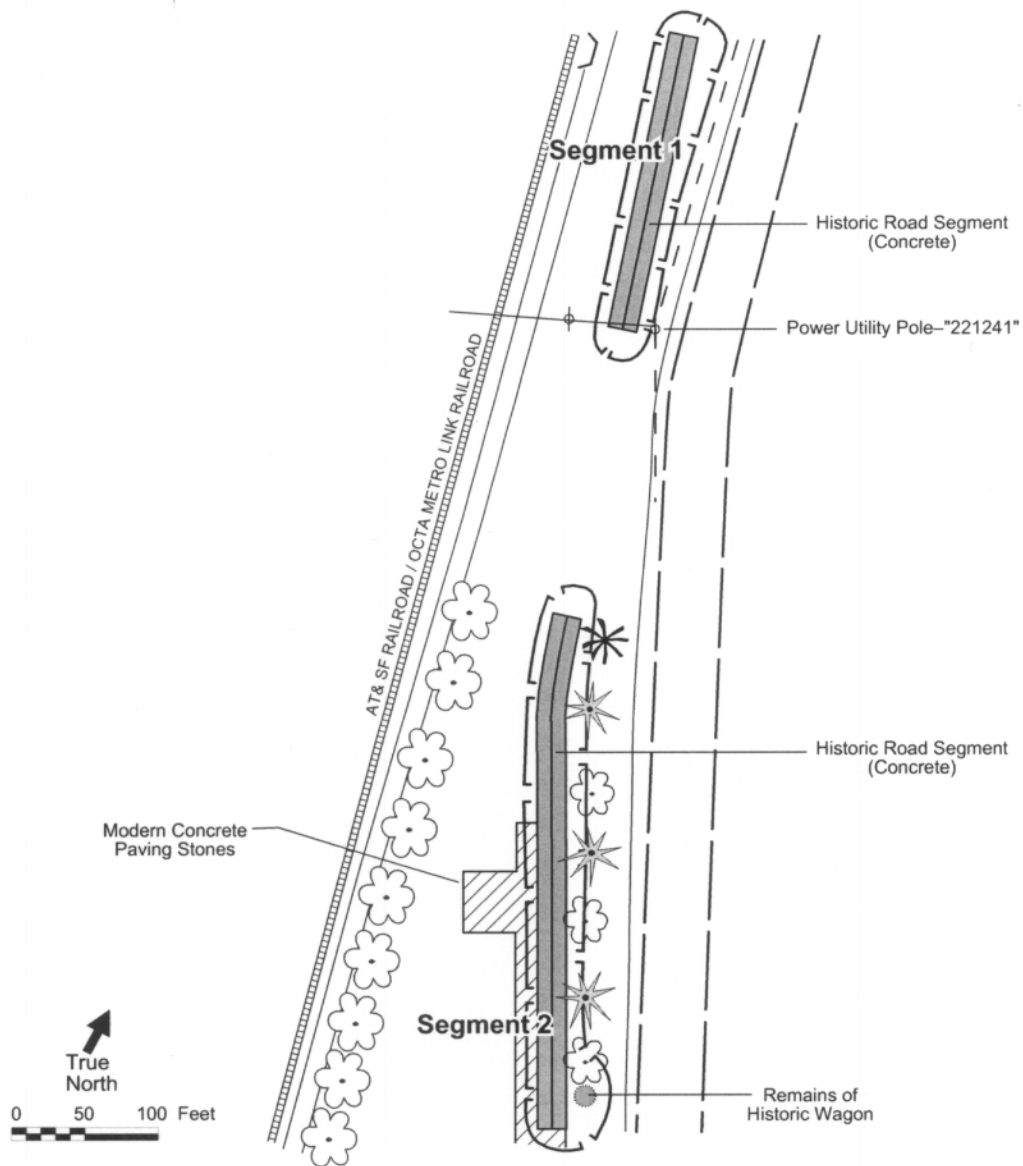
Contour Interval: 20 Feet

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

Primary # p. **30-001688**
Trinomial CA-ORA-

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Temporary Number/Resource Name: AE-SJC-1H, Historic Road Segments



-  Site/Locus Boundary
-  Avocado Tree
-  Pine Tree
-  Banana Tree

Field Drawing: R.J. Lichtenstein — 20/NOV/07
Final Drawing: L. Meckstroth — 21/JAN/08

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

Primary # **30 - 001688**
HRI #
Trinomial

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Resource Name or No.: AE-SJC-1H

L1. Historic and/or Common Name: US Highway 101

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☐ Point Observation **Designation:** Segment 1

b. Location of point or segment: Segment 1 is just west of Camino Capistrano 2.2 miles north of the intersection of Camino Capistrano and Ortega Highway (CA-SR-74) in San Juan Capistrano. UTM South End 437504 mE / 3709993 mN; North End 437452 mE / 3700076 mN.

L3. Description: Segment 1 is a 1930s vintage poured concrete double-slab section of historic U.S. Highway 101. This segment is 365-feet-long (north-south) by 20-feet-wide (east-west) at the north end. The south end has been modified/trimmed down in order to be incorporated into the concrete parking stones of the Hidden Creek Estates driveway complex.

L4. Dimensions:

a. Top Width: 20 feet

b. Bottom Width: N/A

c. Height or Depth: N/A

d. Length of Segment: 365 feet

L4e. Sketch or Cross Section

☐ attached
☒ none

Facing:

L5. Associated Resources: Segment 2 of AE-SJC-1H

L6. Setting: River terrace deposits with exotic landscaping. Resource is located between modern alignment of Camino Capistrano (on east) and OCTA Metrolink railbed (on west) South of Oso Creek.

L7. Integrity Considerations: Integrity is good across length of segment.

L8a. Photo, Map, or Drawing:



L8b. Description of Photo, Map, or Drawing: Segment 1, North end view south (SJC-RJC-01-dm-041)

L9. Remarks: None.

L10. Form Prepared By: R. J. Lichtenstein, Applied EarthWorks, Inc., 1391 W. Shaw Ave., Suite C, Fresno, CA 93711

L11. Date: 20 November 2007

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

Primary # **30 - 001688**
HRI #
Trinomial

Page 7 of 7

Resource Name or No.: AE-SJC-1H

L1. **Historic and/or Common Name:** US Highway 101

L2a. **Portion Described:** ☐ Entire Resource ☒ Segment ☐ Point Observation **Designation:** Segment 2

b. Location of point or segment: Segment 2 is just west of Camino Capistrano 2.2 miles north of the intersection of Camino Capistrano and Ortega Highway (CA-SR-74) in San Juan Capistrano. UTM South End 437427 mE / 3710126 mN; North End 437403 mE / 3710187 mN.

L3. **Description:** Segment 2 is a 1930s vintage poured concrete double-slab section of historic US Highway 101. This segment is 210 feet long (north-south) by 20 feet wide (east-west).

L4. **Dimensions:**

a. **Top Width:** 20 feet

b. **Bottom Width:** N/A

c. **Height or Depth:** N/A

d. **Length of Segment:** 210 feet

L4e. **Sketch or Cross Section**

☐ attached

Facing:

☒ none

L5. **Associated Resources:** Segment 1 of AE-SJC-1H

L6. **Setting:** River terrace deposits with exotic landscaping. Resource is located between modern alignment of Camino Capistrano (on east) and OCTA Metrolink railbed (on west) South of Oso Creek.

L7. **Integrity Considerations:** Integrity is good across length of segment.

L8a. **Photo, Map, or Drawing:**



L8b. **Description of Photo, Map, or Drawing:** Segment 2, south end view north (SJC-RJC-01-dm-036).

L9. **Remarks:** None.

L10. **Form Prepared By:** R. J. Lichtenstein, Applied EarthWorks, Inc., 1391 W. Shaw Ave., Suite C, Fresno, CA 93711

L11. **Date:** 20 November 2007

Page 1 of 3

*Resource Name or # (Assigned by recorder) BNSF Railroad – UPDATE

*Recorded by: K. Ahmanson and C. Cancilla, Dudek *Date: June 11, 2024 ☐ Continuation ☒ Update

*NRHP Status Code 6Z

P1. Other Identifier: Map ID 2 (MetroLink)

***P3a. Description:** Various segments of this railroad have been recorded throughout California. The portion in this project area was previously recorded in 2018 by HDR. The description remains valid with the only noted change is most of the wood ties over the ballast have been replaced since 2018 (**Photo 1 and 2**).



P5b. Description of Photo: (View, date, accession #) Photo 1, Tracks, looking south, June 11, 2024

***P8. Recorded by:** (Name, affiliation, address)
K. Ahmanson and C. Cancilla
Dudek
225 South Lake Avenue, Ste.
M210
Pasadena, CA 91101

***P9. Date Recorded:**
June 11, 2024

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

***Attachments:** ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List): DPR 523 Forms for P-30-176663

***B10. Significance:** Based on information obtained from the South Central Coastal Information Center, segments of the former Atchison, Topeka and Santa Fe /Burlington Northern Santa Fe Railroad has been inventoried and evaluated multiple times for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The most recent was by HDR in 2018, which included the portion in the study area for this project. Their evaluation was an Update to a previously evaluation, which HDR concurred with the findings that the tracks are not eligible for the NRHP or the CRHR. The State Historic Preservation Officer has previously determined portions of this railroad in Orange County ineligible for the NRHP (OHP 2022).

No new information was uncovered that would warrant a re-evaluation of this resource. Dudek concurs with previous evaluations and findings that the railroad is not eligible for the NRHP or the CRHR.

***B12. References:** OHP (Office of Historic Preservation). 2024. Built Environment Resource Directory for Orange County. Exported September 23, 2022. Accessed August 13, 2024. [Built Environment Resource Directory \(BERD\) \(ca.gov\)](#).

Page 2 of 3

***Resource Name or #** (Assigned by recorder) BNSF Railroad – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☐

Continuation

☒

Update

***B14. Evaluator:** Patricia Ambacher, MA

***Date of Evaluation:** July 2024

Photographs (cont.)

Photo 2. Railroad tracks and modern safety crossing structure, looking south.



Source: Dudek, 2024.

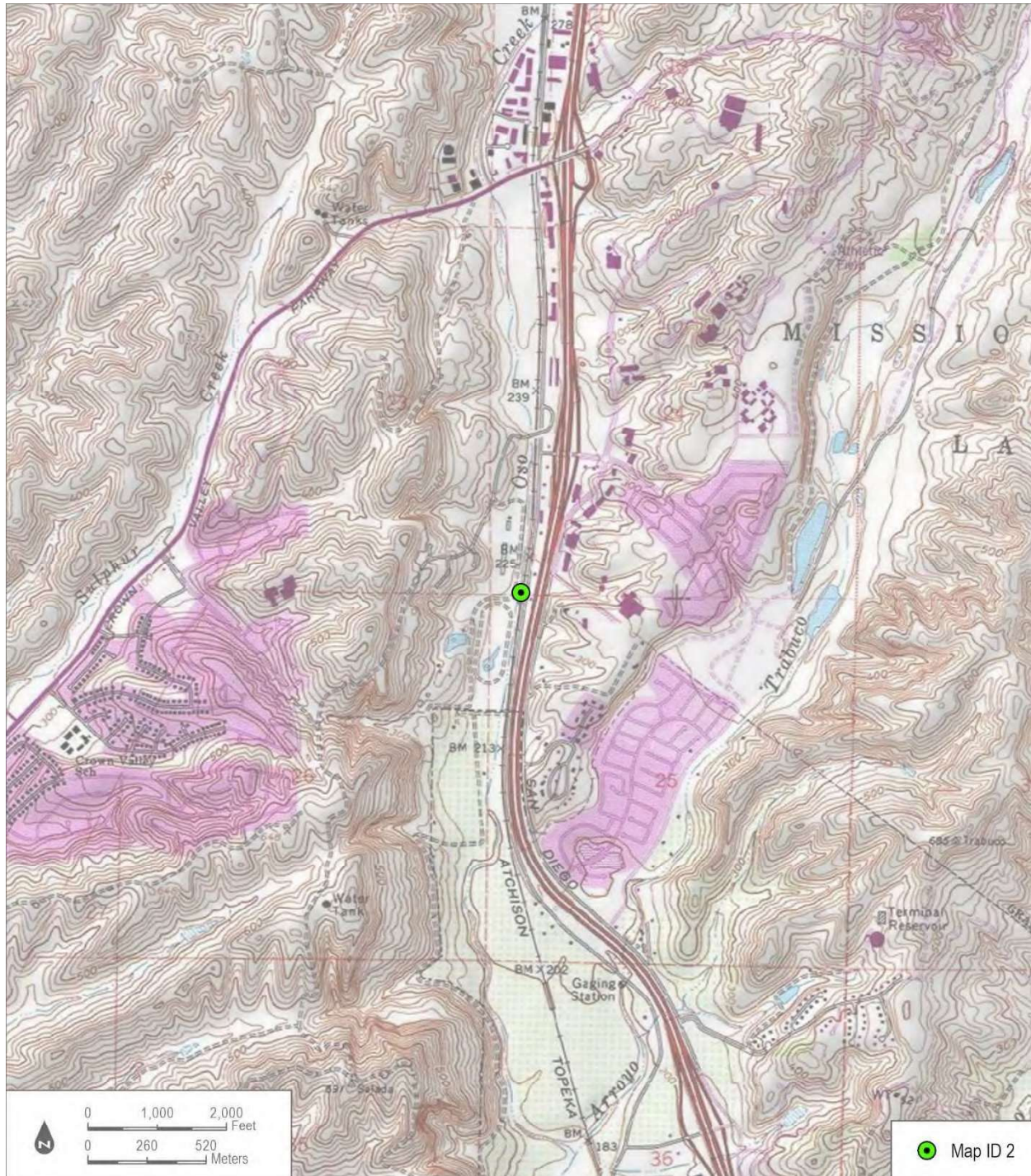
Page 3 of 3

*Map Name: San Juan Capistrano, Calif.

*Resource Name or # (Assigned by recorder) BNSF Railroad - UPDATE

*Scale: 1:24,000

*Date of Map: 2024



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

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

P1. Other Identifier: Burlington Northern Santa Fe (BNSF, formerly Atchison, Topeka and Santa Fe) Railway

*P2. Location: ☒ Not for Publication ☐ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Los Angeles/Orange

*b. USGS 7.5' Quads Los Angeles, Calif. Date 1966, photorevised 1981
South Gate, Calif. Date 1964, photorevised 1981
Whittier, Calif. Date 1965, photorevised 1981
La Habra, Calif. Date 1964, photorevised 1981
Anaheim, Calif. Date 1965, photorevised 1981

T2-3S R10-13W, S.B. B.M. Within the boundaries of the San Juan Cajon de Santa Ana, Los Coyotes, Santa Gertrudes (McFarland and Downey), Santa Gertrudes (Colima), Paso de Bartolo (Sepulveda), Paso de Bartolo (Guirado), and San Antonio (Lugo) land grants

Elevation: Ca. 80-190 feet above mean sea level

c. Address N/A City Fullerton, Buena Park, La Mirada, Santa Fe Springs, Norwalk, Pico Rivera, Montebello, City of Commerce, and Vernon
Zip Code N/A

d. UTM: Zone 11; NW end: 388830 mE/ 3763880 mN; SE end: 417800 mE/ 3747600 mN
UTM Derivation: ☒ USGS Quad ☐ GPS

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) The recorded segment of the railroad extends from Basta (BNSF Mile Post 163.3) in the City of Fullerton to Hobart (M.P. 148.9) in the City of Vernon

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site consists of an approximately 14.7-mile segment of the Burlington Northern Santa Fe (formerly Atchison, Topeka and Santa Fe) Railway. Most of the rail line dates originally to the 1880s. However, as a working railroad after more than 100 years of continuous operation, its current physical characteristics reflect very little of the historic origin. The existing tracks and other associated railroad features are mostly modern in origin, and show no particular historical characteristics today.

*P3b. Resource Attributes: (List attributes and codes) HP37: Railroad

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

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

(See p. 10)

P5b. Description of Photo: (view, date, accession #)

Photos taken on June 21, 2002

*P6. Date Constructed/Age of Sources:

☒ Historic ☐ Prehistoric ☐ Both 1885-1888 (see Items B6 and B12 for detail)

*P7. Owner and Address:

Burlington Northern Santa Fe Railway Company, 2650 Lou Menk Drive, Fort Worth, TX 76131

*P8. Recorded by: (Name, affiliation, and address)

Daniel Ballester/Bai "Tom" Tang, CRM TECH, 4472 Orange Street, Riverside, CA 92501

*P9. Date Recorded: June-July 2002

*P10. Survey Type: CEQA-compliance survey

(Continued on p. 2)

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD (Continued)

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

Page 2 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Mariam Dahdul (2002): Historical Resources Compliance Report: Third Main Track and Grade Separation Project, Hobart (MP 148.9) to Basta (MP 163.3), BNSF/MetroLink East-West Main Line Railroad Track, Vernon to Fullerton, Los Angeles and Orange Counties, California. On file, South Central Coastal Information Center, California State University, Fullerton.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

- B1. Historic Name: Atchison, Topeka and Santa Fe Railway
- B2. Common Name: Burlington Northern Santa Fe Railway
- B3. Original Use: Railroad B4. Present Use: Railroad
- *B5. Architectural Style: N/A
- *B6. Construction History: (Construction date, alterations, and date of alterations) Most of the railroad line within this site was constructed in 1885-1888 by the Riverside, Santa Ana and Los Angeles Railway Company, an ATSF subsidiary, as a part of the ATSF main line from Los Angeles to Orange and San Diego. The easternmost segment, measuring approximately 1.5 miles in length, was built in 1910 as a part of the "Fullerton Cutoff," which straightened and shortened the ATSF line between Los Angeles and Riverside. During the heyday of the railroad age, the line was a part of the ATSF's famed "Kite-Shaped Track," one of the most popular tourist attractions in southern California in the 1890s-1910s. Almost all of the physical components of the railroad, however, have been replaced over the years.
- *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
- *B8. Related Features: Bridges, culverts, and other common railroad features (see p. 10)
- B9a. Architect: N/A b. Builder: Riverside, Santa Ana and Los Angeles Railway Company
- *B10. Significance: Theme Railroad transportation Area California
Period of Significance 1880s Property Type Railroad Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The railroad line at this site is closely associated with an important event in 19th-century California history, namely the coming of a second transcontinental railroad, which marked the beginning of the end of the Southern Pacific Railway Company's transportation monopoly and contributed directly to the southern California land boom of the 1880s. It is also associated with the emergence of southern California as a favored tourist destiny in the late 19th and early 20th centuries. However, the existing railroad line and its associated features that constitute the site, as working components of the modern transportation infrastructure, do not retain sufficient historic integrity to relate to the site's period of significance. Therefore, the site does not appear eligible for listing in the National Register of Historic Places.
- B11. Additional Resource Attributes: (List attributes and codes) HP19: Bridges/culverts
- *B12. References: Donald Duke (1991): Kite-Shaped Track Excursion, in The Branding Iron (Los Angeles) Summer 1991:8-12; Lee Gustafson and Philip Serpico (1992): Santa Fe Coast Lines Depots, Los Angeles Division, Omni Publications, Palmdale, California.
- B13. Remarks: _____
- *B14. Evaluator: Bai "Tom" Tang
- *Date of Evaluation: November 2002

(Sketch Map with north arrow required.)

(See pp. 4-9)

(This space reserved for official comments.)

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

Primary # 19-186804/30-176663

HRI #

Trinomial

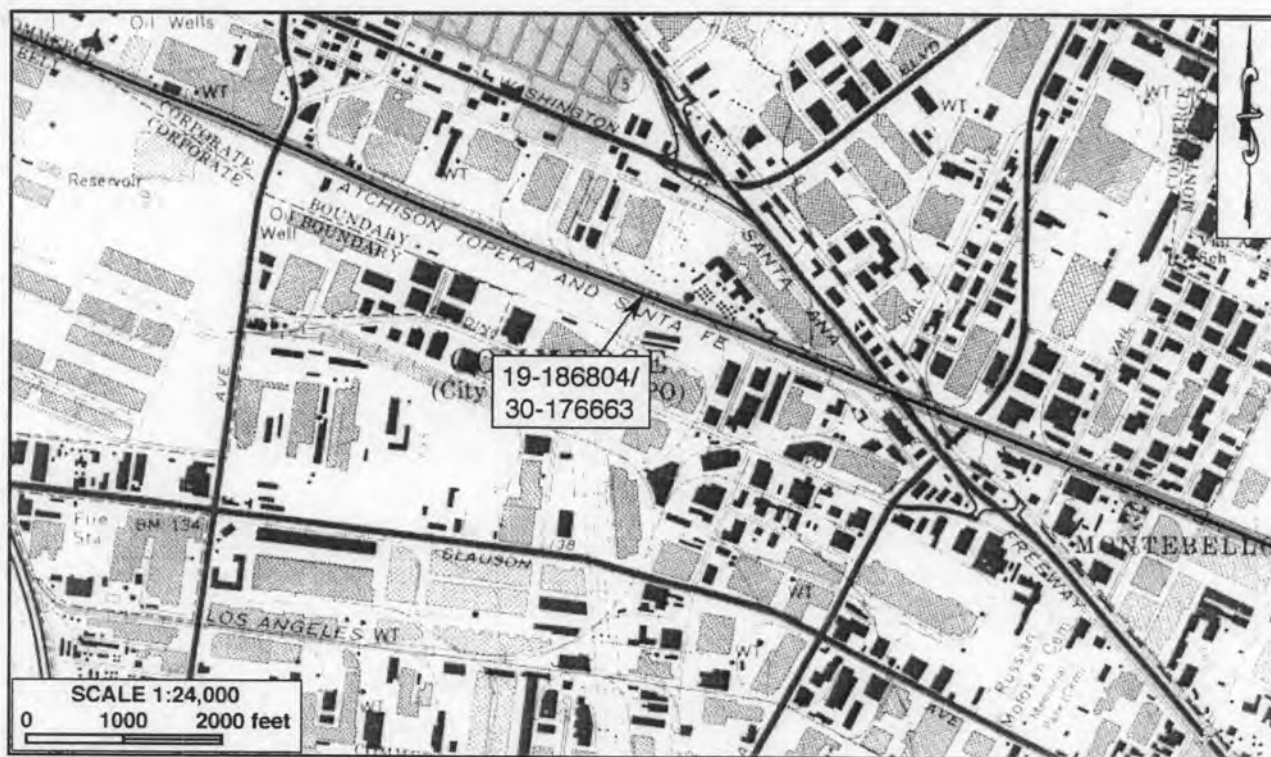
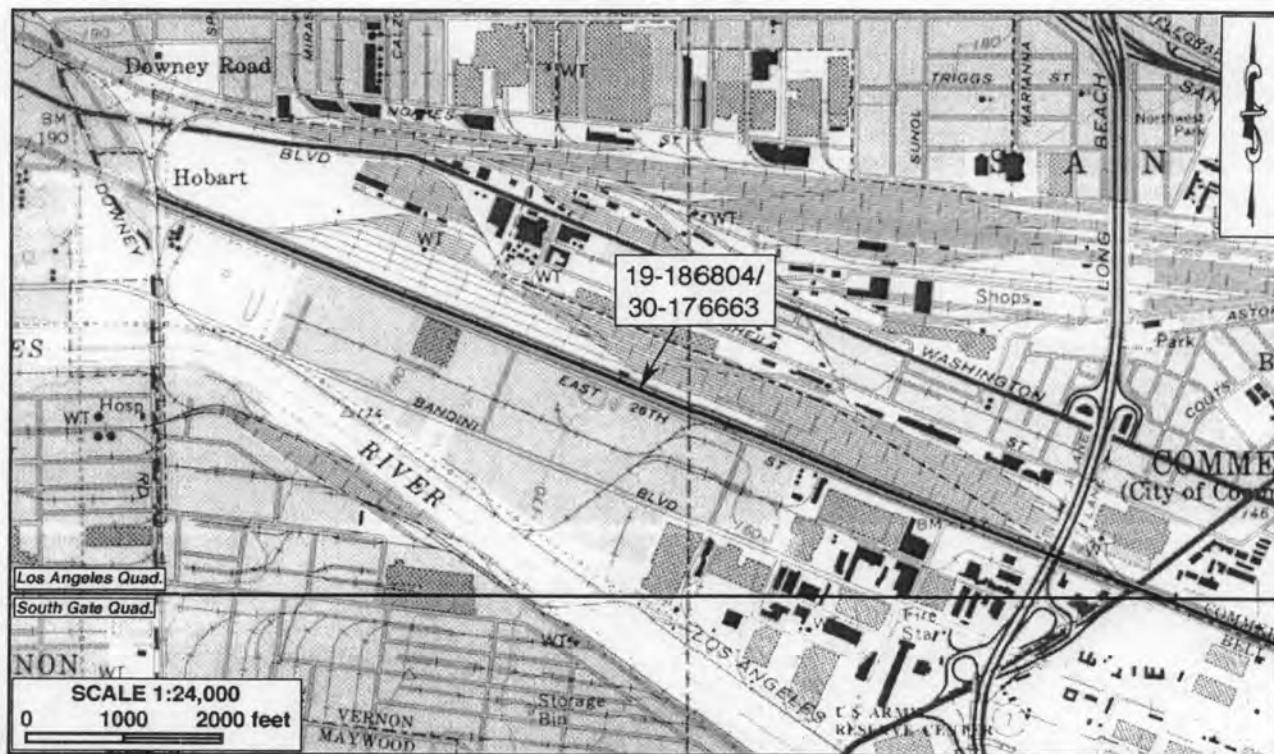
Page 4 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: Los Angeles and South Gate, Calif.

*Scale: 1:24,000

*Date of Map: 1964/1966, photorevised 1981



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

Primary # 19-186804/30-176663

HRI #

Trinomial

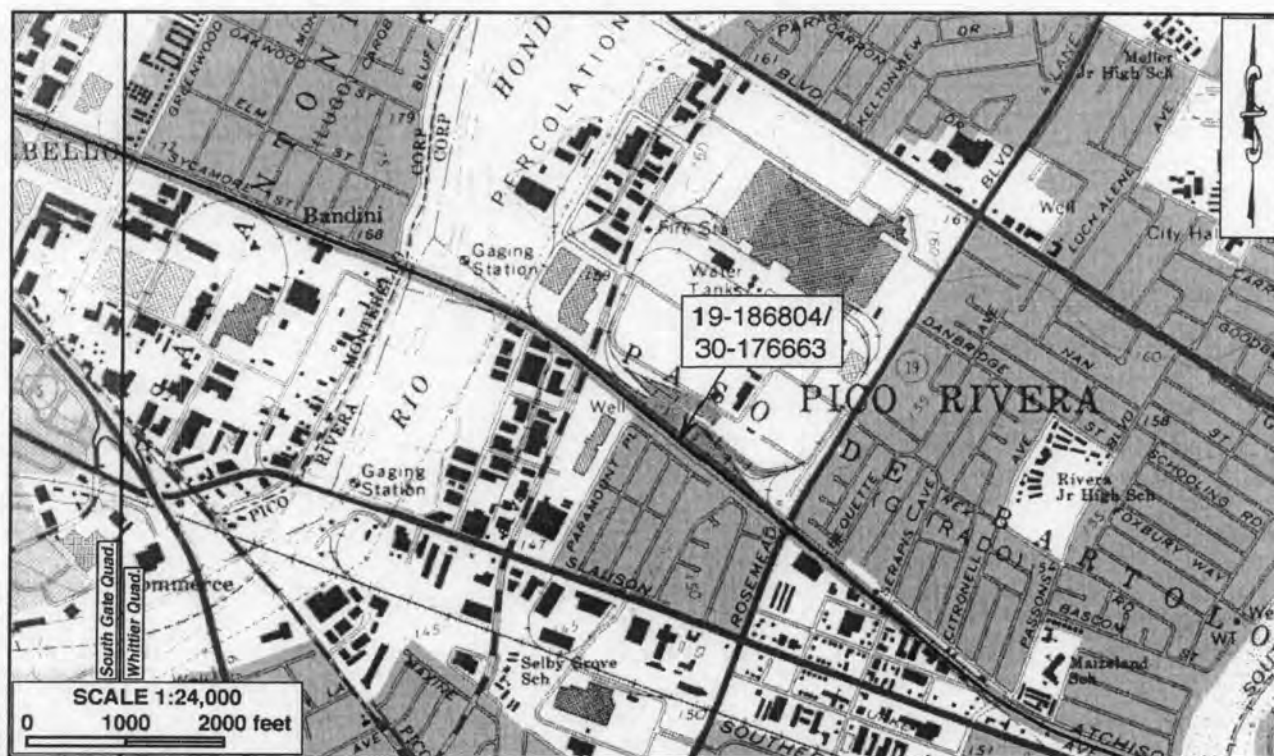
Page 5 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: South Gate and Whittier, Calif.

*Scale: 1:24,000

*Date of Map: 1964/1965, photorevised 1981



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

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

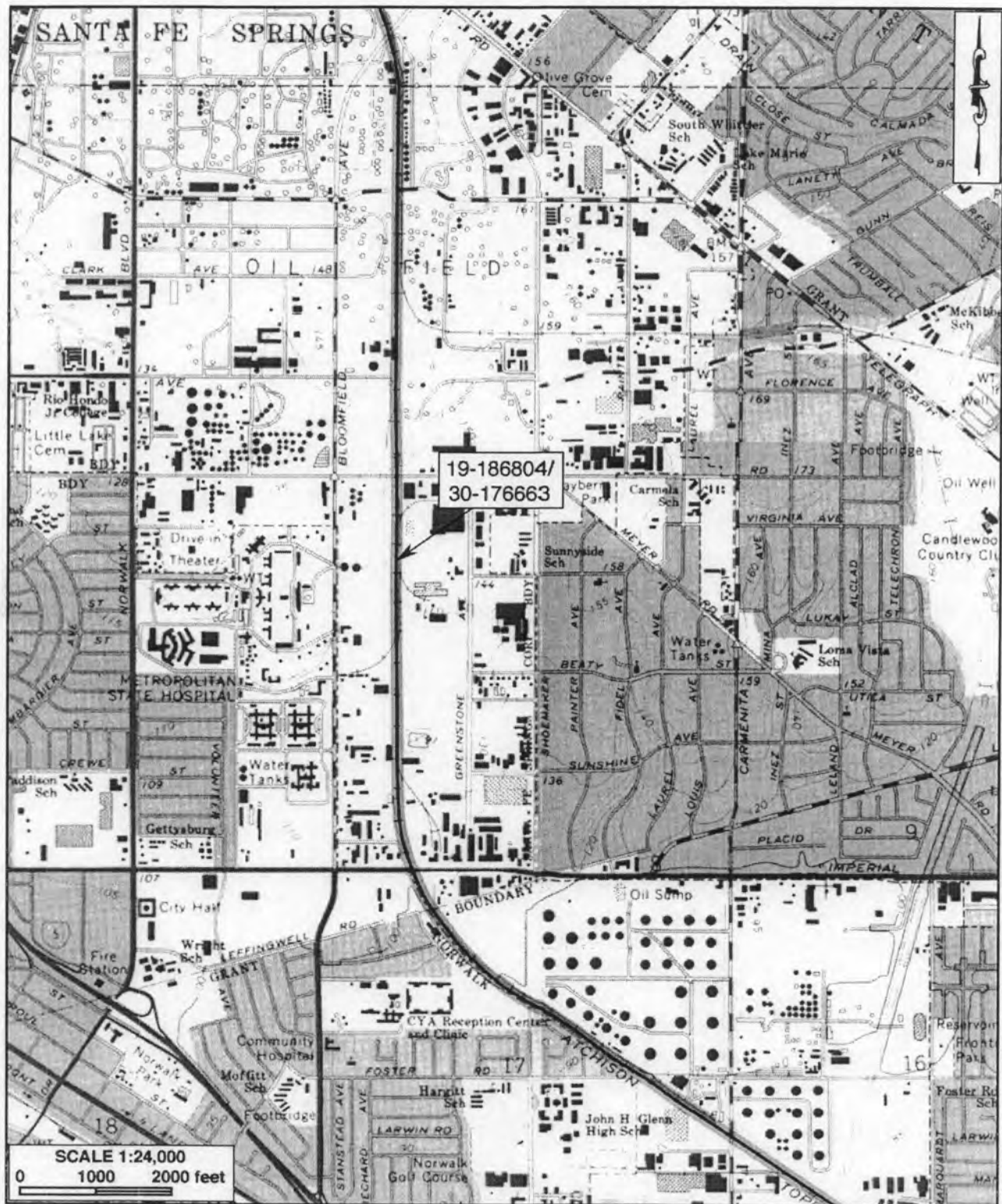
Page 6 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: Whittier, Calif.

*Scale: 1:24,000

*Date of Map: 1965, photorevised 1981



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

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

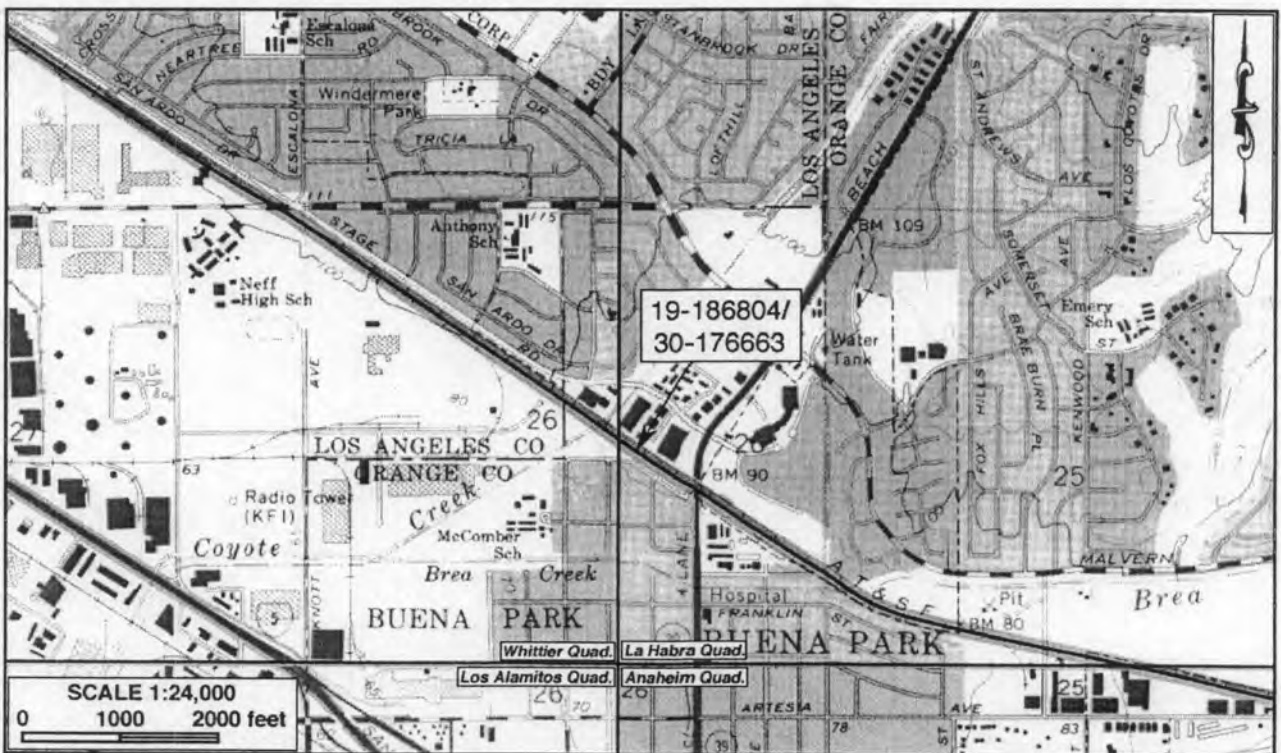
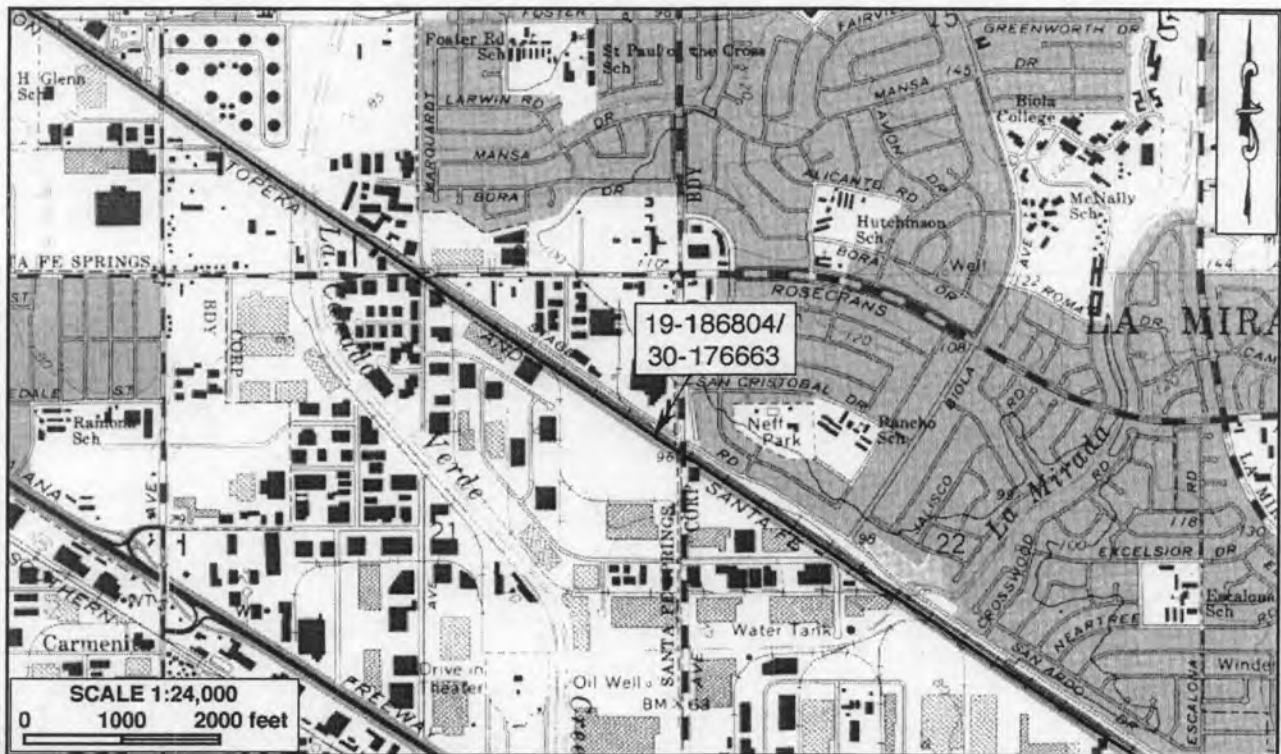
Page 7 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: Whittier, La Habra, Los Alamitos, and Anaheim, Calif.

*Scale: 1:24,000

*Date of Map: 1964/1965, photorevised 1981



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

Primary # 19-186804/30-176663

HRI #

Trinomial

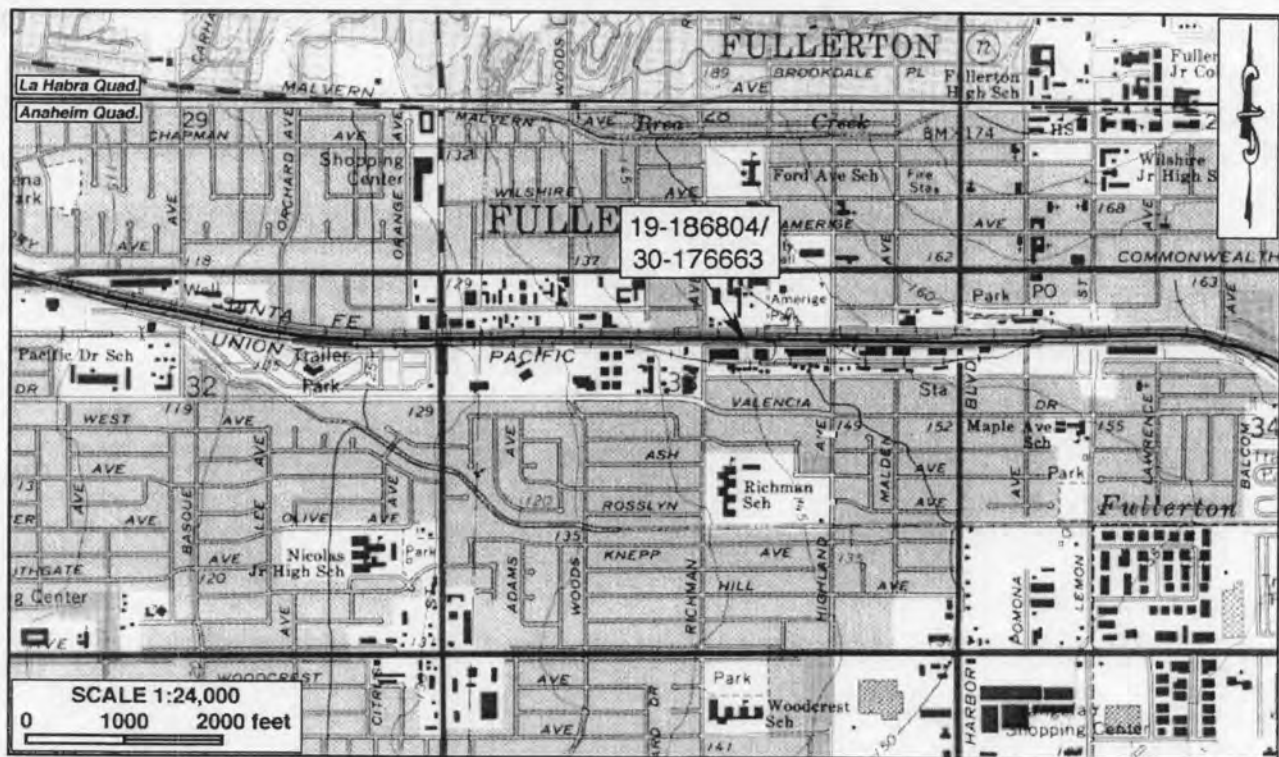
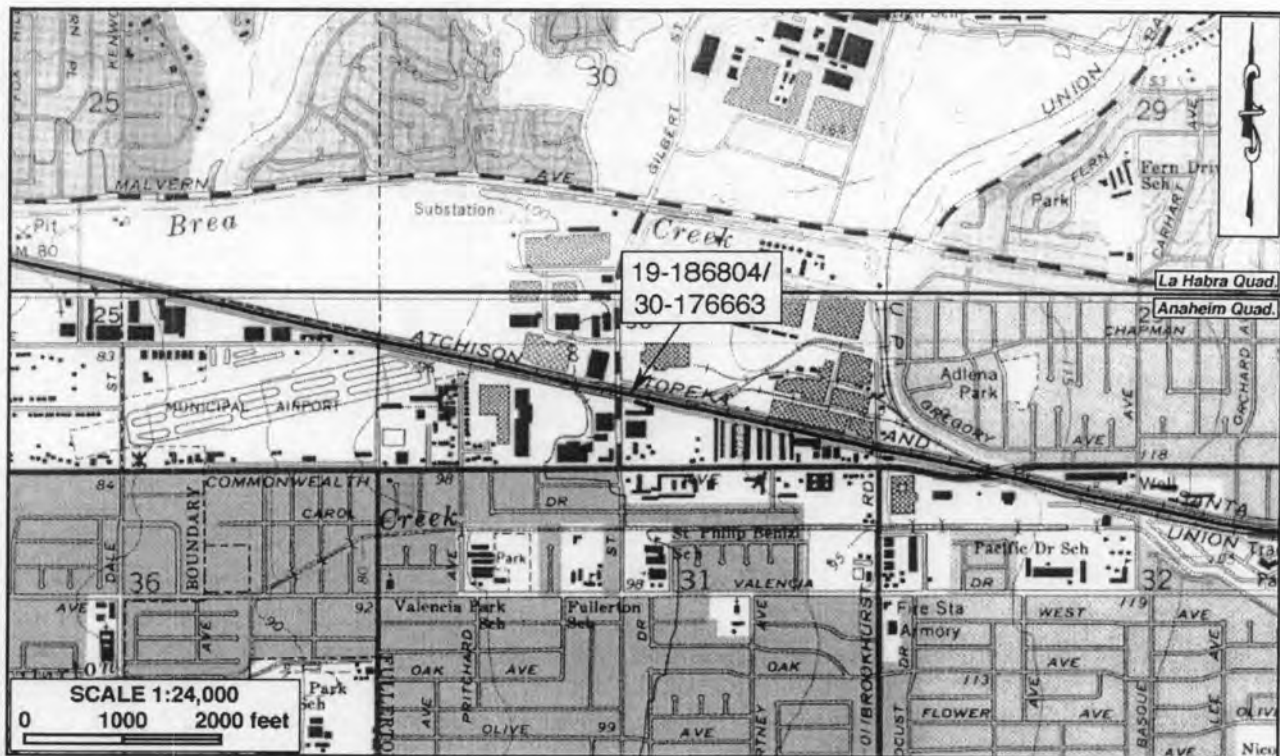
Page 8 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: La Habra and Anaheim, Calif.

*Scale: 1:24,000

*Date of Map: 1964/1965, photorevised 1981



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

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

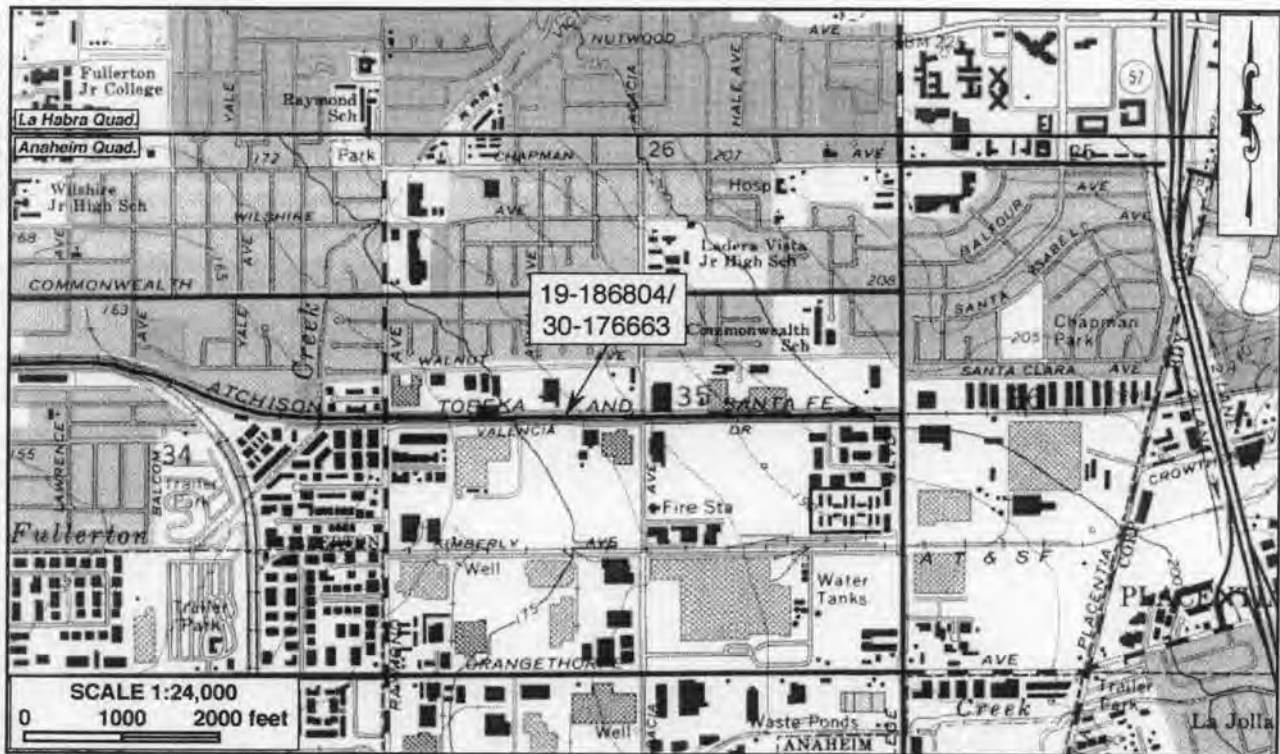
Page 9 of 10

*Resource Name or # (Assigned by recorder) CRM TECH 789-50H

*Map Name: La Habra and Anaheim, Calif.

*Scale: 1:24,000

*Date of Map: 1964/1965, photorevised 1981



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

Primary # 19-186804/30-176663

HRI # _____

Trinomial _____

Page 10 of 10

Resource name or # (Assigned by recorder) CRM TECH 789-50H

Photo Taken by Daniel Ballester

*Date June 21, 2002

☒ Continuation ☐ Update



Typical view of the existing railroad line



Old concrete culvert across the railroad bed

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

Primary # 30-176664

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3*Resource Name or # (Assigned by recorder) CRM TECH 951-1H

P1. Other Identifier: Metrolink Railroad; Burlington Northern Santa Fe (BNSF, formerly Atchison, Topeka and Santa Fe) Railway

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

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

*b. USGS 7.5' Quads Dana Point, Calif. Date 1968, photorevised 1975

San Clemente, Calif. Date 1968, photorevised 1975

Section 32, T8S R7W, and Sections 4, 5, 9, and 10, T9S R7W, S.B. B.M., and a portion of the Rancho Boca de la Playa land grant

Elevation: < 20 feet above mean sea level

c. Address N/A City San Clemente Zip N/A

d. UTM: Zone 11; North end: 441380 mE/ 3699030 mN; South end: 443980 mE/ 3695725 mN

UTM Derivation: ☒ USGS Quad ☐ GPS

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) The recorded segment of the railroad extends from Avenida Estacion to approximately 1,600 feet south of Avenida Calafia

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site consists of an approximately 2.5-mile segment of the Metrolink Railroad, consisting of a single track laid on a raised gravel bed and bounded by large rocks. The railroad was originally built in 1882-1883, but the existing track and other railroad features are mostly modern in origin, and show no particular historical characteristics.

*P3b. Resource Attributes: (List attributes and codes) HP37—Railroad

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

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



P5b. Description of Photo: (view, date, accession #) Photo taken on December 23, 2002; view to the northwest

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both
1882-1883 (see Items B6 and B12 for detail)

*P7. Owner and Address: Burlington Northern Santa Fe Railway Company, 2650 Lou Menk Drive, Fort Worth, TX 76131

*P8. Recorded by: (Name, affiliation, and address) Bai Tang and Josh Smallwood, CRM TECH, 4472 Orange Street, Riverside, CA 92501

*P9. Date Recorded: December 2002

*P10. Survey Type: Intensive-level survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, and Mariam Dahdul (2002): Historic Property Survey Report: San Clemente Beach Trail Project, City of San Clemente, Orange County. On file, South Central Coastal Information Center, California State University, Fullerton.

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

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

Primary # 30-176664

HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) CRM TECH 951-1H

B1. Historic Name: California Southern Railroad; Atchison, Topeka and Santa Fe Railway

B2. Common Name: Burlington Northern Santa Fe Railway; Metrolink Railroad

B3. Original Use: Railroad

B4. Present Use: Railroad

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) This segment of railroad was originally constructed in 1882-1883 as a part of the California Southern Railroad, the first Santa Fe subsidiary in California and the Pacific coast terminus of the second transcontinental railway to reach the state. Almost all of the physical components of the railroad, however, have been replaced over the years. The existing tracks typically date to the modern period.

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

*B8. Related Features: Various minor features related to railroad operations

B9a. Architect: N/A

b. Builder: California Southern Railroad Company

*B10. Significance: Theme Railroad transportation Area California

Period of Significance 1880s Property Type Railroad Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The completion of the California Southern Railroad marked the beginning of the end of the Southern Pacific Railway Company's transportation monopoly in the state, an important event in 19th century California history, and contributed directly to the southern California land boom of the 1880s. However, the existing railroad line and its associated features, as working components of the modern transportation infrastructure, do not retain sufficient historic integrity to relate to the site's period of significance. Therefore, the site does not appear eligible for listing in NRHP.

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

*B12. References: Lee Gustafson and Philip Serpico (1992): Santa Fe Coast Lines Depots, Los Angeles Division. Omni Publications, Palmdale, California.

B13. Remarks: _____

*B14. Evaluator: Bai "Tom" Tang

*Date of Evaluation: January 2003

(Sketch Map with north arrow required.)

(See p. 3)

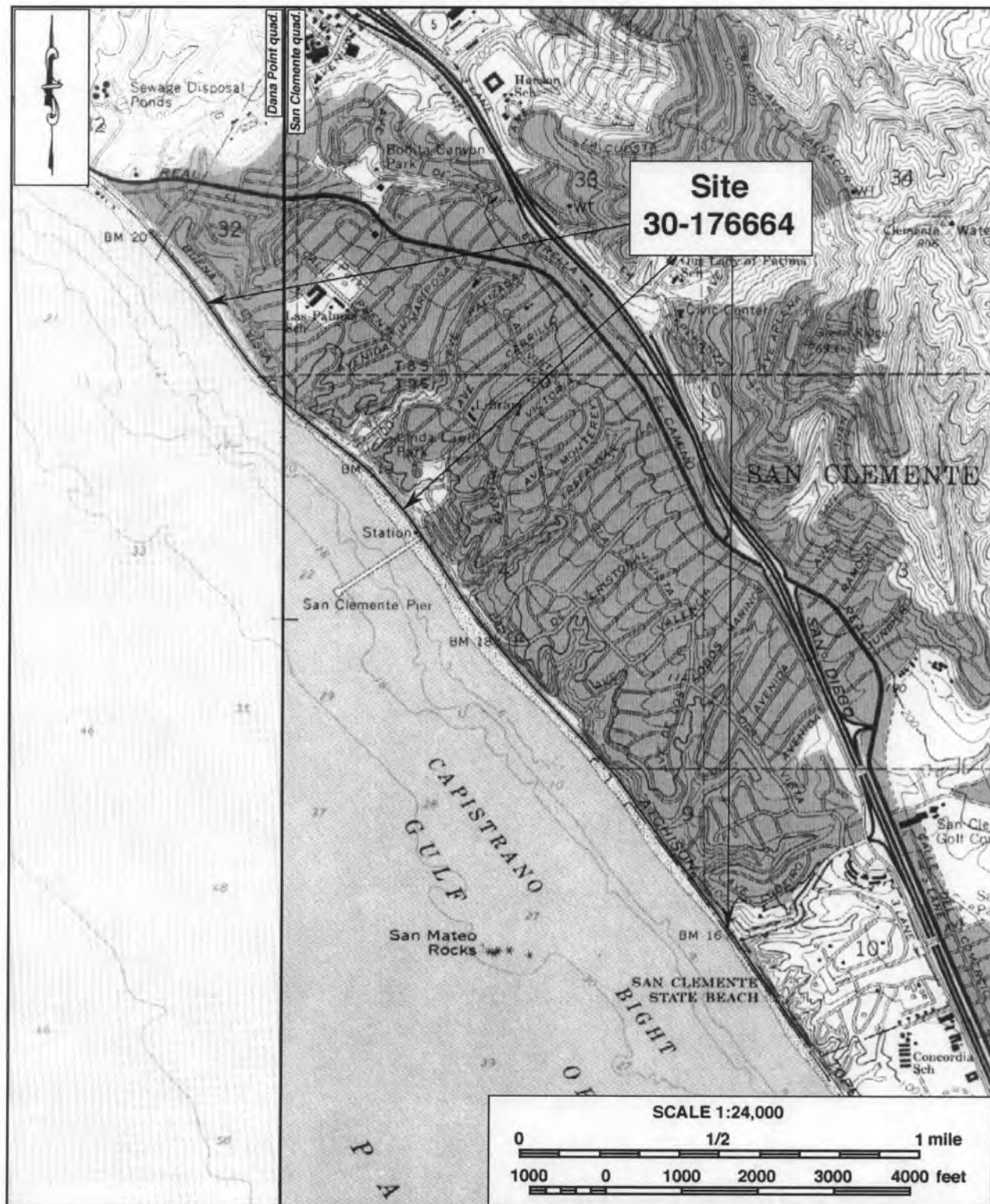
(This space reserved for official comments.)

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

Primary # 30-176664

HRI # _____

Trinomial _____

Page 3 of 3*Resource Name or # (Assigned by recorder) CRM TECH 951-1H*Map Name: Dana Point and San Clemente, Calif.*Scale: 1:24,000*Date of Map: 1968, photorevised 1975

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

Primary # 30-176700 30-176663
HRI # _____
Trinomial _____
NRHP Status Code _____

Page 1 of 3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: Former CSRR / AT&SF Railroad (Segment)
P2. Location: a. County Orange and (Address and/or UTM. Attach Location Map as required.)
b. Address _____ City _____
c. UTM: USGS Quad Dana Point (7.5') Date Photorevised 1975; Zone 11. Coordinates: 438380 mE/ 3705830 mN
d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTMs, etc., when appropriate):

Segment of historic railroad route in the City of San Juan Capistrano within the modern-day Los Angeles—San Diego (LOSSAN) Rail Corridor utilized by Metrolink and Amtrak. Immediately north of San Juan Creek between Camino Capistrano and Paseo Adelanto. Township 8 South, Range 8 West, NW ¼ of SE ¼ of SW ¼ of NE ¼ of Section 12. The recorded segment is defined by the Area of Potential Effects (APE) for the Vereda Bikeway Underpass Project, and thus is arbitrary in relation to the overall route.

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

Segment of the historic "Surf Line" rail route established in this location in 1887 by the California Southern Railroad (CSRR), a subsidiary of the Atchison, Topeka and Santa Fe (AT&SF). The "Surf Line" directly connected Fullerton and San Diego. Although the route is historic, all existing rails, ties, and signals in the current APE are modern.

P3b. Resource Attributes: AH7 (Roads/Trails/Railroad Grades)

P4. Resource Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

Originally established here in 1887

P7. Owner and Address:

P8. Recorded by:

Richard Shepard, M.A., RPA
BonTerra Consulting
151 Kalmus Drive, Suite E-200
Costa Mesa, Calif 92626

P9. Date Recorded: April 2, 2003

P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐ Other

P11. Report Citation (Provide full citation or enter "none."):

Historic Property Survey Report: Vereda Bikeway Underpass Project in the City of San Juan Capistrano, Orange County, California, by Richard Shepard, M.A., RPA, with Contributions by Mitchel R. Stone, B.S. (2003)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

- B1. Resource Identifier: Former CSRR / AT&SF Railroad (segment)
B2. Historic Name: Surf Line (segment)
B3. Common Name: same
B4. Address: _____ City: San Juan Capistrano County: Orange Zip: _____
B5. Zoning: _____ B6. Threats: none
B7. Architectural Style:

Single line railroad / industrial

- B8. Alterations and Date(s): All historic materials have likely been replaced through routine maintenance.

B9. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location:

B10. Related Features:

The rail line crosses San Juan Creek immediately south of the recorded segment via the San Juan Creek Bridge, constructed in 1917 and evaluated by McKenna (1993) as ineligible for inclusion in the National Register of Historic Places (bridge does not meet any of the four major criteria for significance). The 1917 bridge had replaced an earlier crossing that likely dated to the original construction of the railroad in 1887.

B11. Architect: Unknown Builder: California Southern Railroad (CSRR), a subsidiary of the Atchison Topeka and Santa Fe (AT&SF) Railroad

B12. Historic Attributes (List attributes and codes): AH7 (Roads/Trails/Railroad Grades)

B13. Significance: Theme Commerce / transportation Area Orange County
Period of Significance 1887—1888 Property Type Railroad Applicable Criteria _____

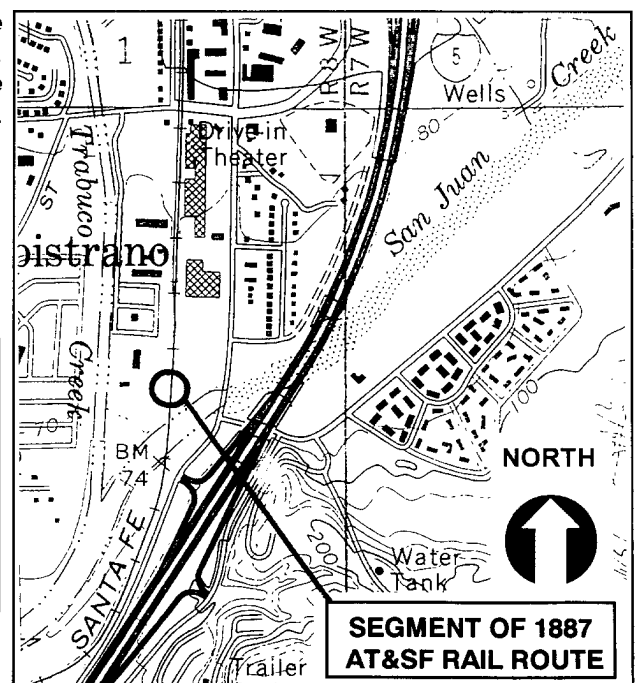
(Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, integrity.)

In preparation

- B14. References: "Cultural Resources Investigations Within the Proposed Realignment Right-Of-Way for the Existing A.T. & S.F. Railroad Alignment, San Juan Capistrano, Orange County, California" (January 5, 1993) by Jeanette A. McKenna, M.A., SOPA / McKenna et al.

B15. Evaluator: Mitchel R. Stone / San Buenaventura Research Associates
Date of Evaluation: April 2003

(This space reserved for official comments.)





BUILDING, STRUCTURE, AND OBJECT RECORD **UPDATE**

Page 1 of 27

*NRHP Status Code

*RESOURCE NAME OR # Burlington Northern Santa Fe Railway

B1. Historic Name: Atchison, Topeka and Santa Fe Railway

B2. Common Name: Burlington Northern Santa Fe Railway

B3. Original Use: Railroad **B4. Present Use:** Railroad

***B5. Architectural Style:** NA

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

Most of the railroad within this site was constructed in 1885-1888 by the Riverside, Santa Ana and Los Angeles Railway Company, an ATSF Subsidiary, as part of the ATSF main line from Los Angeles to Orange and San Diego.

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

***B8. Related Features:** Bridge,s culverts and other common railroad features

B9a. Architect: NA. **Builder:** Santa Fe

***B10. Significance:** Theme: Railroad transportation

Period of Significance: 1880

Property Type: Railroad

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This railroad line at this site is closely associated with the coming of a second transcontinental railroad. This railway helped to contribute to the southern California land boom of the 1880's. This is a operational railway and as such the railway and its associated features do not retain sufficient historic integrity to relate to the sites period of significance and therefore does not appear to be eligible for listing in the National Register of Historic Places. 1889 Santa Fe built the segment of the railway thru Irvine Ranch.

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

***B12. References:** Orange County Railroads.

<http://www.anaheimcolony.com/train.htm>

2007 Paleontological and Archaeological Assessment Report For The Alton – Bake Layover Facility and El Toro Siding Extension, City of Irvine, California by Sherri Gust, Steven McCormick and Kim Scott.

B13. Remarks: This is an update to extend the site from Fullerton Station all the way down to the Orange County/ San Diego Border. This segment of the railway is approximately 43 miles

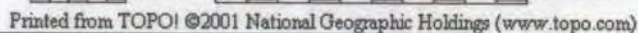
***B14. Evaluator:** Steven McCormick

Sketch map

See series of map sheets attached.

***Date of Evaluation:** June 2007

(This space reserved for official comments.)



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

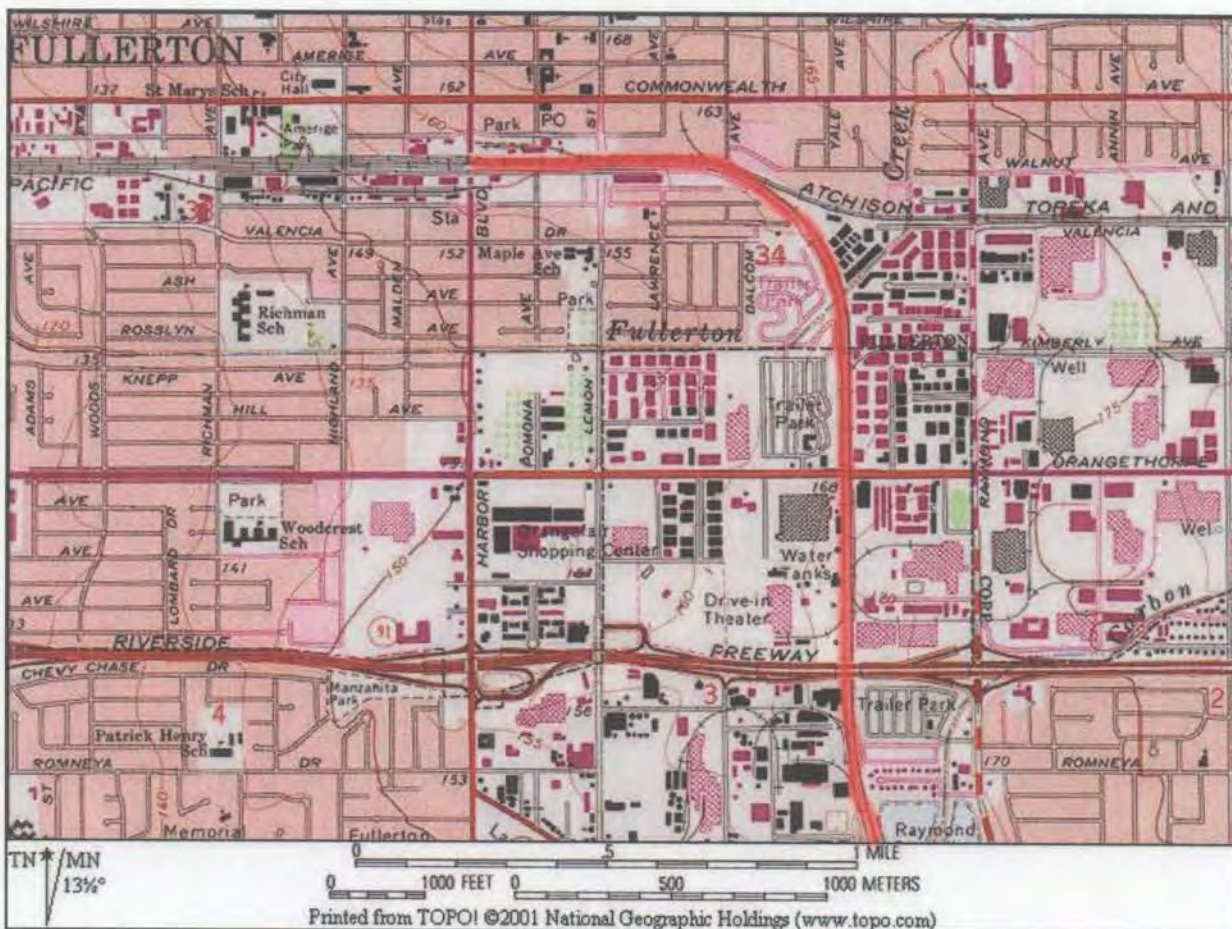
Primary # 19-186804/30-17663
HRI#
Trinomial

Page 3 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Anaheim 7.5 Quad

*Scale: 1 : 24,000 *Date of Map: 1965 photorevised 1981



DPR 523J (1/95)

*Required information

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

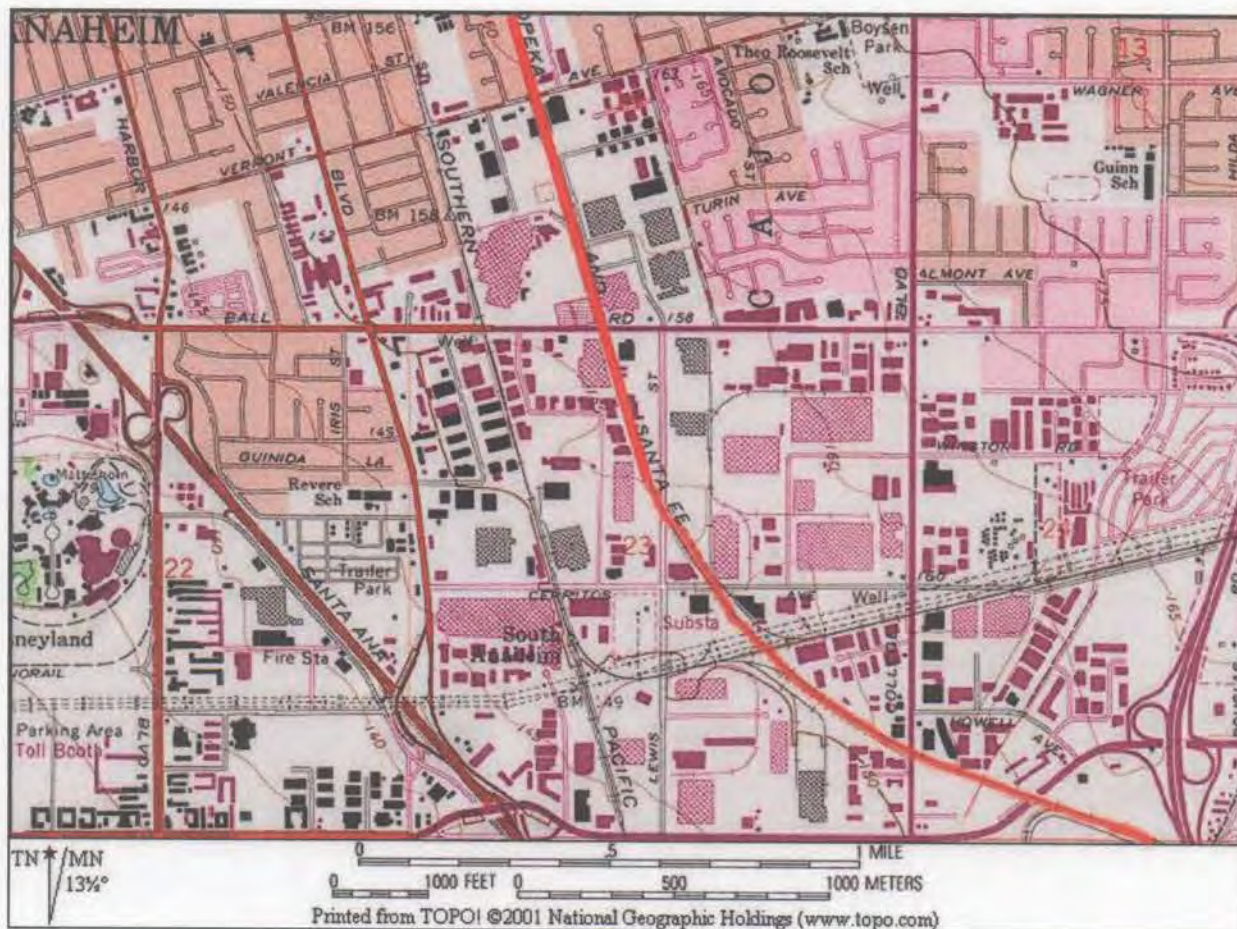
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HRI#
Trinomial

Page 4 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Anaheim 7.5 Quad

*Scale: 1 : 24,000 *Date of Map: 1965 photorevised 1981



DPR 523J (1/95)

*Required information

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

Primary # 19-186804/30-17663

HRI#

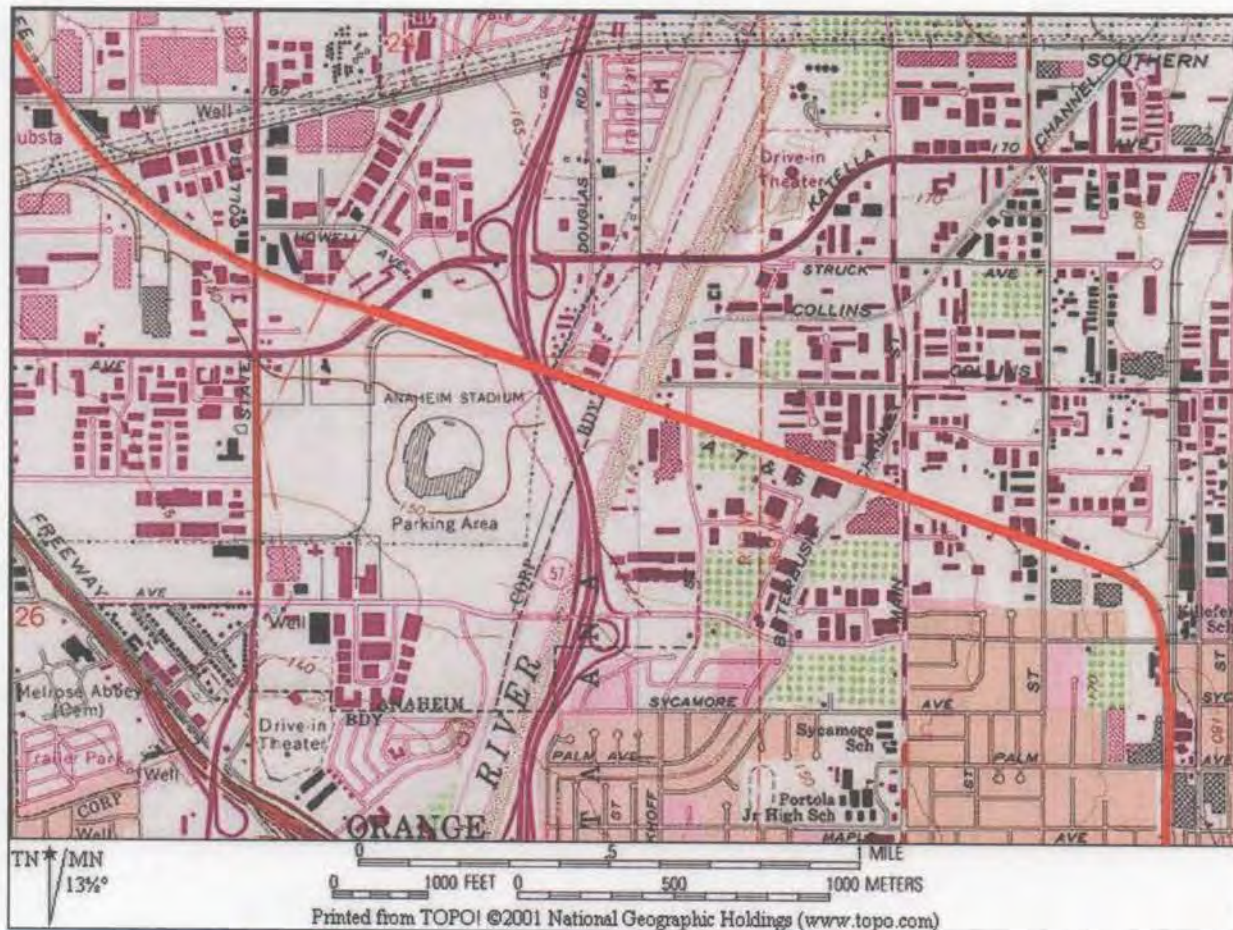
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Page 5 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Anaheim / Orange

*Scale: 1 : 24,000 *Date of Map: 1965/1964 photorevised 1981



DPR 523J (1/95)

*Required information

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

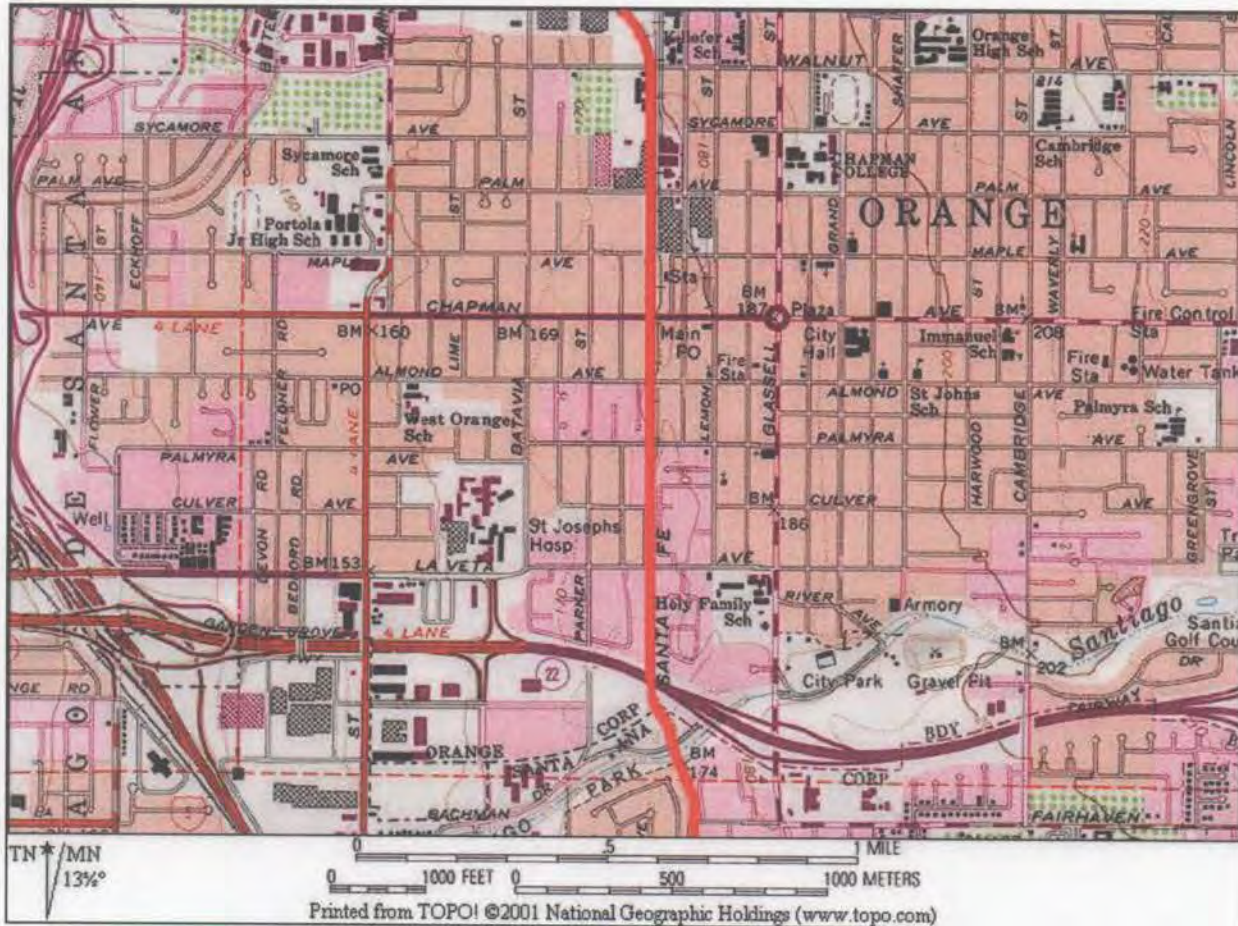
Primary # 19-186804/30-17663
HRI#
Trinomial

Page 6 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Orange

*Scale: 1 : 24,000 *Date of Map: 1964 photorevised 1981



DPR 523J (1/95)

*Required information

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

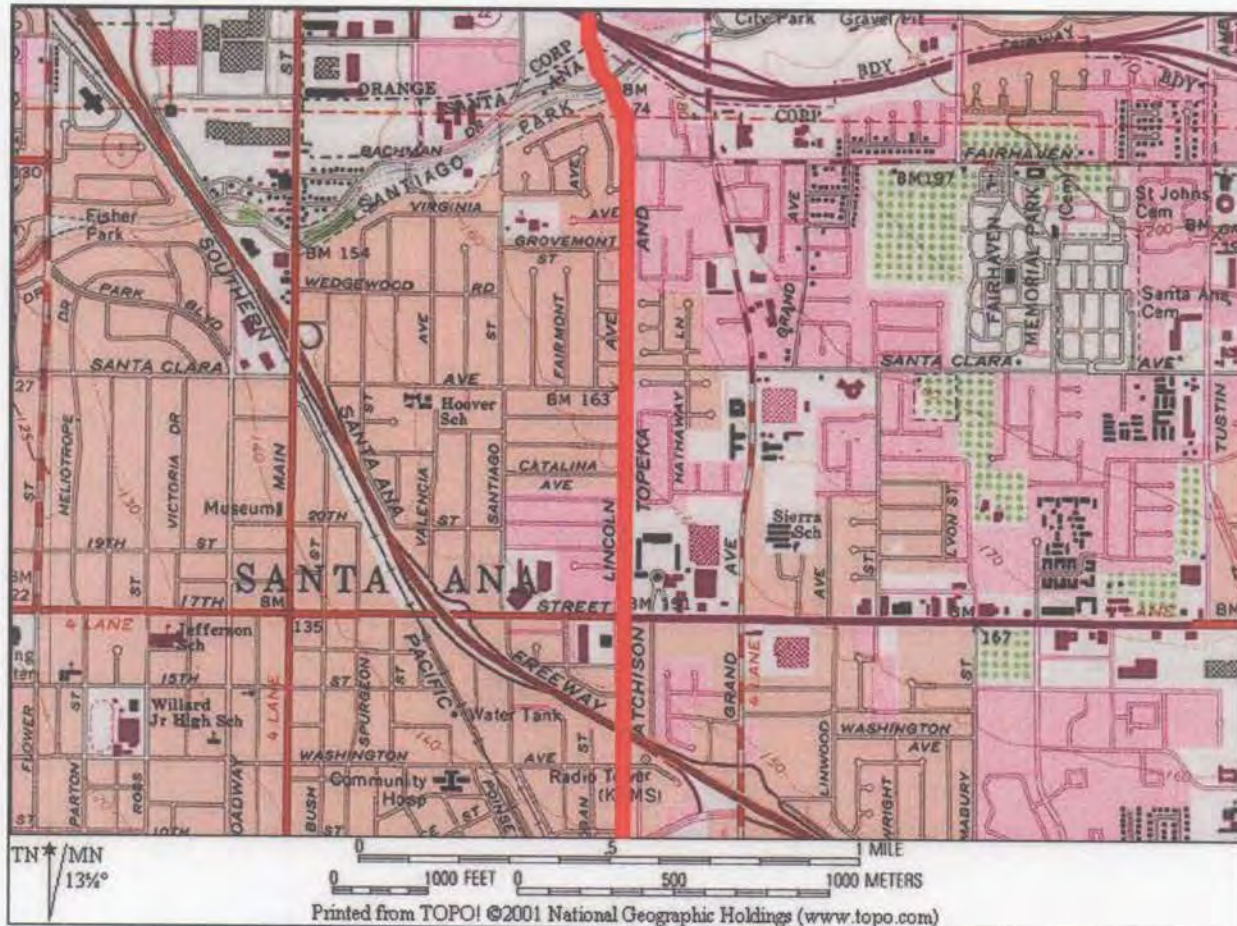
Primary # 19-186804/30-17663
HRI#
Trinomial

Page 7 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Orange

*Scale: 1 : 24,000 *Date of Map: 1964 photorevised 1981



DPR 523J (1/95)

*Required information

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

Primary # 19-186804/30-17663

HRI#

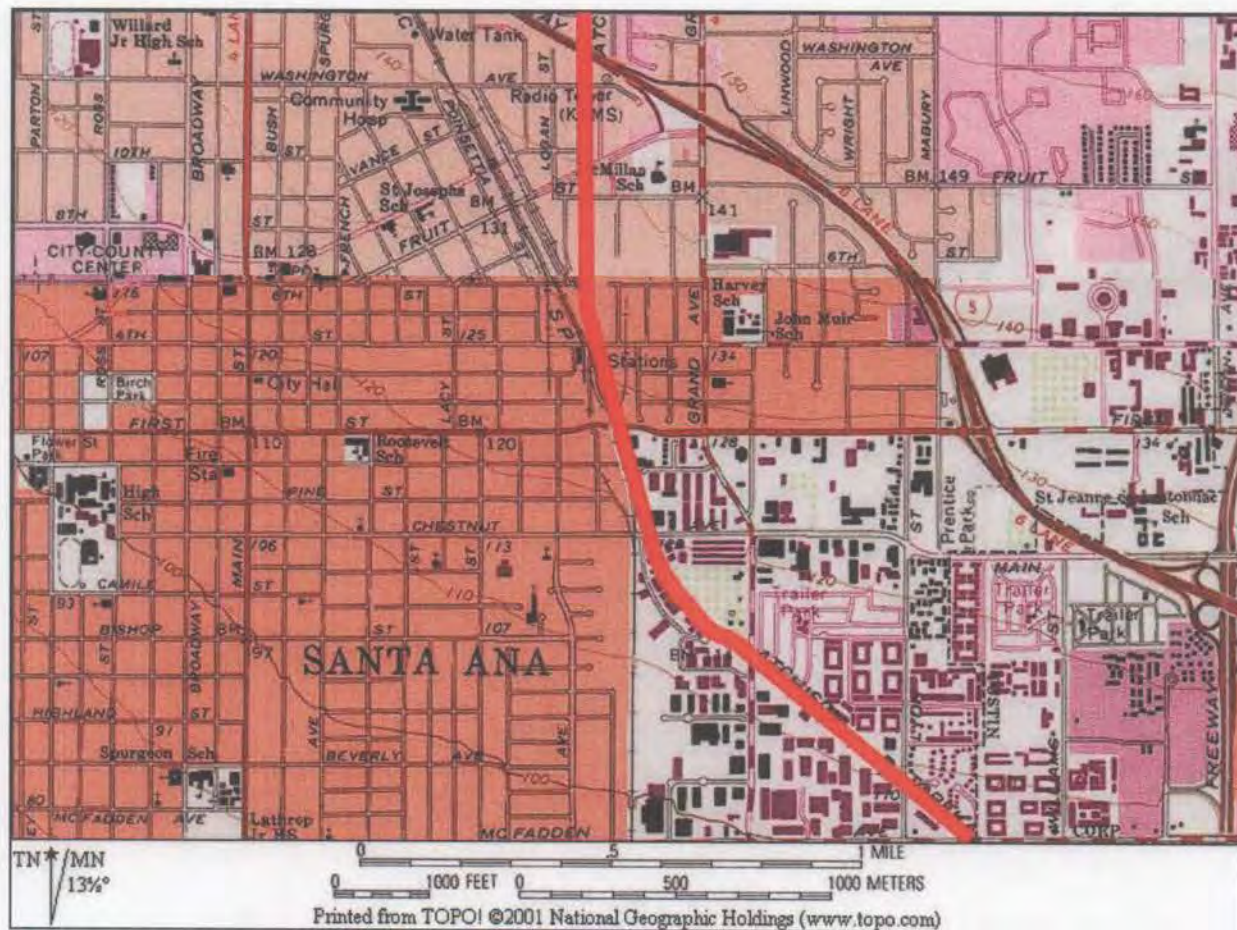
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Page 8 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

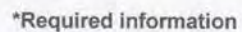
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*Scale: 1 : 24,000 *Date of Map: 1965 photorevised 1981



DPR 523J (1/95)

*Required information



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

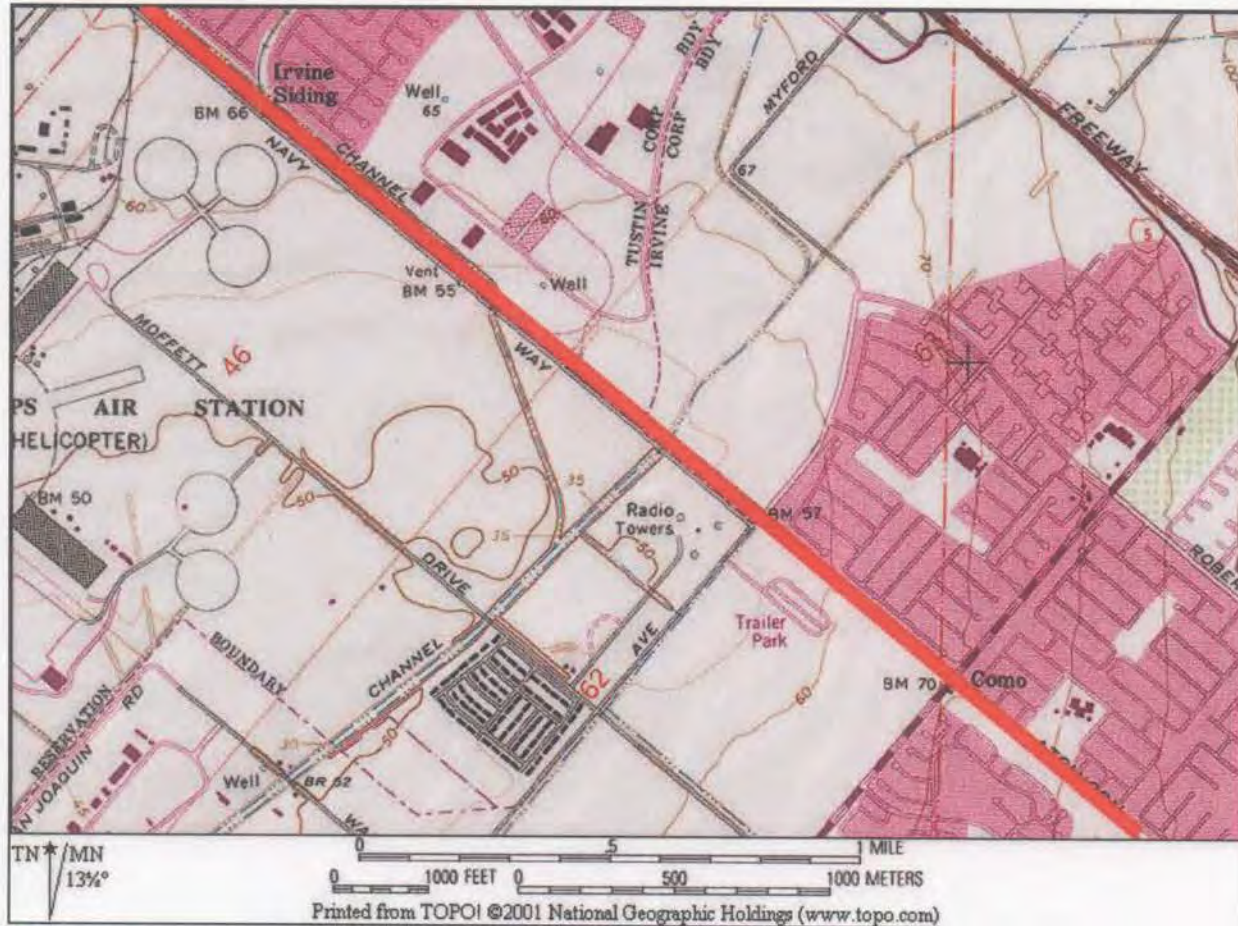
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Page 10 of 27

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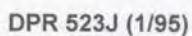
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*Scale: 1 : 24,000 *Date of Map: 1965 photorevised 1981

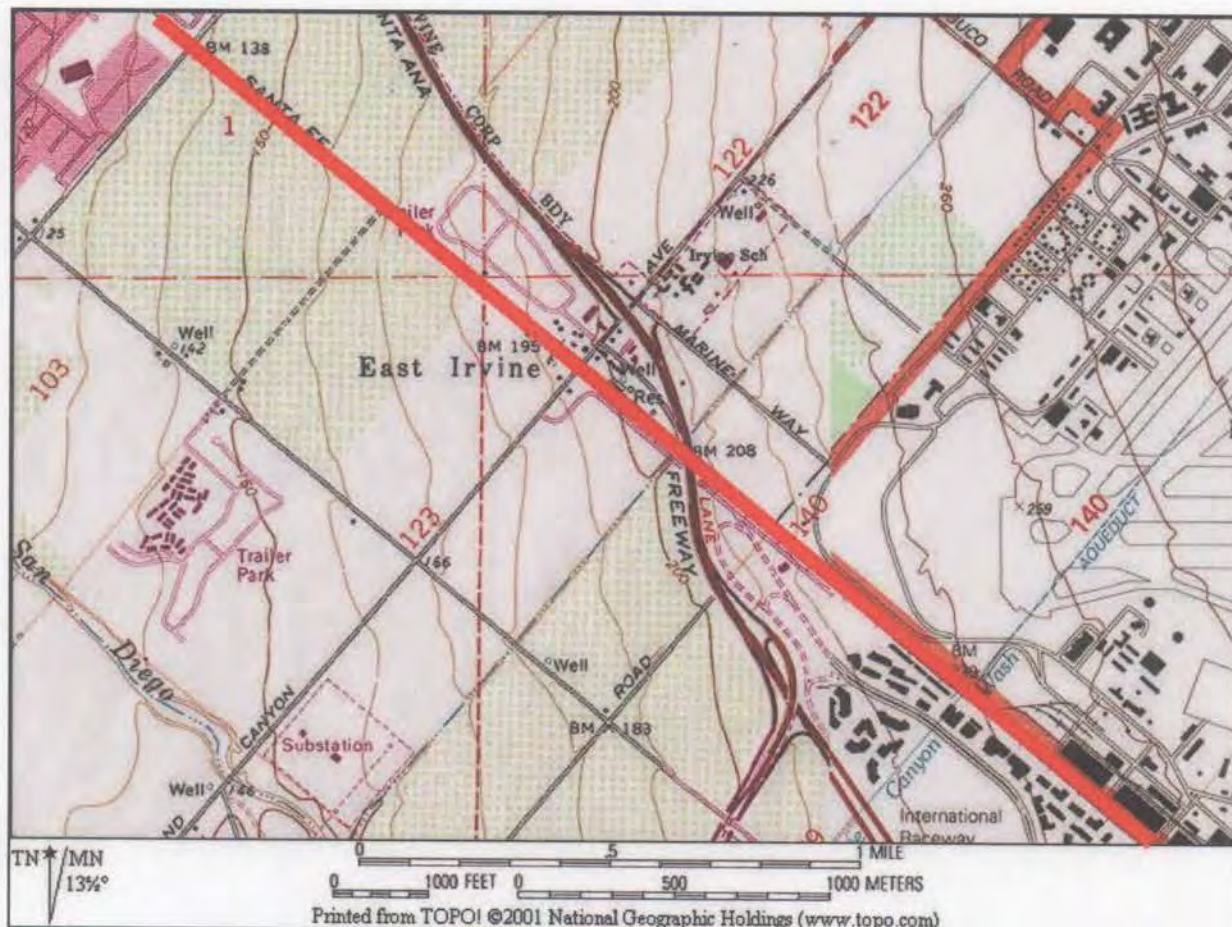


DPR 523J (1/95)

*Required information



LOCATION MAP



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

Primary # 19-186804/30-17663

HRI#

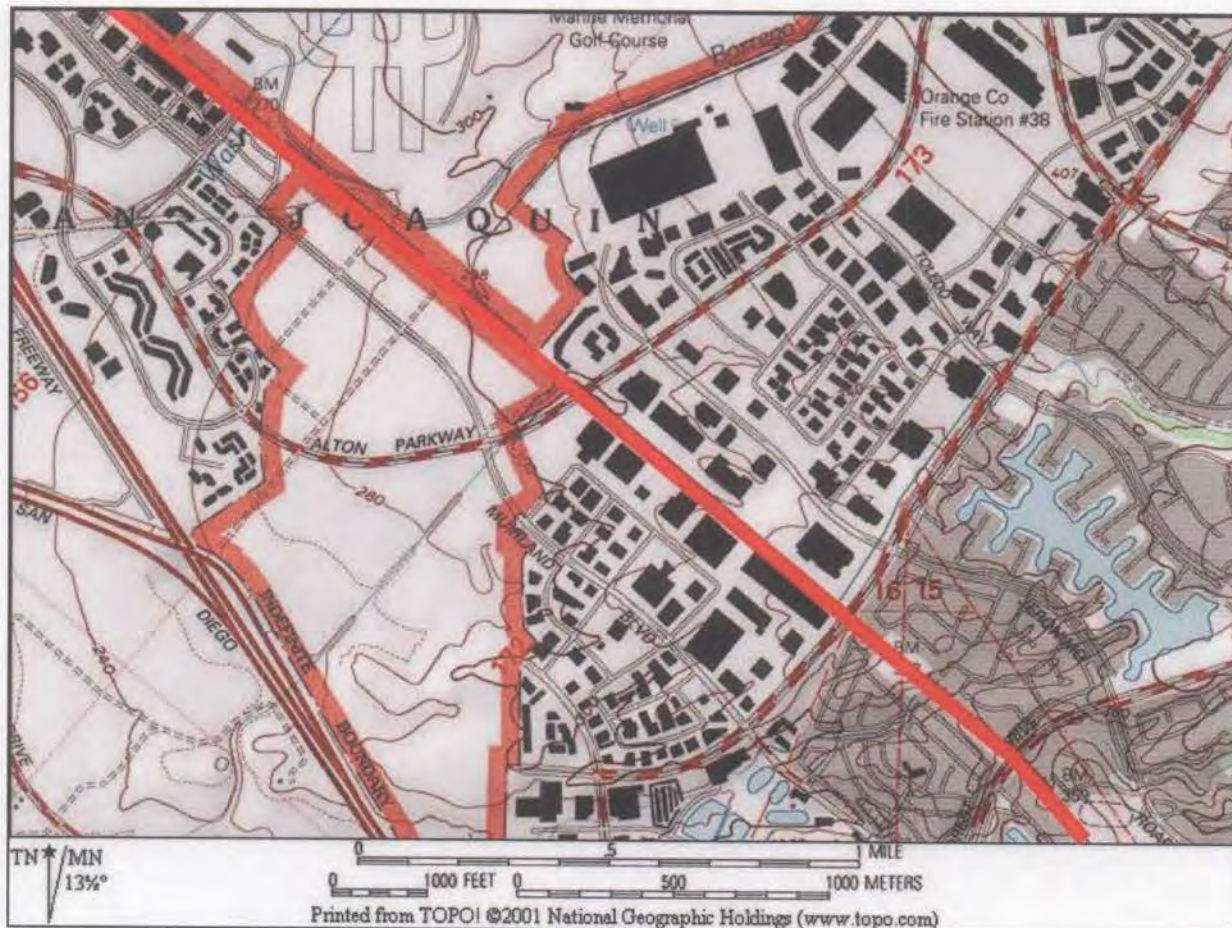
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Page 13 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: El Toro

*Scale: 1 : 24,000 *Date of Map: 1997



DPR 523J (1/95)

*Required information

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

Primary # 19-186804/30-17663

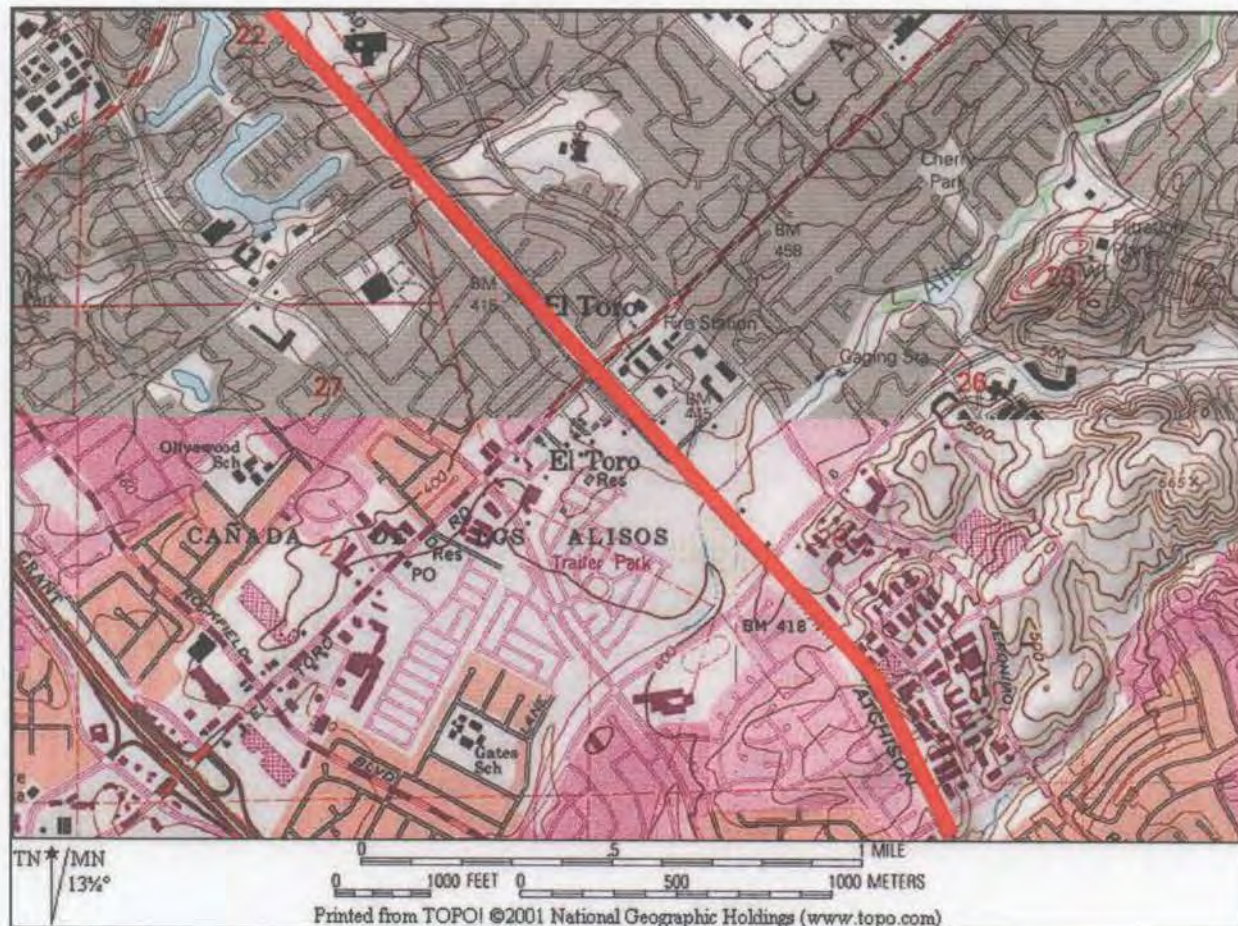
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Page 14 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: El Toro / San Juan Capistrano *Scale: 1 : 24,000 *Date of Map: 1997/1968 photorevised 1981



DPR 523J (1/95)

*Required information

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

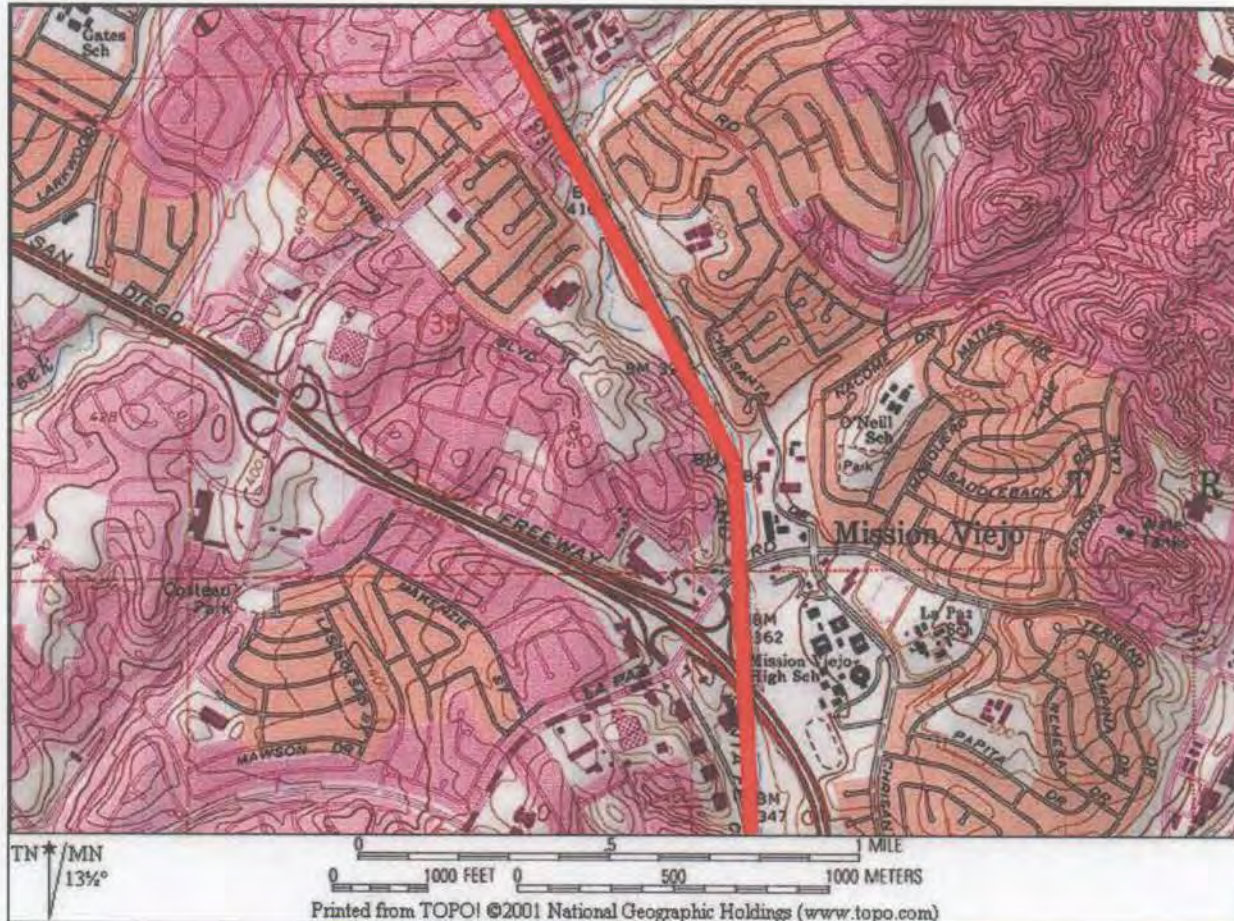
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HRI#
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Page 15 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: San Juan Capistrano

*Scale: 1 : 24,000 *Date of Map: 1968 photorevised 1981



DPR 523J (1/95)

*Required information

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

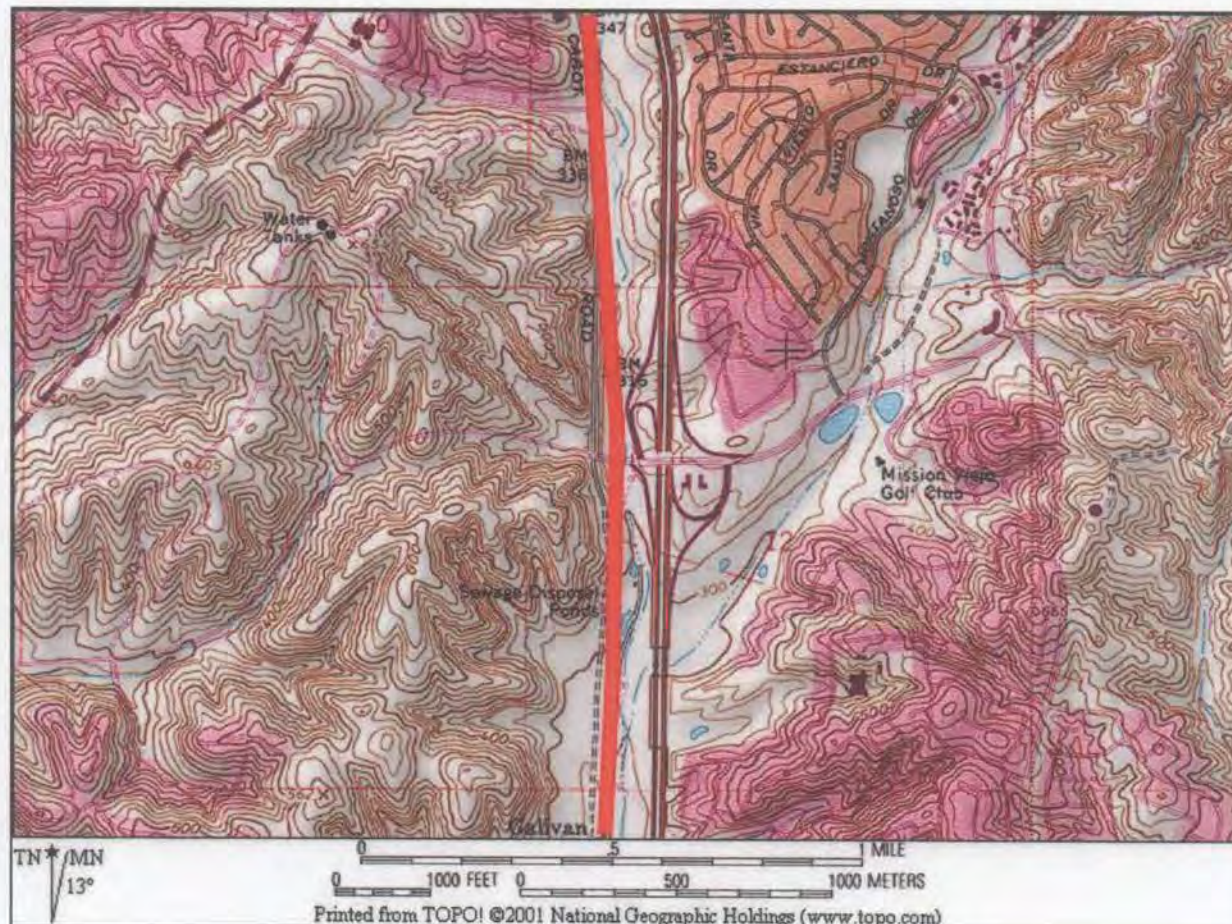
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HRI#
Trinomial

Page 16 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: San Juan Capistrano

*Scale: 1 : 24,000 *Date of Map: 1968 photorevised 1981



DPR 523J (1/95)

*Required information

LOCATION MAP

Primary # 19-186804/30-17663

HRI#

Trinomial

Page 17 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: San Juan Capistrano

*Scale: 1 : 24,000 *Date of Map: 1968 photorevised 1981



DPR 523J (1/95)

*Required information

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

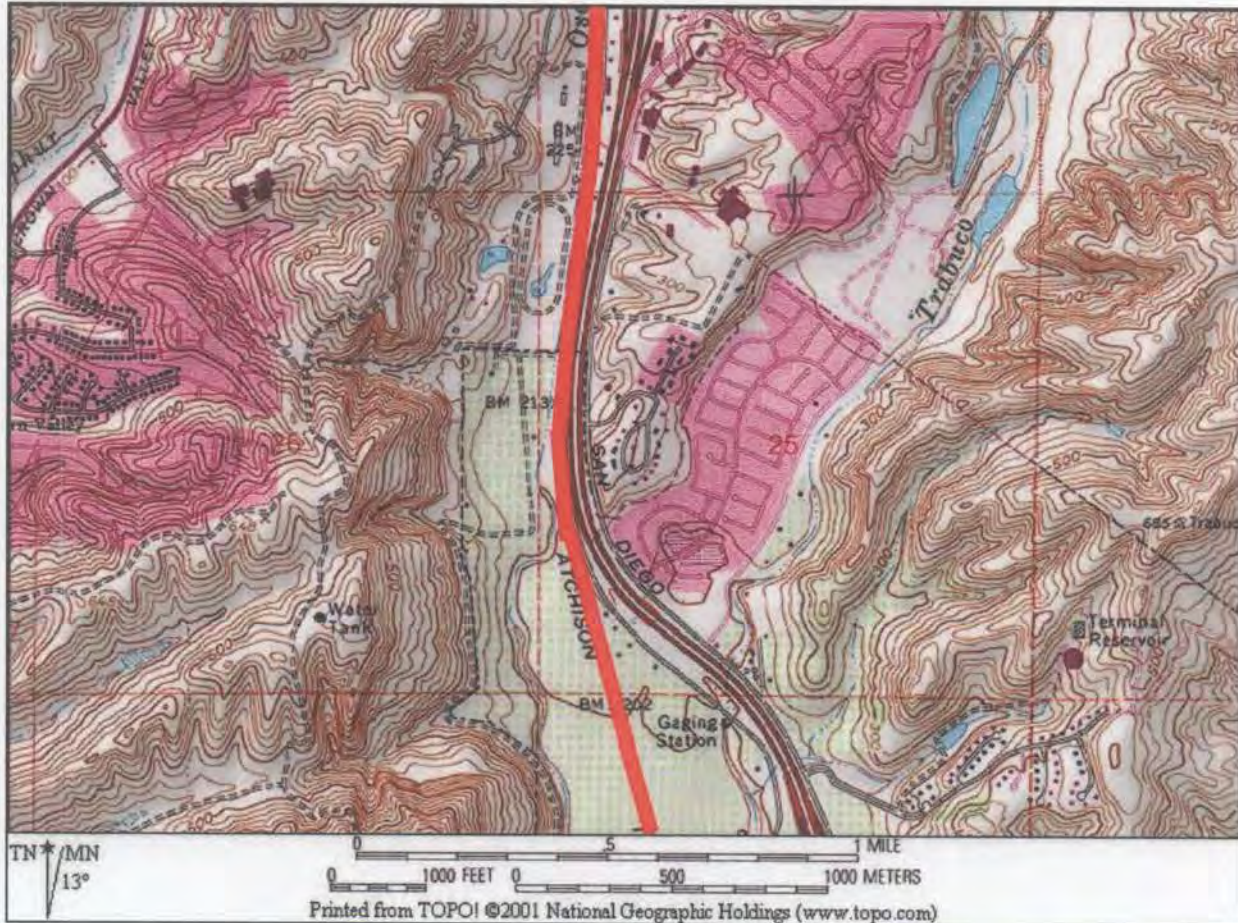
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Page 18 of 27

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*Map Name: San Juan Capistrano

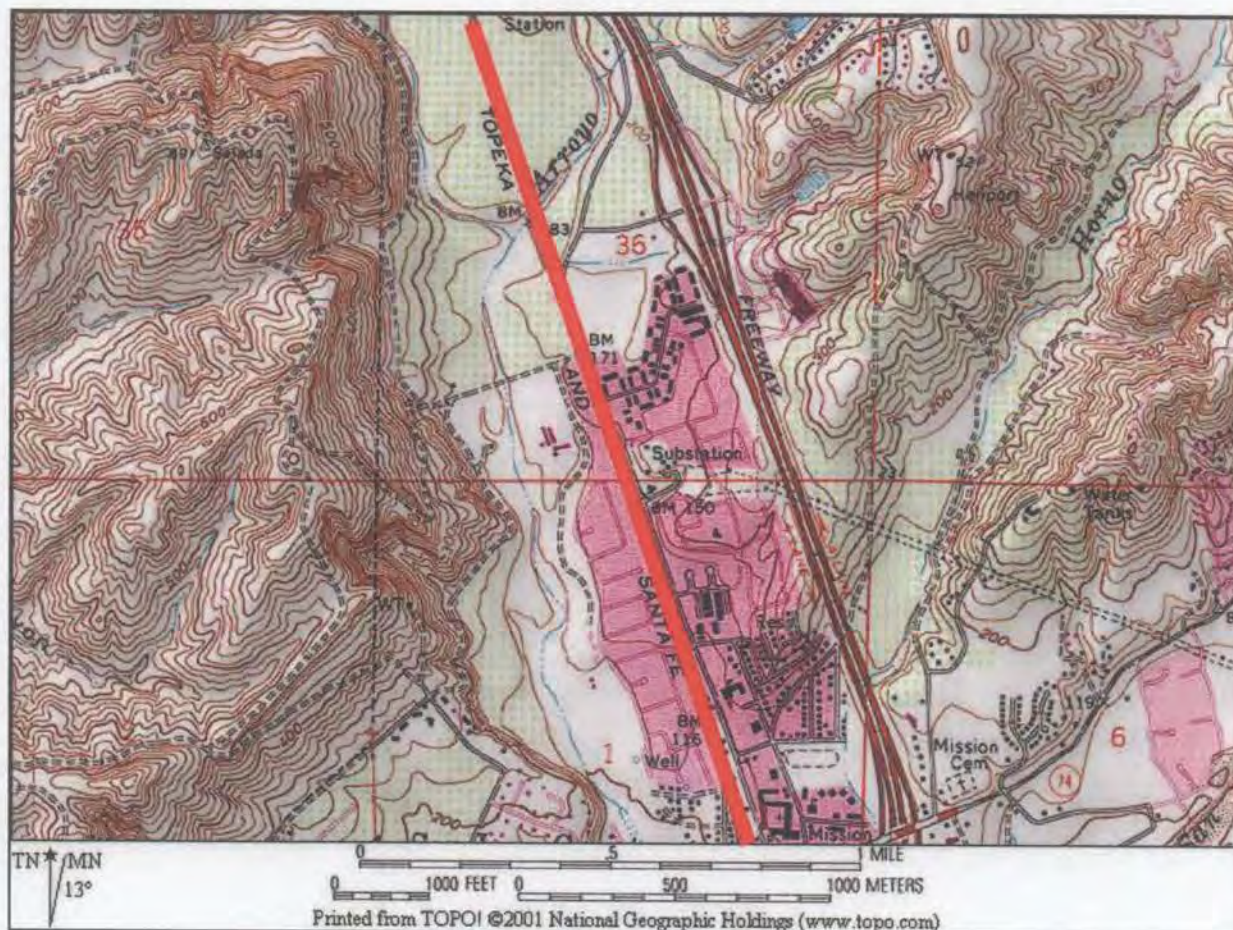
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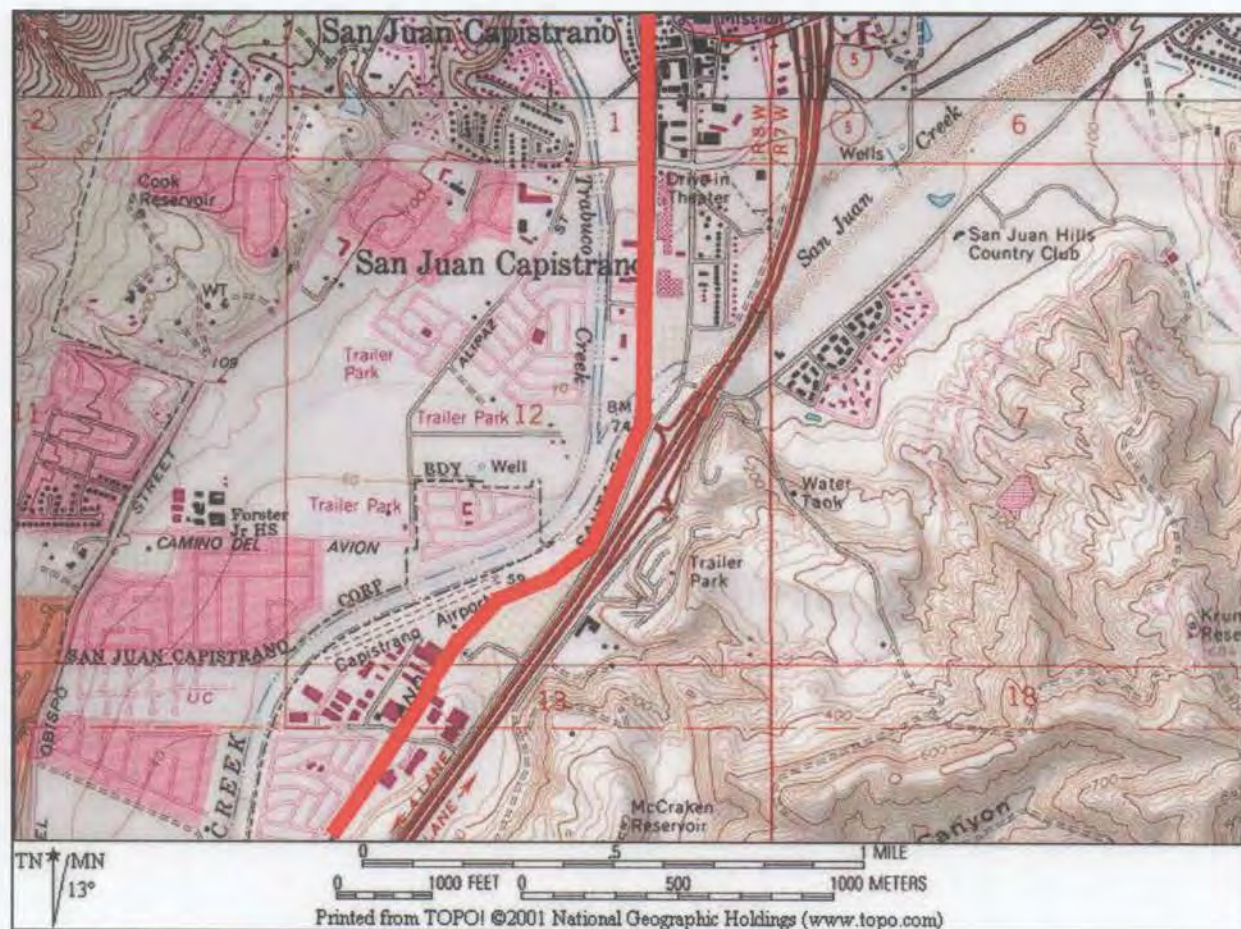


DPR 523J (1/95)

*Required information

LOCATION MAP





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

Primary # 19-186804/30-17663
HRI#
Trinomial

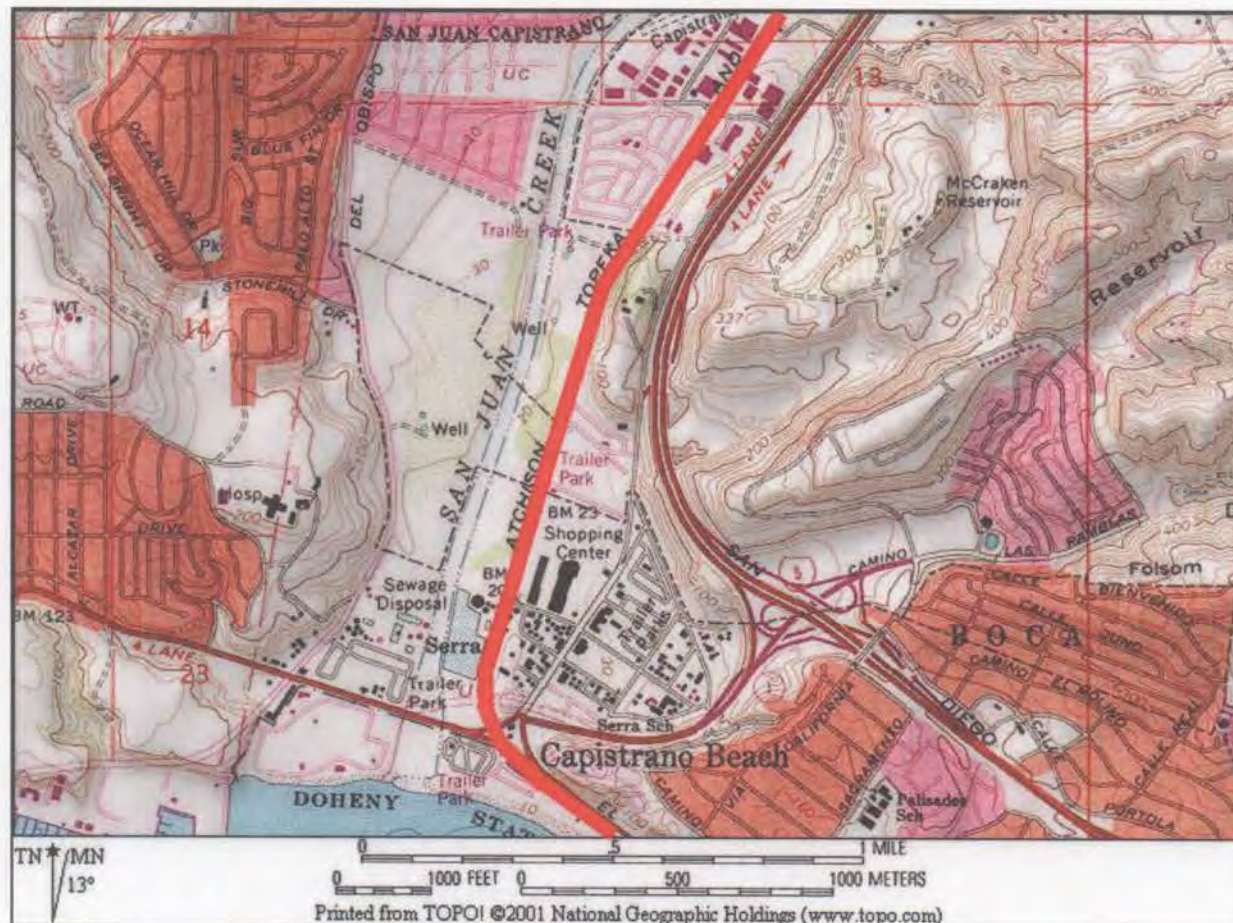
Page 21 of 27

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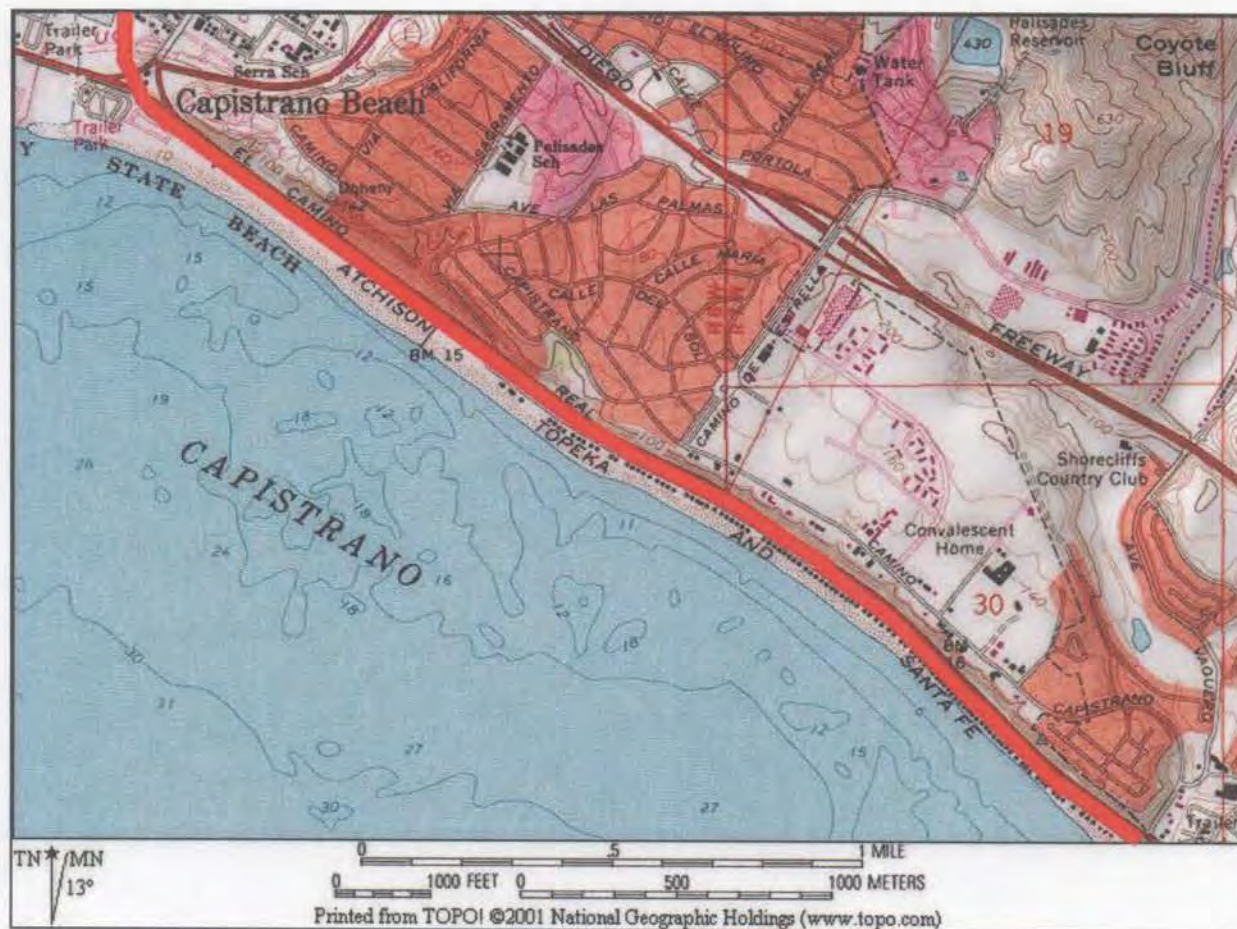
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DPR 523J (1/95)

*Required information



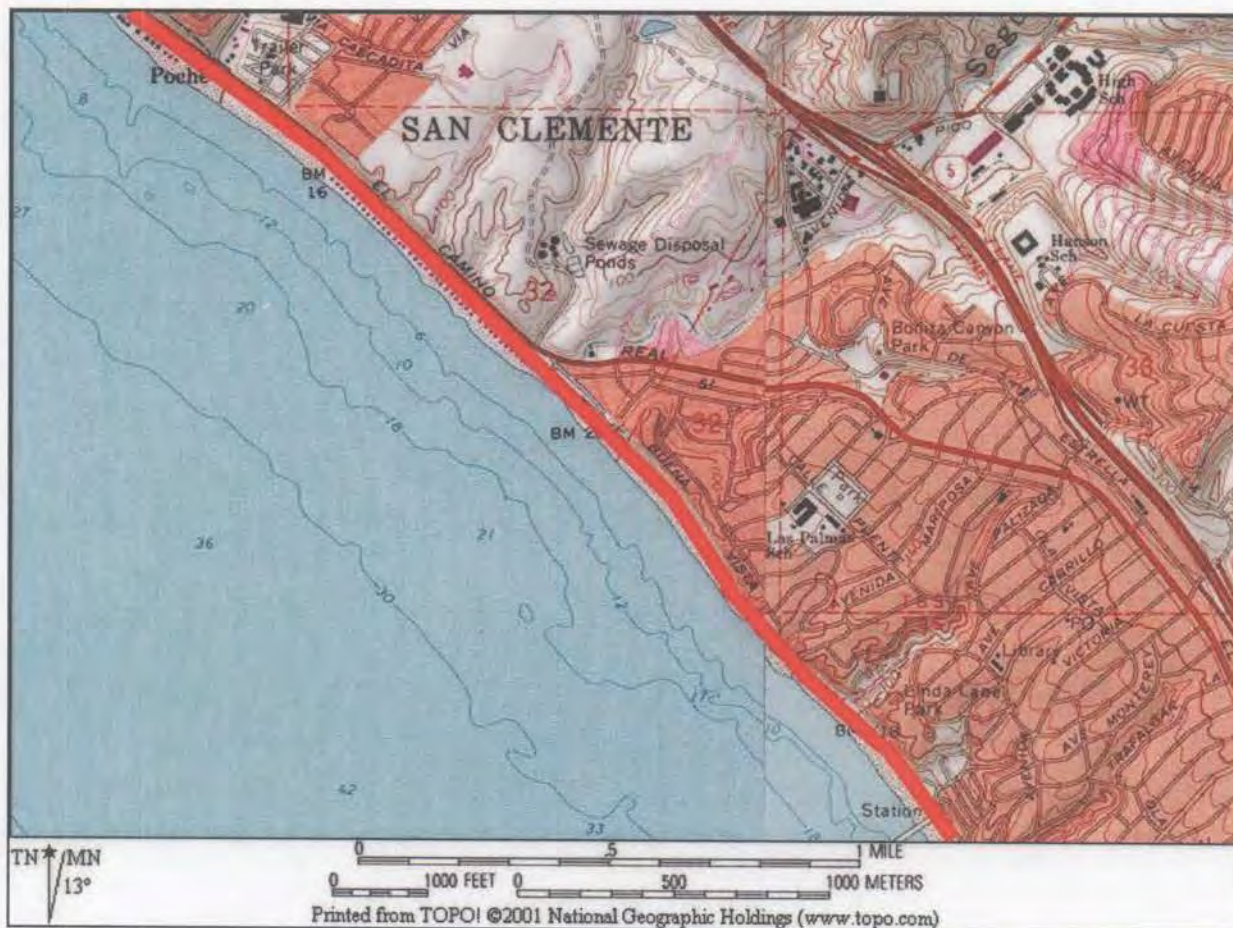
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 19-186804/30-17663
HRI#
Trinomial

Page 23 of 27

*Resource Name or #: Burlington Northern Santa Fe Railway

*Map Name: Dana Point/ San Clemente: 1 : 24,000 *Date of Map: 1968 photorevised 1975



DPR 523J (1/95)

*Required information

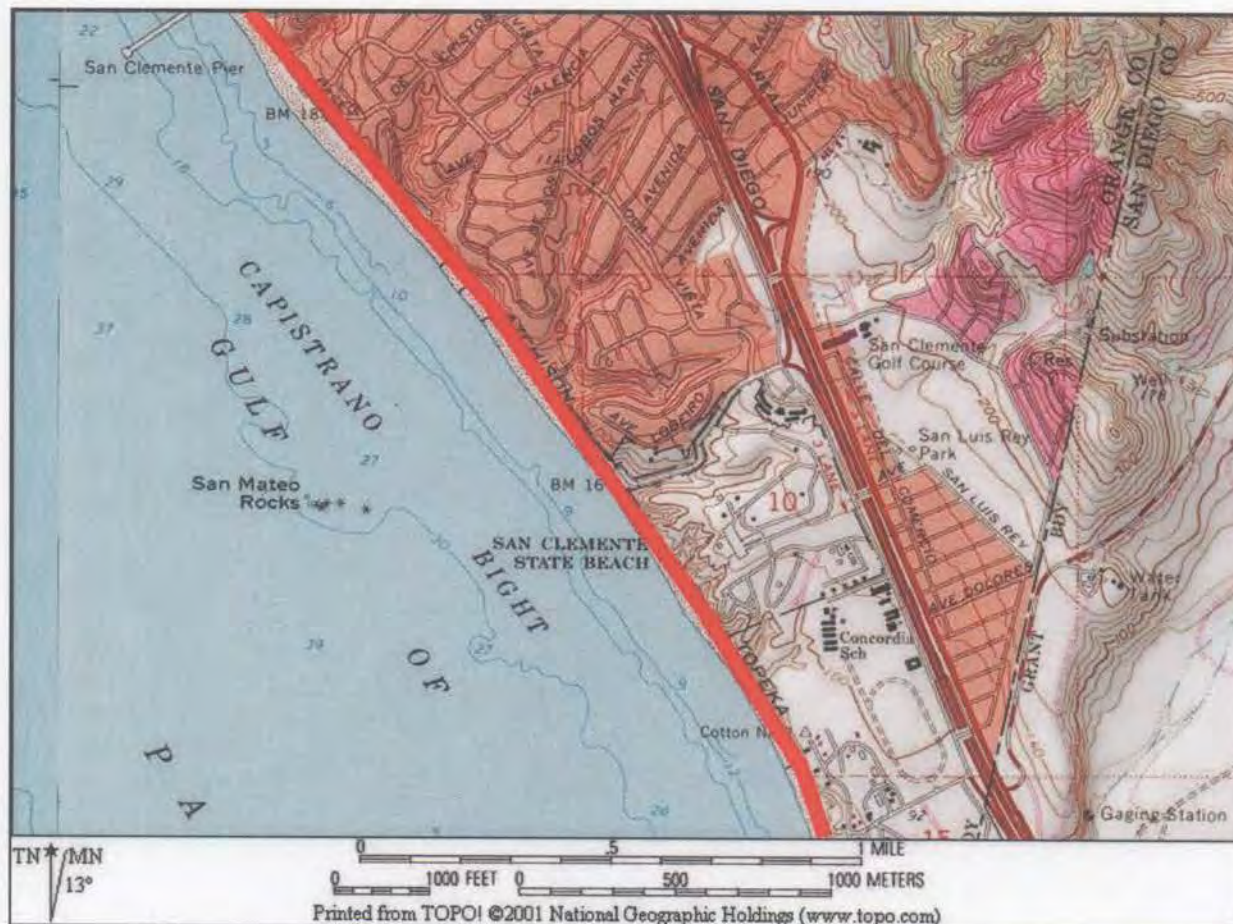
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 19-186804/30-17663
HRI#
Trinomial

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*Resource Name or #: Burlington Northern Santa Fe Railway

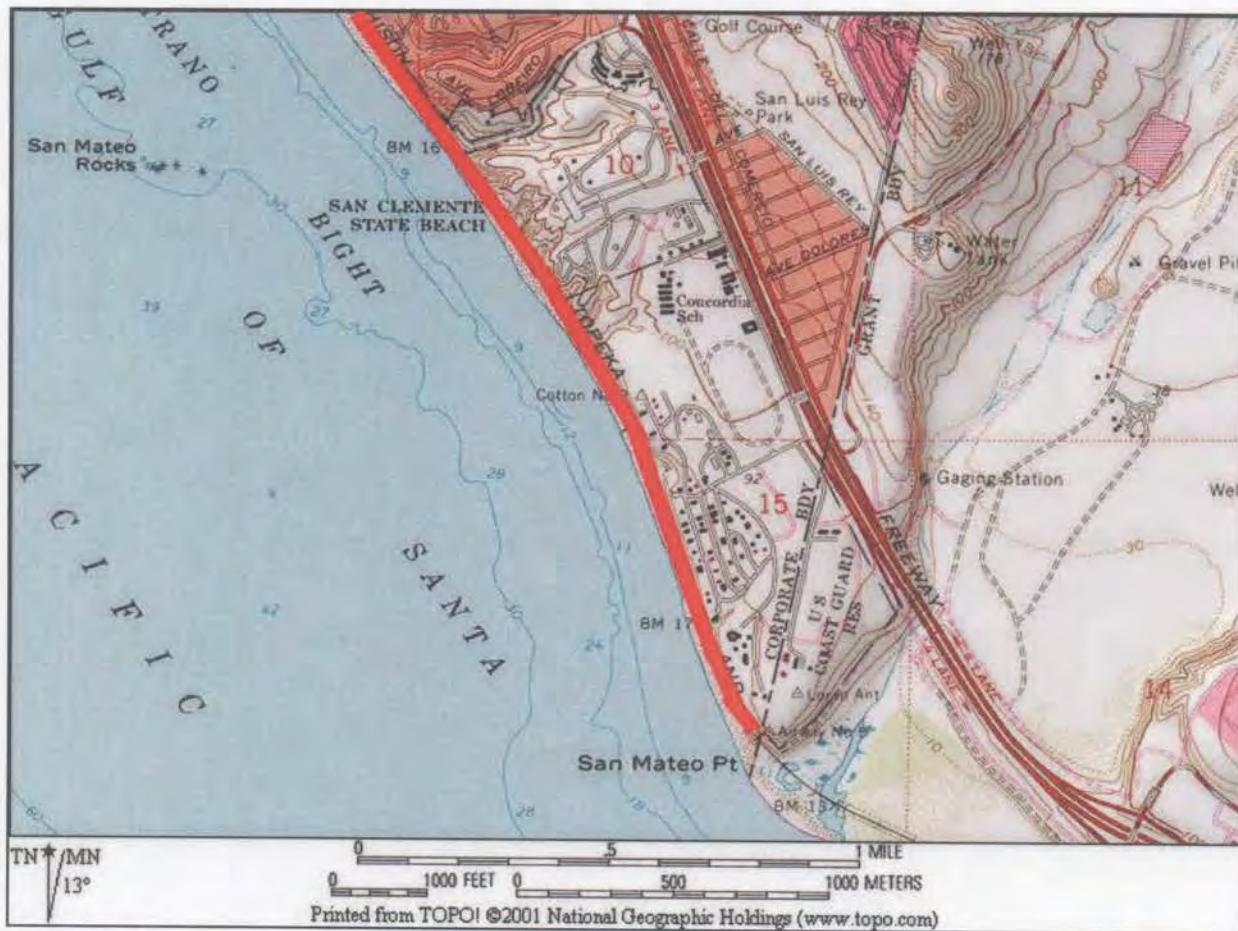
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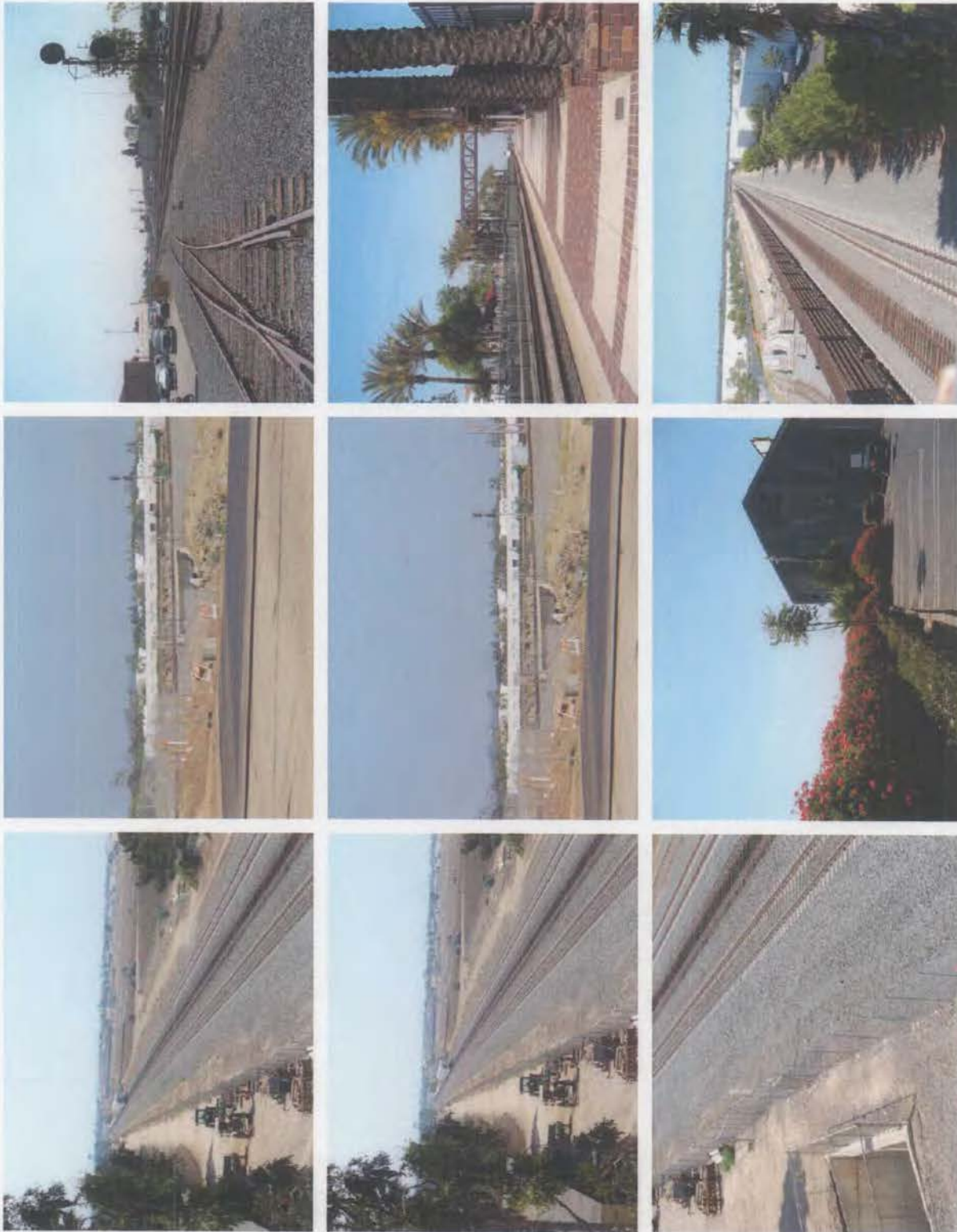


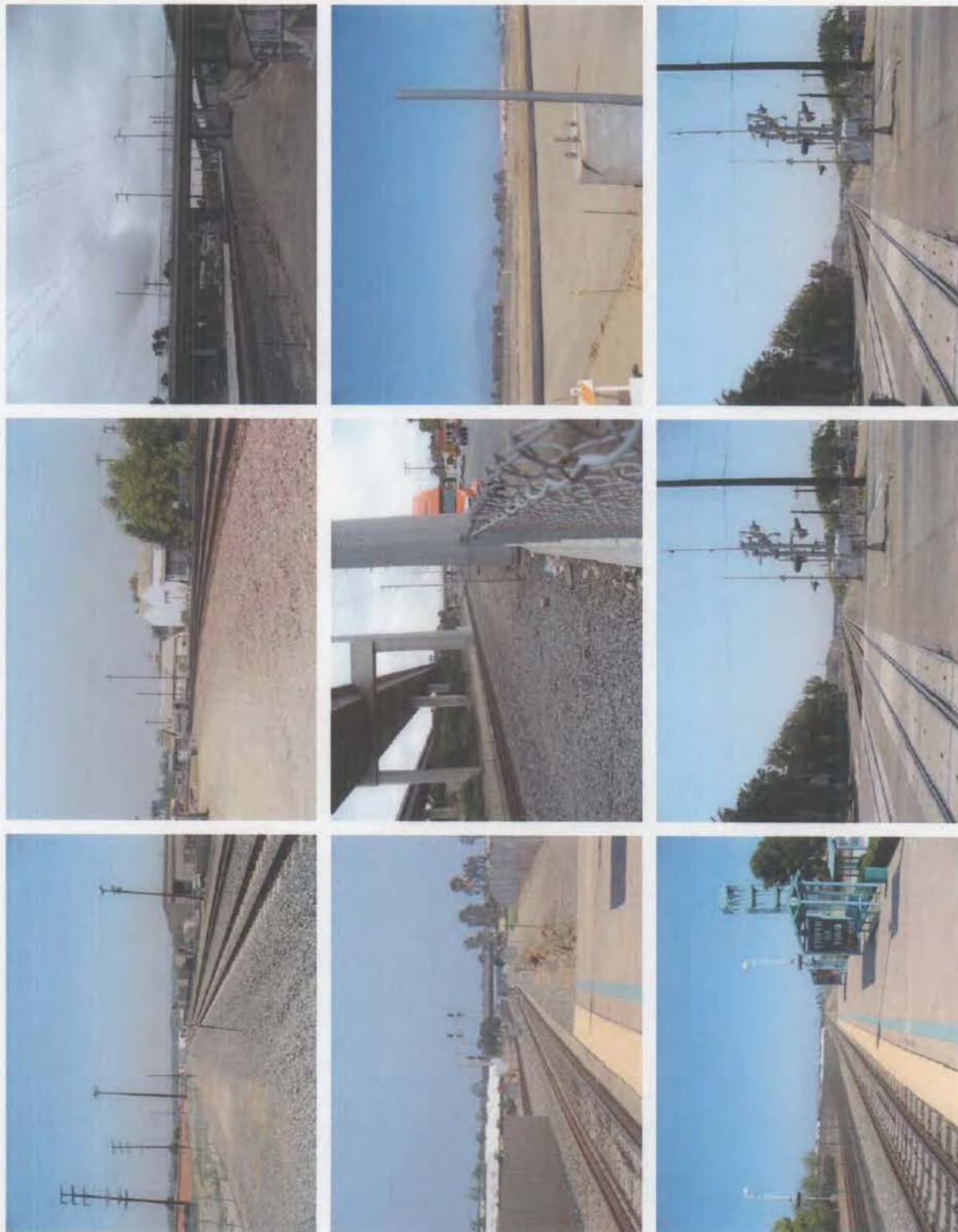
DPR 523J (1/95)

*Required information

LOCATION MAP







PHOTOGRAPH RECORD

Page of

Resource Name or #: Burlington Northern Santa Fe Railway

Year 2007

Camera Format:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: Cogstone

| Mo. | Day | Time | Exp./Frame | Subject/Description | View Toward | Accession # |
|-----|-----|------|------------|---|-------------|-------------|
| 5 | 24 | | 1 | Fullerton tracks | east | |
| 5 | 24 | | 2 | Fullerton Station | west | |
| 5 | 24 | | 3 | Proposed Siding area between alton and bake | east | |
| 5 | 24 | | 4 | tracks behine Irvine spectrum | north | |
| 5 | 24 | | 5 | tracks behine Irvine spectrum | north | |
| 5 | 24 | | 6 | Canery | west | |
| 5 | 24 | | 7 | tracks after alton pkwy from overpass | west | |
| 5 | 24 | | 8 | tracks after alton pkwy | west | |
| 5 | 24 | | 9 | tracks after alton pkwy | down | |
| 5 | 24 | | 10 | Paseo de colins bridge | south | |
| 5 | 24 | | 11 | track east of Irvine station | ne | |
| 5 | 24 | | 12 | tracks at orangethorpe | south | |
| 5 | 24 | | 13 | tracks east of fullerton station | north west | |
| 5 | 24 | | 14 | tracks under highway 73 toll | south | |
| 5 | 24 | | 15 | orangethorpe crossing | south | |
| 5 | 24 | | 16 | orangethorpe crossing | north | |
| 5 | 24 | | 17 | Irvine station | east | |
| 5 | 24 | | 18 | Irvine staion | west | |

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

Primary # P-19-186804/P-30-176663

HRI#

Trinomial

Page 1 of 2

*Resource Name or #: Burlington Northern Santa Fe Railway (BNSF) MR#1

*Recorded by: AECOM

*Date: 05/11/2012

☐ Continuation

☒ Update

Map Reference #1

Description:

A segment of the previously recorded site, P-30-176663, the Burlington Northern Santa Fe (BNSF) (formerly Atchison, Topeka and Santa Fe) Railway, was observed from the Lincoln Avenue overpass of Interstate 5. The railway is currently an active Metrolink route which runs parallel to the Lincoln Avenue. This segment of the resource is approximately 0.08-miles long and includes a railroad overpass. Two tracks are elevated above Interstate 5 on a concrete and steel girder bridge.



Description of Photo:

BNSF Railway segment at the Interstate 5 overpass adjacent to Lincoln Avenue, view towards east.

Recorded by: AECOM, S. Flower Street, 9th Avenue, Los Angeles, CA 90071

Significance:

This segment is part of a previously recorded 14.7-mile segment of the BNSF Railway. The railroad segment was originally part of the ATSF Railway, dating to the 1880s. The segment has been in continuous use since its original construction between 1885 and 1888, and has had significant alterations over the course of its operation. Existing tracks and associated railroad features were recorded as being modern, without specific historical characteristics. Although this segment was found significant based on its association with the establishment of the second transcontinental railroad, the resulting land boom in California in the 1880s, and turn-of-the-20th-century tourism in California, the historic resource was evaluated as not eligible for the National Register of Historic Places because it did not retain significant integrity to convey its historical significance.

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

Primary # P-19-186804/P-30-176663
HRI# _____
Trinomial _____

Page 2 of 2

*Resource Name or #: Burlington Northern Santa Fe Railway (BNSF) MR#1

*Recorded by: AECOM

*Date: 05/11/2012

☐ Continuation ☒ Update

This segment of the resource was revisited on 11 May 2012. The physical components of the historic railroad have been replaced over the years, including the girder bridge overpass parallel to Lincoln Avenue. The girder and concrete bridge appears to date from the mid- to late 20th century, and is a typical form. No major changes appear to have occurred since the original recording. Although the ATSF Railway is an important historic resource, with historic associations that qualify it to be eligible for listing the National Register of Historic Places under Criterion A or the California Register of Historical Resources under Criterion 1, this segment does not retain sufficient integrity to convey its significance. Therefore, it does not appear to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

References:

Gust, Sherri, Steven McCormick, and Kim Scott.

2007 Paleontological and Archaeological Assessment Report For the Alton- Bake Layover Facility and El Toro Siding Extension, City of Irvine, CA.

Wallace, James and Sara Dietler

2012 Archaeological Survey Report for the OCTA I-5 Highway Improvements, County Of Orange, California.
Report on file at AECOM, Los Angeles, CA.

*B14. Evaluator: M.K. Meiser, M.A.

*Date of Evaluation: 05/11/2012

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

Primary # P-30-176663

HRI#

Trinomial

UPDATE

Page 1 of 2

*Resource Name or # P-30-176663

*Recorded by: HDR-EOC

*Date: 2016-03-08

☐ Continuation

☒ Update

***Location and Description:**

The purpose of this update is to provide the current condition and an evaluation for a segment of the previously recorded Burlington Northern Santa Fe (BNSF)/ Atchison, Topeka, and Santa Fe (AT & SF) Railroad which is currently an active Metrolink Line. The site consists of several large segments of the Burlington Northern Santa Fe rail line extending from Fullerton, CA in Los Angeles County to San Clemente, CA in Orange County. The segment referred to in this update extends from MP 185.2 in Irvine, CA to MP 199.2 in San Juan Capistrano, CA. The railroad was originally the AT & SF railroad which was constructed in the mid 1880s and has been in continuous use to the present time. Since inception this railroad segment has undergone numerous repairs, realignments, and upgrades such as those completed after catastrophic floods undermined and destroyed portions of the railroad in 1916 and 1938. Currently the segment consists of two to three sets of steel railroad tracks with 60% creosote soaked wood railroad ties and 40% concrete precast railroad ties resting on one to three feet of ballast. -Please see Continuation No. 1 for Evaluation.



Description of Photo: Overview facing northwest. The photo depicts a section of the resource located in Irvine, CA.

***Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both

Recorded by: M. Diss, M. Connolly, HDR EOC, Inc. 8690 Balboa Avenue, Suite 200, San Diego, CA 92123

***Survey Type:** Intensive Survey

***Report Citation:** Michael Connolly, Margaret Diss, and Wayne Glenny. July, 2016. *Cultural Resources Technical Report, OCTA, Slope Stabilization Project*. Prepared by HDR, Inc. for the Orange County Transportation Authority.

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

*Recorded by: HDR-EOC

*Date: 2016-02-24

☒ Continuation

☐ Update

Continuation No. 1, Evaluation:

National Register (NRHP)

In order to qualify for the National Register, a historic object must be significant to American history and/ or culture and possess integrity of location, design, setting, materials, workmanship, feeling, and association. A historic object need not retain integrity in all seven areas to be eligible, but it must retain enough overall physical integrity to continue to convey its historic character and design intent. In order to be considered significant to American history, the object must either (A) be associated with a historic event, or (B) be associated with the life of a significant historic person, or (C) embody the distinctive characteristics of a type, period, method of construction, or the work of a master, or (D) have yielded or may be likely to yield information important to history.

The segment does not meet the above listed requirements to qualify for the National Register under Criteria B, C, or D, but does qualify for the National Register under Criterion A in that it has been found significant based on association with the establishment of the second transcontinental railroad. However, the segment lacks enough overall physical integrity to convey its historical character in order to be considered eligible for listing in the NRHP. The loss of historic integrity has effectively separated the railroad segment from the event which qualified it under Criterion A. Portions of the segment lack locational integrity as they have been altered significantly over the past 100 years during various upgrades and realignments. During the upgrades and realignments the original design, materials, and workmanship was altered to where the historic character and feeling of the railroad segment has been lost. The main line track has been replaced several times; in the mid-twentieth century 130 lb. / yd. (64.5 kg/ m) track was installed then replaced with 136 lb. / yd. (67.5 kg/ m) weight rail in the 1980s. In addition, approximately 40% of the historically characteristic creosote soaked wood railroad ties have been replaced with concrete. Therefore, the railroad segment and associated features are recommended as not eligible for the National Register due to the significant loss of historic integrity, feeling, and characteristics.

California Register (CRHR)

In order to qualify for the California Register, a historical object must be significant to history and/ or culture and possess integrity of location, design, setting, materials, workmanship, feeling, and association at the local, state, or national level. A historic object need not retain integrity in all seven areas to be eligible, but it must retain enough overall physical integrity to continue to convey its historic character and design intent. In order to be considered significant to American history, the object must either (1) be associated with a historic event that has made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States, or (2) be associated with the life of a person important to local, California, or national history, or (3) embody the distinctive characteristics of a type, period, method of construction, or the work of a master, or (4) have yielded or has the potential to yield information important to history of the local area, California, or the nation.

The segment does not meet the above listed requirements to qualify for the California Register under Criteria 2, 3, or 4, but does qualify for the California Register under Criterion 1 in that it has been found significant based on association with events related to the second transcontinental railroad. The establishment of the railroad led to a land boom in California during the 1880s and bolstered late nineteenth/ early twentieth century tourism in California which was of great benefit to the economic future of the state. However, the segment lacks enough overall physical integrity to convey its historical character in order to be considered eligible for listing in the CRHR. The same loss of historic integrity which disqualifies the segment for the NRHP has also disqualified it for the CRHR. Therefore, the railroad segment and associated features are deemed ineligible for the California Register due to the significant loss of historic integrity, feeling, and characteristics.

Local Register

The railroad segment passes through the Cities of Irvine, Lake Forest, Mission Viejo, and San Juan Capistrano in Orange County California. These localities recognize and use the criteria set forth by CEQA, the CRHR, and the NRHP to determine what historic resources are eligible for a local historic register. As such, this resource does not qualify to appear on an inventory of historic places or register for any of the above listed localities.

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

Primary # 30-176663/30-176700 (Update)

HRI #

Trinomial

Page 1 of 3

Resource name or # (Assigned by recorder)

Recorded by B. Tang and D. Ballester

Date August 15, 2016

Continuation ☒ Update

Affiliation: CRM TECH, Colton, CA

Project No: CRM TECH 3061

An approximately 4,900-foot segment of the former Atchison, Topeka and Santa Fe (ATSF) Railway (now the Southern California Regional Rail Authority mainline) lying south of Del Obispo Street in San Juan Capistrano, including the existing bridge over San Juan Creek, was the subject of an intensive-level survey on May 17, 2016, for a proposed bridge replacement and railroad realignment project (Tang et al. 2016). A portion of this segment was previously recorded as Site 30-176700 in 2003, and the entire segment has since been designated a part of Site 30-176663, as updated in 2007, which encompasses the entire ATSF network in Orange County (Shepard 2003; McCormick 2007).

The bridge, measuring approximately 340 feet long and 30 feet wide, was built by the American Bridge Company in 1917, according to a dedication plaque on the structure. It is a three-span steel plate girder bridge of the pony truss type, constructed of two riveted I-beams reinforced on the interior by triangular stiffener plates and supported by concrete abutments and two concrete piers. It carries one set of railroad tracks resting on wooden ties and a ballast of crushed rock, flanked by the top portions of the main girders that serve as sidewalls. In the creek bed below, truncated, splintered, and deteriorating remains of wooden piles clustered around the piers evidently represent the remnants of an earlier railroad bridge, which presumably dated to the original construction of the rail line.

The other features in this portion of Site 30-176663/30-176700 include the railroad tracks and the signal system. The segment of railroad is double-tracked at the northern and southern ends, but merges into a single set of tracks in the middle portion, near the bridge. The signal apparatus is modern in appearance, and date stamps on some of the rails indicate that they were manufactured in the 1990s. Near the southern end of the segment, the wooden ties have been replaced with concrete ties.

This segment of the railroad was built in 1887-1888 by the San Bernardino and San Diego Railway, one of the many ATSF subsidiaries in southern California, as a part of the ATSF "Surf Line" (Gustafson and Serpico 1992:181). It extended from Santa Ana to Los Angeles Junction (now called Fallbrook Junction) near Oceanside to connect two other ATSF subsidiaries, the Riverside, Santa Ana and Los Angeles Railway on the north and the California Southern Railway on the south. Once the ATSF's first outlet on the Pacific coast, the California Southern Railway was partially abandoned after the tracks between Temecula and Fallbrook were repeatedly destroyed by seasonal floods between 1884 and 1891 (*ibid.*:161). The Surf Line was the ATSF's solution to reconnect the important seaports of Los Angeles and San Diego with a more reliable route.

The ATSF was the nation's second transcontinental railroad, and its expansion into California in 1882-1883 marked the beginning of the end of the Southern Pacific Railway Company's monopoly on modern transportation in the state and contributed directly to the southern California land boom of the 1880s. As such, Site 30-176663/30-176700 is arguably associated with an important event in the history of California. However, like other components of the historical transportation infrastructure that remain in service today, this segment of the rail line has been regularly maintained and repeatedly upgraded over the years, and consequently retains few physical characteristics--other than the location itself--that would relate distinctively to the ATSF's period of significance, namely the late 19th century. Due to the loss of historical integrity, Site 30-176663/30-176700 does not appear to be eligible for listing in the National Register of Historic Places or the California Historical Resources Register.

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

Primary # 30-176663/30-176700 (Update)

HRI #

Trinomial

Page 2 of 3

Resource name or # (Assigned by recorder)

References:

Gustafson, Lee, and Phil Serpico

1992 *Santa Fe Coast Lines Depots, Los Angeles Division.* Omni Publications, Palmdale, California.

McCormick, Steven

2007 California Historical Resource Information System site record, 30-176663 (update). On file, South Central Coastal Information Center, California State University, Fullerton.

McKenna, Jeanette

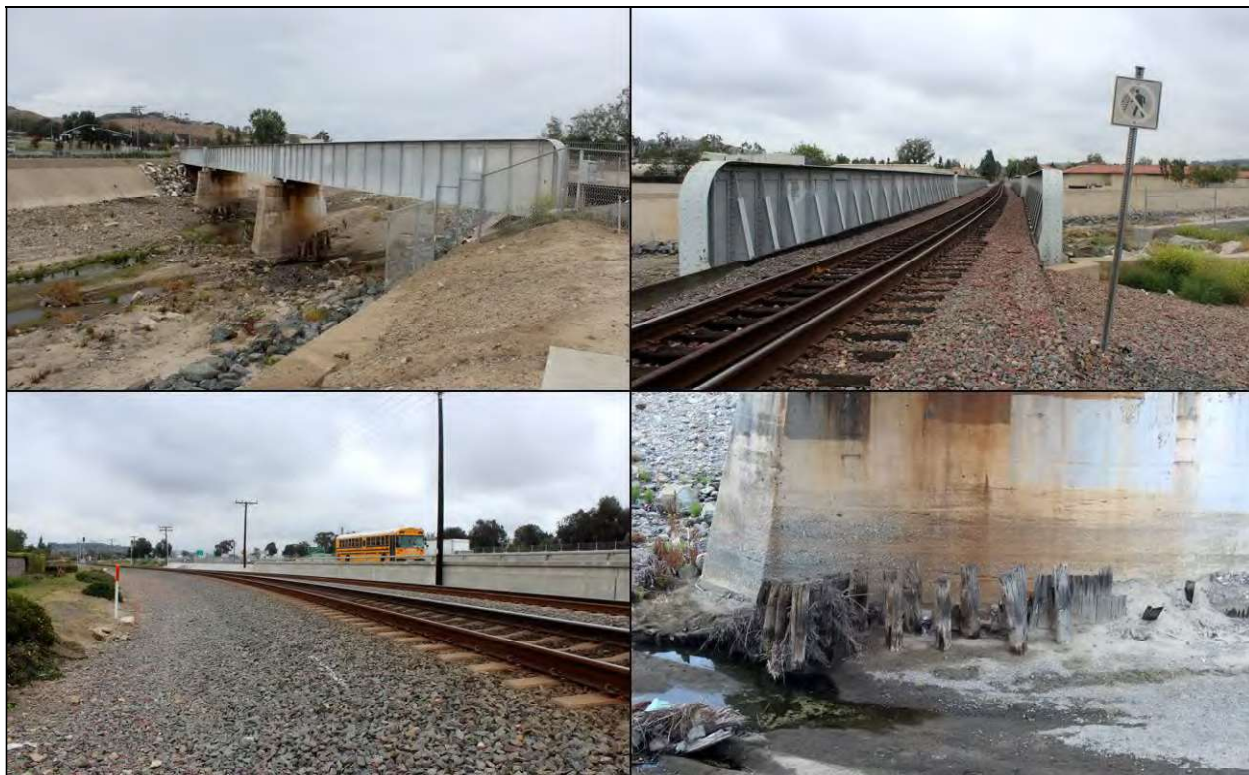
1993 Cultural Resources Investigations within the Proposed Realignment Right-of-Way for the Existing A.T.&S.F. Railroad Alignment, San Juan Capistrano, Orange County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

Shepard, Richard

2003 California Historical Resource Information System site record, 30-176700. On file, South Central Coastal Information Center, California State University, Fullerton.

Tang, Bai "Tom", Terri Jacquemain, Daniel Ballester, Harry M. Quinn, and Nina Gallardo

2016 Identification and Evaluation of Historic Properties: San Juan Creek Bridge Replacement Project, City of San Juan Capistrano, Orange County, California. On file, South Central Coastal Information Center, California State University, Fullerton.



Site 30-176663/30-176700 in the APE. Clockwise from top left: existing bridge over San Juan Creek, view to the southwest; deck of the bridge, view to the north; remains of wooden piles under the bridge, view to the east; railroad tracks south of the bridge, view to the northeast. (Photographs taken on May 17, 2016)

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

Primary # 30-176663/30-176700 (Update)

HRI #

Trinomial

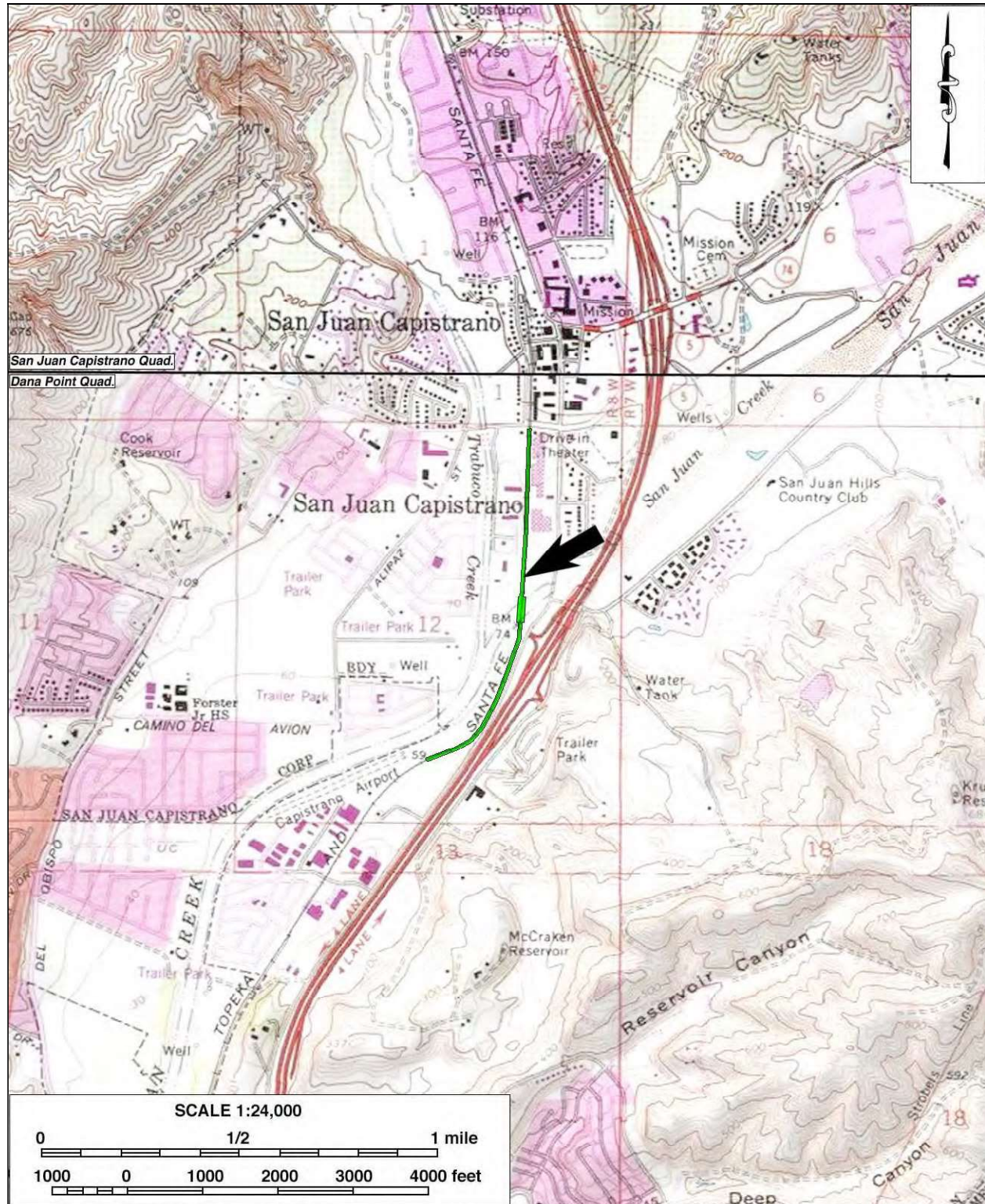
Page 3 of 3

*Resource Name or # (Assigned by recorder)

*Map Name: Dana Point and San Juan Capistrano, Calif.

*Scale: 1:24,000

*Date of Maps 1975 and 1981



CONTINUATION SHEET

*Recorded by: HDR Inc.

*Date: 2018-09-11 ☐ Continuation ☒ Update

P-19-186804 / P-30-176663 is the Burlington Northern Santa Fe (BNSF) (formerly Atchison, Topeka and Santa Fe) Railway. The resource as currently mapped and recorded extends from near the City of Commerce in Los Angeles County (at the north) to the Orange County/San Diego County border (at the south). Most of the railway was originally constructed between 1885 and 1888 by the Riverside, Santa Ana, and Los Angeles Railway Company, an ATSF subsidiary, as part of the ATST main line from Los Angeles to Orange County and San Diego (Ballester and Tang 2002). The resource is an active railway currently serving Metrolink commuter trains, Amtrak intercity trains, and BNSF Railway and Union Pacific Railroad freight trains. The site retains significance due to its association with the establishment of the second transcontinental railroad, the resulting land boom in California in the 1880s, and turn-of-the-20th-century tourism in California. However, due to it being regularly upgraded, maintained, and otherwise altered over the years, the recorded segment of the railway located within the APE (and associated features) retain poor historic integrity and therefore have been previously determined ineligible for listing in the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). Associated features described in the previous non-eligible evaluations include all railroad overpasses and culverts (Ballester and Tang 2002; Diss and Connolly 2016; McCormick 2007; Meiser 2012).

This update addresses two segments of the railway (located north of San Juan Capistrano) that HDR Inc. (HDR) surveyed on September 11, 2018 (see attached map). Segment 1, at the north, is 400feet (ft) long and located at Mile Post (MP) 194.50 (CP Camino); Segment 2, at the south, is 700ft long and located at MP 195.67 (CP Trabuco) (Figures 1 and 2). Both small segments of the resource consist of a single track of 115 lb/yd steel rails, rail fasteners, wood railroad ties resting on approximately 1-2ft of ballast, and the underlying subgrade. All of the steel tracks located within both surveyed segments of railway were replaced ca. 1989 based on manufacture date stamps located on the steel structure. Both segments of the resource are in good condition and regularly-maintained for present day use. Segment 1 crosses one associated feature, a small and heavily modernized 1941 wood trestle overpass. As previously indicated, this feature is directly associated with the railway and thus has already been previously determined ineligible for the NRHP and CRHR as a component of P-30-176663.

References:

- Ballester, Daniel and Bai "Tom" Tang
2002 DPR Site Record for P-19-186804/P-30-176663. On file at the South Central Coastal Information Center, California State University, Fullerton, CA.
- Diss, Margaret and Michael Connolly
2016 DPR Site Record Update for P-30-176663. On file at the South Central Coastal Information Center, California State University, Fullerton, CA.
- McCormick, Steven
2007 DPR Site Record Update for P-19-186804/P-30-176663. On file at the South Central Coastal Information Center, California State University, Fullerton, CA.
- Meiser, M. K.
2012 DPR Site Record Update for P-19-186804/P-30-176663. On file at the South Central Coastal Information Center, California State University, Fullerton, CA.

*Recorded by: HDR Inc.

*Date: 2018-09-11 ☒ Continuation ☒ Update

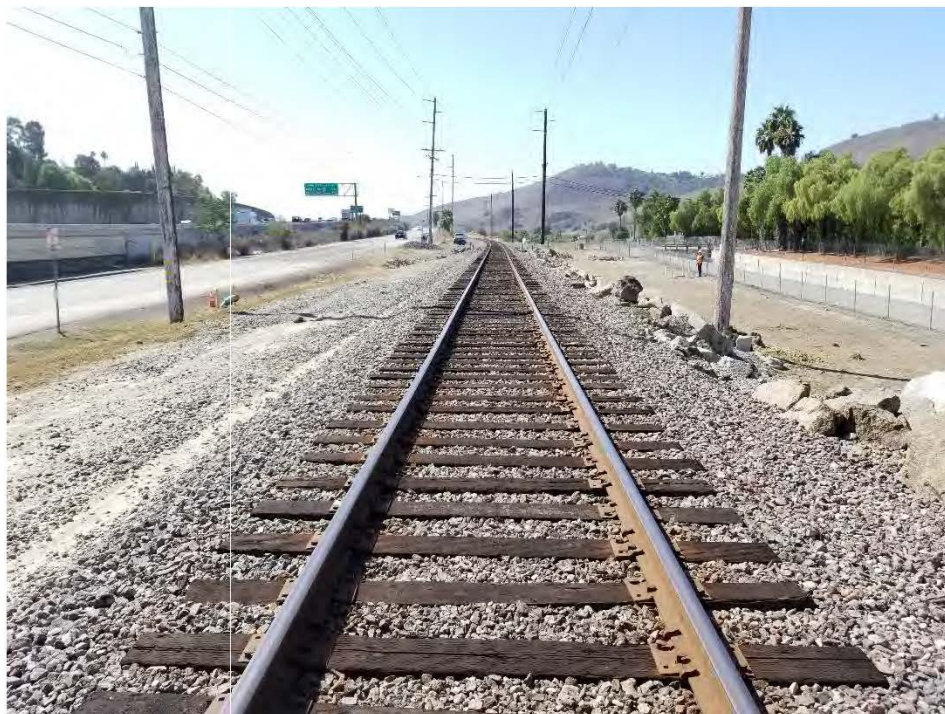


Figure 1. Overview of Segment 1 of P-19-186804 / P-30-176663 facing south.

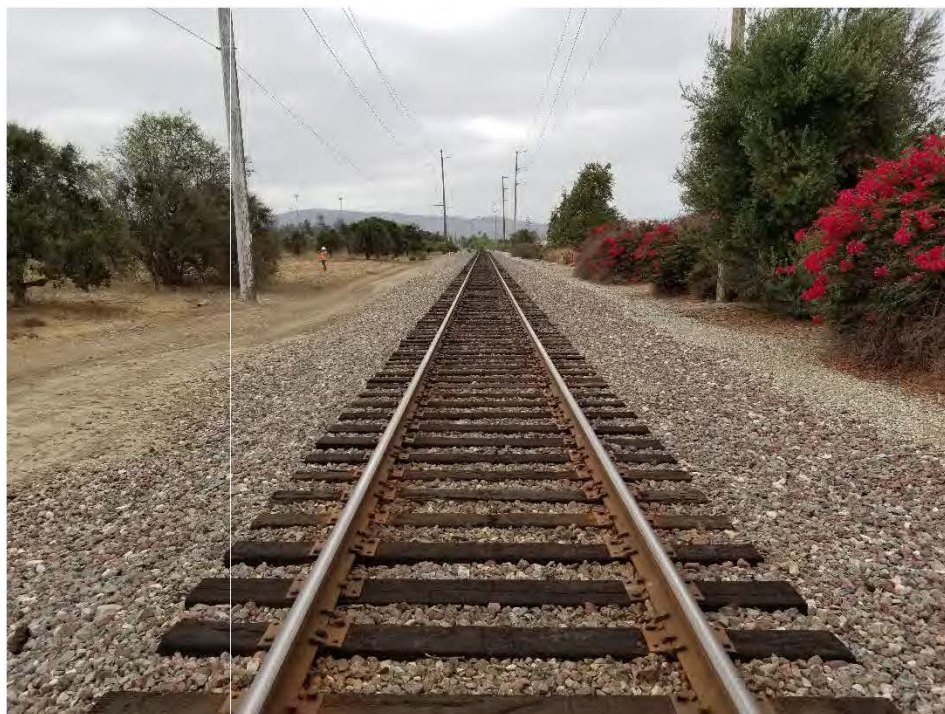


Figure 2. Overview of Segment 2 of P-19-186804 / P-30-176663 facing south.

*Recorded by: HDR Inc.

*Date: 2018-09-11 ☒ Continuation ☒ Update



Figure 3. Overview of overpass, associated feature located within Segment 1 of P-19-186804/P-30-176663, view facing east.

*Recorded by: HDR Inc.

*Date: 2018-09-11 ☒ Continuation ☒ Update



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

Primary # P-30-176642 – UPDATE

HRI #

Trinominal

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: (Assigned by recorder) Bathgate Ranch –UPDATE

P1. Other Identifier: Map ID 3 – Multipurpose Building

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

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

*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948 T 7S; R 8W; SE ¼ of NE ¼ of Sec 26; San Bernardino B.M.

c. Address 29341 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

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

APN: 637-082-71

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

This form updates the previously recorded Bathgate Ranch, a former citrus ranch located west of Interstate 5 in northern San Juan Capistrano. The ranch originally encompassed 75 acres of citrus trees, row crops, and buildings. Today the site consists of approximately 60 acres, one historic-era building, two modern-era sheds, and a modern-era garden (Photos 1 and 2). The extant resource is a single-story building with elements of the Folk National style. At the time of recordation, it was undergoing extensive alterations that included replacing windows and siding. No other changes were noted since the building was recorded in 2001. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, accession #) Photo 1, Multipurpose Building and Modern era Shed (left), looking northwest, June 12, 2024

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
c. 1927/ Previous Evaluation

*P7. Owner and Address:

Saddleback Church
29251 Camino Capistrano
San Juan Capistrano, CA 92675

*P8. Recorded by: (Name, affiliation, address) K. Ahmanson and C. Cancilla, Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

*P9. Date Recorded:
June 12, 2024

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List): DPR Form Set for P-30-176642

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Bathgate Ranch – UPDATE

B1. Historic Name: Bathgate Ranch

B2. Common Name: Saddleback Church Rancho Capistrano

B3. Original Use: Ranch/Multi-purpose building

B4. Present Use: Unknown

*B5. Architectural Style: Folk National

*B6. Construction History: (Construction date, alterations, and date of alterations) Existing Building – built c. 1927; new siding c. 2024; re-roofed and replacement windows added at an unknown date. Between c. 1996 and 2016 removal of citrus trees. Demolition of buildings c. 2018.

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

*B8. Related Features: No-longer-extant citrus grove

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area: N/A

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, Bathgate Ranch was assessed for historical significance under National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria and was eligible under NRHP/CRHR Criteria A/1 and B/2 (Gregory 2001). The following evaluation is an update to the 2001 assessment, and an evaluation of the property under all relevant regulations. Dudek has determined that Bathgate Ranch possesses significance under NRHP/CRHR Criterion B/2 but does not retain sufficient integrity to be eligible for listing on the NRHP or CRHR. The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource. See Continuation Sheet.

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

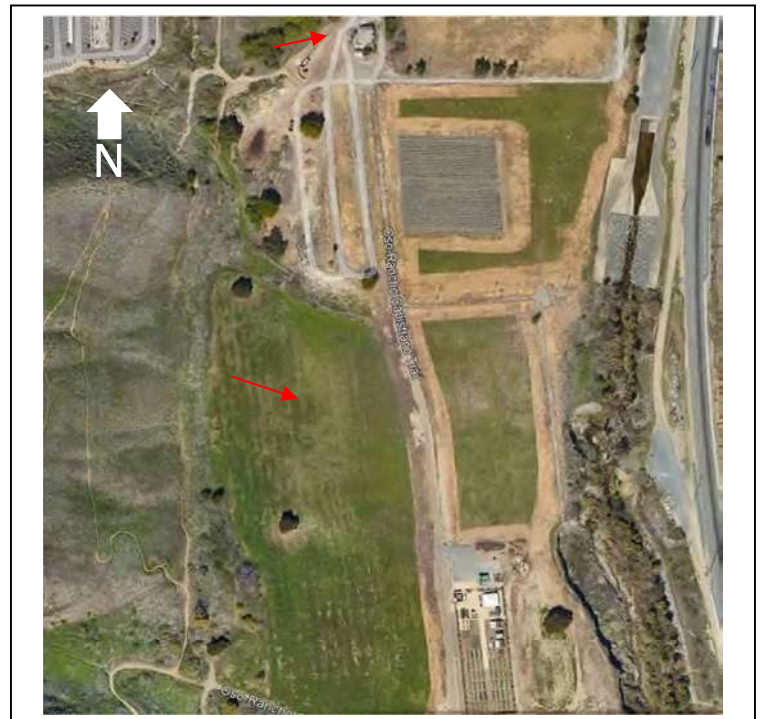
*B12. References: See Continuation Sheet

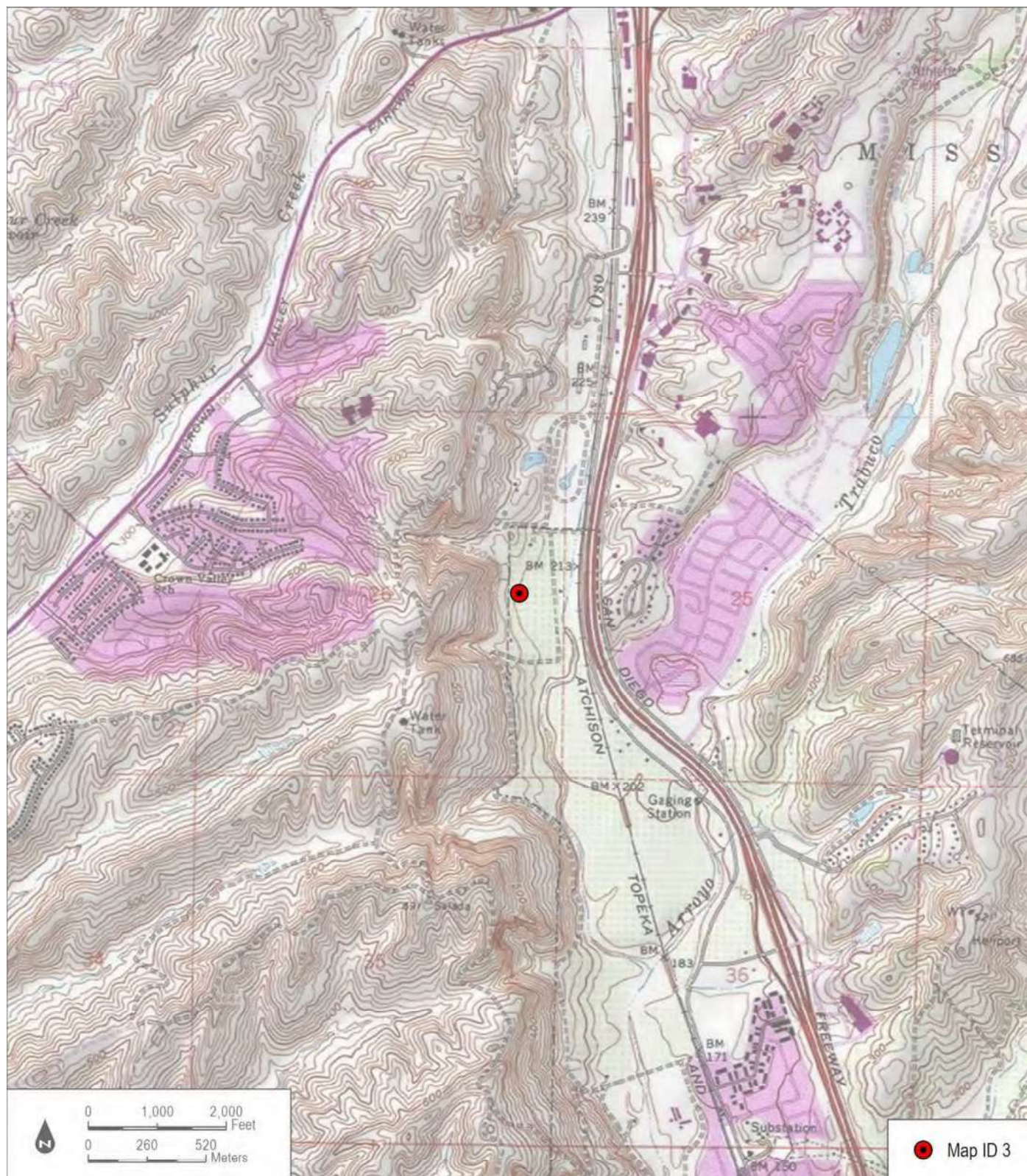
B13. Remarks:

*B14. Evaluator: Danielle Baza, BA, and Patricia Ambacher, MA

*Date of Evaluation: July 2024

(This space reserved for official comments.)





Page 4 of 9

***Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

Description (cont.)

A modern era small shed is located southwest of the building (**Photo 3**). South of the building is empty acreage where citrus trees were historically. There is also a modern-era small farm (**Photo 4**). What are now used as hiking/walking/horse trails were historically unimproved dirt roads associated with the property when it was a working citrus ranch. All vestiges of the citrus ranch were removed post-2001 (**Photo 5**).

Significance (cont.)

Bathgate Ranch lies on lands formerly belonging to the Rancho de la Playa. In 1868, Judge Richard Egan purchased 160 acres of the Playa. Egan later sold what would become Bathgate Ranch to the Williams and Bathgates families in 1913. One Williams' daughter married John Swanner in 1891, and the Williams, Bathgates, and Swanners formed ranches that extended over the present-day property. Guy Williams and his wife, Catherine (nee. Bathgate) first settled on the property in 1916. The Williams family is credited with introducing the citrus industry to the San Juan Capistrano Area (Gregory 2001).

Catherine Williams had two brothers, William and Simeon. The three Bathgates were born in Villa Park, California and William and Simeon began their ranching careers on leased farmland in nearby Emerald Bay and Laguna Beach. William Bathgate married his wife, Doris Allen, in February 1924 and moved to San Juan Capistrano in 1925 (CD 1953, pp. 1; Gregory 2001). William and Simeon purchased 60 acres of farmland for approximately \$20,000 from Robert Scott (SADR 1923, pp. 14). Bathgate Ranch was primarily a citrus ranch, but they also grew vegetables (CD 1953, pp. 1). In the mid to late 1920s, the Bathgate brothers constructed a new barn, two farmhouses, and a garage on the property (Gregory 2001).

Simeon Bathgate drowned in 1938 during a flood on the property and William Bathgate passed away in 1953, after which the ranch passed to his son, Billy (Gregory 2001). Billy continued to operate Bathgate Ranch as a citrus farm, even after signing a lease with a developer in 1969 that included the option to purchase the property. The developer paid the property taxes as well as \$1,000 per acre per year to Billy Bathgate while he decided whether to buy the land (LA Times 1992). In 1989, Crystal Cathedral Ministries purchased Bathgate Ranch, though Bathgate continued to farm on the land until the 1990s, while Crystal Cathedral Ministries decided what to do with the property (LA Times 1992). Billy Bathgate died in June 2001 (Gregory 2001).

The 2001 assessment considered Bathgate Ranch eligible under NRHP/CRHR Criterion A/1 for its association with patterns of events that have made a significant contribution to the broad patterns of history because the Bathgate Ranch was one of the last properties within San Juan Capistrano that represented the immense growth of the citrus industry in the 1920s. Citrus served as a leading industry within San Juan Capistrano, occupying over 75,000 acres of Orange County (Gregory 2001). At the time of the 2001 recordation, Bathgate Ranch consisted of numerous buildings and extant groves. Dudek concludes that the property does not meet NRHP/CRHR Criterion A/1 because it is no longer a working ranch with citrus groves and there is only remaining building associated with the ranch. The property no longer serves its original purpose as a ranch and is unrecognizable as a property that contributed to San Juan Capistrano's important citrus industry. As such, Bathgate Ranch does not appear eligible for under NRHP/CRHR Criterion A/1.

Under NRHP/CRHR Criterion B/2, the Bathgate Ranch property appear eligible for its associations with individuals whose specific contributions can be identified with the property. The Bathgate family were one of three inter-related families who introduced citri-culture into San Juan Capistrano and were large producers of avocados, beans, sweet potatoes, persimmons, and Christmas tress in addition to oranges. The Bathgate family was active within the civic and cultural life of San Juan Capistrano; the last descendent, Billy Bathgate, served as a Scout Master, Rotary Club board member, City Council, and mayor of San Juan Capistrano (Gregory 2001). An elementary school in Mission Viejo is named after Billy and his wife, Patricia, both of whom devoted time to the school through volunteer work, PTA involvement, and community service (Bathgate Elementary 2024). Parts of the original property continued to remain active farmland until the late twentieth century. As such, Bathgate Ranch appears eligible for NRHP/CRHR Criterion B/2.

In consideration of the elements of NRHP/CRHR Criterion C/3, Bathgate Ranch is not significant and does not meet this criterion. The remaining building is a common example of the Folk National style and lacks distinction as an architecturally significant property. Additionally, the property is not the work of a master. Building permits did not reveal association with any known architect. As such, Bathgate Ranch is not eligible under NRHP/CRHR Criterion C/3.

Under NRHP/CRHR Criterion D/4, Bathgate Ranch is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. As such, the property lacks sufficient associative significance to meet this criterion.

While Bathgate Ranch possesses significance under NRHP/CRHR Criterion B/2, the property does not retain sufficient integrity to convey significance as discussed below.

Location is the place where the ranch was constructed and operated. Since the location of Bathgate Ranch is the same as it was at the time of its construction in the 1920s, the subject property retains its integrity of location.

Design is the combination of planned, developed, and constructed elements of the property that created its form, plan, and structure. The property's design included at least five buildings and citrus groves and farmland. Presently, the property only contains one building and no evidence of groves. In the case of this resource, the loss of the other buildings and extant groves greatly impacts integrity of design. As such, the subject segment displays a significant diminishment of its integrity of design.

Materials are the physical elements that were combined to form the Bathgate Ranch during its construction. The materials associated with the subject building include wood sheathing and wood framed windows. At the time of Dudek's recordation, the extant building was undergoing alterations, including replacement siding and windows. The roof also appears to have been redone at an unknown date. The modern vinyl replacement windows and new siding have introduced new materials to a building constructed in the 1920s. These alterations have a cumulative effect and has resulted in a loss of integrity of materials.

Setting is the physical environment of Bathgate Ranch and includes properties adjacent to the structure, as well as the urban landscape in San Juan Capistrano that characterizes the area. To retain integrity of setting, the existing general land uses adjacent to the property must be similar to those that existed historically during the property's period of significance, which in the case of the Bathgate Ranch is the 1920s through the 1940s. The surrounding character of the place in which the property played its historic role are not intact. Though the property maintains its rural setting near the northern outskirts of the San Juan Capistrano, the surrounding areas have developed immensely, with the construction of I-5, commercial centers, tract homes, and post-1980 buildings associated with the current function of the property as a religious center. The buildings and farmland immediately surrounding the property have been removed and replaced over time and the property no longer functions as a ranch. As such, the property does not retain its integrity of setting.

Feeling is conveyed through Bathgate Ranch's ability to express its historic function and feel from its period of significance. The property's change in function as a working ranch to a church property is altered. Additionally, there have been removal, replacements, and alterations of original features, and not all the property's key elements remain. Because the property no longer serves as a ranch nor contains citrus groves, the property has lost integrity of feeling.

Association is the direct link between Bathgate Ranch and its role in the citrus industry in San Juan Capistrano and Orange County. The property is in the same location but does not operate as a citrus farm. As such, the property does not retain its integrity of association.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The workmanship required to construct the 1927 extant building has been affected by alterations. Most of the original materials, features, and design elements are not intact. As such, the property does not display integrity of workmanship.

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***Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

Because Bathgate Ranch lacks the necessary integrity to convey its significance under NRHP/CRHR Criterion B/2, Dudek recommends that the property is not eligible for inclusion in the NRHP or CRHR. The property's retention of its integrity of location is insufficient to overcome its compromised integrity of setting, association, design, materials, workmanship, and feeling under Criterion B/2.

References (cont.)

Bathgate Elementary. 2024. "School History." Accessed August 13, 2024. <https://bathgate.capousd.org/School-Info/School-History/index.html>.

CD (Coastline Dispatch). 1953. "Wm. Bathgate, Prominent Rancher, Died Monday." Newspapers.com: *Coastline Dispatch* (San Juan Capistrano, California). September 11, 1953.

LA Times (Los Angeles Times). 1992. "Down the Farm: Lifestyle: The 75-acre Bathgate Ranch in San Juan Capistrano, established in the 1920s, stands as a testimony to the area's agricultural roots." Accessed August 13, 2024. <https://www.latimes.com/archives/la-xpm-1992-02-14-vw-2367-story.html>.

SADR (Santa Ana Daily Register. 1923. "\$20,000 Deal Made In Capistrano Land." Newspapers.com: *Santa Ana Daily Register* (Santa Ana, California). May 31, 1923.

Photographs (cont.)

Photo 2. Rear of building and modern era shed on the right, camera facing southeast.



Source: Dudek 2024.

Page 7 of 9

***Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

Photo 3. Modern era shed, camera facing southwest.



Source: Dudek, 2024.

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***Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

Photo 4. Modern-era farm/garden, camera facing southwest.



Source: Dudek, 2024.

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***Resource Name or #** (Assigned by recorder) Bathgate Ranch – UPDATE

***Recorded by:** K. Ahmanson and C. Cancilla, Dudek

***Date:** June 11, 2024

☒ Continuation ☐ Update

Photo 5. Overview of former citrus ranch with extant building in background, camera facing southwest.



Source: Dudek, 2024.

district #
30-176642

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

Primary #

HRI #

Trinomial

NRHP Status Code

5D

Other Listings

Review Code

Reviewer

Date

Page 1 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted

a. County Orange

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

b. USGS 7.5' Quad an Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 637-082-71

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is a former citrus ranch. The examined site was approximately 57 acres within the original 77 acres of the Bathgate Ranch, now owned by the Crystal Cathedral Ministries and proposed for development. Many of the original orange trees still exist, although the majority seem to be dying. The historical resources on the site consist of three houses, one attached to a garage, and a multi-purpose building, sometimes referred to as "the barn" or "the schoolhouse." All the resources are in good shape and have retained their basic integrity.

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

P4. Resources Present

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

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



P5b. Description of Photo: (View, date, accession #)
Bathgate Ranch, central section, showing
Farm-house #3 (View toward west). Photo No:
805-1 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923—Talbert (1963)

P7. Owner and Address

Crystal Cathedral Ministries

29251 Camino Capistrano

San Juan Capistrano, CA 92675

P8. Recorded by: (Name, affiliation, and address)

Tim Gregory DBA The Building Biographer, 400
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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

Attachments

☐ NONE

☒ Location Map

☒ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

Page 2 of 15

NRHP Status Code

5D

Resource Name or #: (Assigned by recorder) *Bathgate Ranch*

D1. Historic Name: *Bathgate Ranch*

D2. Common Name:

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

The Bathgate Ranch is located on the west side of the Interstate-5 Freeway at the northern boundary of the City of San Juan Capistrano. Its 77 acres contain hundreds of orange trees (although a significant number have been removed and a large percentage of those remaining appear to be dead or dying). A dirt road connects the historic resources, which consist of a multi-purpose building (sometimes referred to as "the schoolhouse" or "the barn") on the northerly end of the property with three dwelling units on a hillside towards the southwest corner of the property. The historic resources were all built between 1924 and 1930 and are basically rustic in style. Various alterations and additions were made to them over the years, some as late as 1966. However, their historic appearance is still observable. Playing fields have been built on part of the property east of the multi-purpose building.

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

The boundaries coincide with those of the Assessor's Parcel Number.

D5. **Boundary Justification:**

Historical boundaries of the Bathgate Ranch.

D6. **Significance: Theme** *Agriculture*

Area *San Juan Capistrano*

Period of Significance *1920-*

Applicable Criteria *A, B*

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Bathgate Ranch was created on lands formerly belonging to the Rancho de la Playa (ca. 1869). However, shortly after de la Playa's founding, this northwest area was exchanged for other lands, making it available for settlement. This change occurred around the time that Judge Richard Egan arrived in the area, about 1868. Egan purchased 160 acres and resided there in a small adobe. It is recorded that Egan paid \$1.50 per acre for the property. The purchase was probably from the Vejar family, though no research has traced this ownership to date. By 1883 Egan had built a more substantial home in San Juan Capistrano. Judge Egan was instrumental in bringing the railroad through San Juan Capistrano in 1891. (see continuation sheet)

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

Hallan-Gibson, Pamela *Two Hundred Years in San Juan Capistrano*. Donning, 1990

Pleasants, Mrs. J. E. *History of Orange County, California*. Finnell, 1931

Talbert, Thomas B. *The Historical Volume and Reference Works; Vol. II: Orange County*. Historical Publications, 1963
Orange County Register, various issues

D8. **Evaluator:** *Tim Gregory*

Date: *8/13/2001*

Affiliation and Address: *Tim Gregory DBA The Building Biographer, 400 East California Blvd. #3, Pasadena, CA 91106*

CONTINUATION SHEET

Page 3 of 15 Resource Name or #: (Assigned by recorder)
Recorded by: Tim GregoryBathgate Ranch
Date 8/13/2001 ☒ Continuation ☐ Update**D6. Significance**

Egan sold part of his property to the Oyharzabal family sometime prior to 1912. In 1913, he sold the balance of the property, near the confluence of Oso and Trabuco Creeks, to a consortium of the Williams and Bathgate families. Later, the Oyharzabal family sold their holdings, except for a small residential parcel, to brothers Judge R. Y. Williams and Guy Williams. One Williams daughter had married John A. Swanner in 1891. Catherine Caira (Mrs. Guy) Williams' brothers were Simeon (Sim) and William, Jr. (Will) Bathgate. Together, the Williams, Bathgates, and Swanners, their ranches forming a north-south string along the Los Angeles-San Diego highway, controlled the bulk of the local property for the next century. Mr. and Mrs. Guy Williams settled on their ranch in 1916. Catherine (Bathgate) Williams is remembered for being a charter member of the Community Presbyterian Church, the first president of the San Juan Capistrano Woman's Club, and one of the community activists who brought a high school and the Girl Scout movement to San Juan Capistrano. She died in 1952.

Citrus agriculture was the primary activity of the Williams, Bathgates, and Swanners. In fact, the Williams family is credited with introducing the citrus industry to the San Juan Capistrano area (Hallan-Gibson 1990). In the 1920s, all three properties were producing record crops of both oranges and walnuts. Tomatoes and other crops were also in evidence.

Simeon, William, and Catherine were three of the eight children of William and Violet (Miller) Bathgate who had emigrated from Scotland in 1887. The family settled in Villa Park in what is now the City of Orange, building a home and tending a successful 12 ½-acre Valencia orange grove. Upon his death in 1929, the senior William Bathgate was remembered for having laid out the still-extant Orange Plaza and for other civic-minded activities. Violet Bathgate was a charter member of the Woman's Club at Orange, an organizer of the Shakespeare Club, and a financial supporter of the Union Congregational Church.

Brothers Will and Sim Bathgate founded the seventy-seven-acre Bathgate Ranch just north of San Juan Capistrano in 1923, having previously farmed on leased land at Emerald Bay. At least one building already existed on the new Bathgate property—a former residence, later remodeled into a home for William Jimenez, a long-time Bathgate employee, and his family. This structure, now known as the multi-purpose building, may have once been the home of the Scott family, according to Diane Bathgate. The first building the Bathgate brothers constructed on their ranch was a new barn in 1924, evidently built in one day. The brothers irrigated their orange groves using wells supplied with water from two huge creeks on the land: the Trabuco and the Oso. In the mid- to late 1920s, two farm-houses and a garage were erected. The southerly house (Farm-house #1) was the residence of Will and Doris Bathgate. Around 1933, living quarters were added to the garage (Farm-house #2) as a bedroom for "Billy" Bathgate, the son of Will and Doris. (Diane Bathgate recalls that the wood used in the construction of the addition came from a former movie-set.) The northerly house (Farm-house #3) was built for Simeon Bathgate and his wife Susan.

Simeon Bathgate was drowned in 1938 while attempting to save a water line from being washed out during a major flood. Will Bathgate died in 1953 at the age of 60, having lived all his life in California and having worked on the Bathgate Ranch until his death.

Ownership of the Ranch then passed to Will's son, William A. Bathgate, known as "Billy." Born in 1925, Billy Bathgate lived in San Juan Capistrano almost his entire life, graduating from Capistrano Union High School in 1943. After service in World War II, Mr. Bathgate earned a degree in mechanical engineering from the University of Southern California. He returned to the family Ranch in 1951 to begin his career as a citrus rancher. In addition to oranges, the Bathgate Ranch produced avocados, beans, sweet potatoes, Christmas trees and a Fuyu type persimmon that was grown nowhere else in commercial quantities. Mr. Bathgate married Patricia Millsap in 1957. They were to have three daughters and one son. In the 1960s, Billy and Patricia remodeled the northerly farmhouse and moved into it with their family. Billy Bathgate was active in his community and profession, serving as a Scout Master, a Rotary Club board-member (he was presented their outstanding community service award for 1959-61), and a charter member of the Dana Point Yacht Club. He was also a member of the Chamber of Commerce of San Juan Capistrano, the American Legion, and Consolidated Orange Growers, of which he also served as a director. Perhaps Mr. Bathgate is best remembered locally for serving on the first City Council after San Juan Capistrano became a city in 1961. He was made mayor in 1963. Mr. Bathgate's last term ended in 1972. Billy Bathgate died in June 2001 at the age of 76. An elementary school in Mission Viejo is named after him and his wife.

Although Billy Bathgate had been paid an option for development of his acreage as far back as 1969, it was not until May 1989 that the land was purchased by Crystal Cathedral Ministries who already owned Rancho Capistrano to the north.

CONTINUATION SHEET

Page 4 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☐ Continuation ☐ Update**D6. Significance**Historic Context:

San Juan Capistrano was founded in 1776 by Father Junipero Serra and is commonly agreed to be the oldest still-surviving settlement in Orange County and one of the oldest communities in all of California. The new mission, the seventh in the Alta California chain, did not have a smooth beginning. There were scant supplies, friendly but wary natives, and a poor water supply. By October of 1778 the mission was moved from its former site in the Mission Viejo area closer to Trabuco Creek, which had a more reliable supply of water from several canyons to the northwest.

Construction of the new mission continued until 1806, the result being the "largest and handsomest church in California and ...the pride of mission architecture" (Armor 83). The most ambitious project of the mission period was the construction of the great stone church. Begun in 1797, the elaborate structure, which could hold up to two thousand standing worshipers, took nine years to complete. At the height of its productive peak, the mission had more than 13,000 cattle, sheep and horses grazing on the hills, a bountiful harvest of grain, and a burgeoning trade in hides and tallow. Within the mission complex were living quarters, a blacksmith shop, a cannery, a wine press, warehouses, and other buildings, all designed to make the mission completely self-sufficient. The population of the mission at that time has been estimated at 1,400.

But on December 8, 1812, at the height of the mission's prosperity, an earthquake destroyed the building, killing thirty-nine people. Even after its destruction, Mission San Juan Capistrano has been consistently referred to as "the Jewel of the Missions."

The town grew up around the mission. In 1794 forty little adobes were built to house the neophytes of the mission and the married military personnel. In 1807 thirty-four more were constructed, forming four to six neat blocks. Some of these buildings still stand today in what is called the Los Rios Historic District, the oldest residential area in Orange County.

Mexico gained its independence from Spain in 1821, and the mission's defeat as an institution of educational and cultural integration was complete. The neophytes were emancipated in 1833 and an Indian pueblo was set up by the Mexican authorities. By 1836, however, the Mexican government had confiscated the mission's property, scattered its work force, and obliterated its influence.

The secularized mission fell into disrepair and was quickly abandoned, the Indian pueblo failed, but the town itself was soon to flourish. In 1841, an official Mexican pueblo was organized with a formal government. Like most pueblos, San Juan was built around a plaza. Adobe houses and stores lined El Camino Real (the main road between Los Angeles and San Diego) to the east and Camino Capistrano to the west, with the mission anchoring the northern boundary. Houses still bordered Los Rios Street, and a few other adobes were scattered on both sides of San Juan and Trabuco creeks. Although the plaza has disappeared, the street pattern still exists today in the downtown section of San Juan Capistrano.

In 1845, the mission was sold at public auction to John Forster, an Englishman, and his partner James McKinley, for \$710 in gold and hides. Forster had fortuitously married Ysidora Pico, the sister of Pio Pico, the last Mexican governor of California, who happened to be the auctioneer. Forster bought out his partner and moved into the crumbling mission, making it his home for the next twenty years.

When California became a part of the United States in 1848, the town was supported by the cattle industry. Three Mexican land grants surrounded the community—Rancho Niguel on the north, Rancho Mission Viejo on the east, and Rancho Boca de la Playa on the south. By the time California became a state, the gold rush was in full force, political influence was centered in the north, and a costly, time-consuming set of legal procedures were in place which assumed that land was not owned until proof could be presented to a tribunal in San Francisco. Legal debts, coupled with floods, drought, and smallpox, decimated the cattle industry in the south, broke up the ranchos, and opened the doors to diversified farming. In 1850, it is estimated that only five hundred people lived in what is now Orange County—some in the village of San Juan Capistrano and others in ranches along the Santa Ana River valley. Los Angeles County (which at that time included Orange) was divided into six judicial townships in 1851, of which San Juan Capistrano was one. Along with the Santa Ana township, it was the site of the only school in the area.

San Juan Capistrano, like many settlements in Orange County, became a farming community. New settlers who came to the homestead after the Civil War planted barley and wheat. In 1870, the English walnut was introduced into the valley by Joel Congdon, and this, along with various varieties of beans, became the most productive crops. (Forster, evicted by the patent granted to the Catholic Church in 1864 to reinstate its ownership of the mission buildings, moved to Rancho Santa Margarita.) (see continuation sheet)

CONTINUATION SHEET

Page 5 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update**D6. Significance**

The town began to expand beyond its traditional borders. New wooden farmhouses began to be constructed, and older adobes were either refurbished or torn down. The Mendelson Hotel was built around 1875 on El Camino Real. The old plaza was filled with livery stables, saloons, and mercantile establishments facing Camino Capistrano, which became the main street of town. Visitors began to be lured to the area by the curative waters of the San Juan Hot Springs, located twelve miles east of San Juan Capistrano, which was turned into a resort in 1883.

By 1914, San Juan Capistrano was the center of five hundred acres of fruit and nuts, fourteen thousand acres of grain, two thousand acres of beans, many acres of vegetables, and five thousand head of range cattle. There were also a number of apiaries and poultry farms.

By 1920, the community had a new hotel, electricity, pavement on its main street, sewers, water pipes, and a new industry—tourism. As early as the 1890s, tourists had discovered the colorful ruins of the mission. The Los Angeles-based Landmarks Club had repaired a portion of it and their efforts had received wide publicity. In addition, the Santa Fe Railroad had laid tracks through the community as early as 1887, making it easier to visit. The popularity of the automobile spurred national advertising campaigns romanticizing the mission and drawing visitors in ever-growing numbers. The story of the swallows' annual return on St. Joseph's Day, which circulated widely in the 1930s, put San Juan Capistrano on the map. The town was also known for two Civilian Conservation Corps camps that were built in the area during the Great Depression.

In the late 1920s and early 1930s the agricultural industry underwent change. A pest made walnuts unprofitable and the trees were removed. Oranges, lemons, and grapefruit were planted in their place. Citrus and beans remained the primary crops in the valley until the late 1950s when the community, through a spillover from the rest of Orange County, began to feel the stirrings of growth.

The Santa Ana Freeway opened in the San Juan area in the late 1950s and the sleepy insulated community was no longer too far away for an urban commuter, situated as it was mid-way between Los Angeles and San Diego. In an effort to control its own destiny and fearing possible annexation by San Clemente, the city was incorporated in 1961 with a population of 1,200. Ten years later, there were 12,000 people and the town was experiencing a building boom which became the major topic of the elections of the 1970s. A new general plan was adopted in 1975, calling for controlled growth, strict development standards, and the preservation of the community's identity. No other city in Orange County took such strong actions to protect itself from the effects of growth.

By the 1980s, San Juan Capistrano was a place of activity. A redevelopment agency refurbished the historic town center, economic development was being encouraged, housing construction was still regulated, and a capital improvement program gradually replaced the city's aging infrastructure. The preservation of prime agricultural acreage, prominent ridge-lines, landmark trees, and older neighborhoods (at least twelve adobes from the 1840s have survived) has given existing residents a distinctive quality of life. San Juan Capistrano is known for having its own indelible style that makes its character stand out among other cities in Orange County.

Within the broad historic context of local history, the Bathgate Ranch is significant because it is one of the last properties within the city limits of San Juan Capistrano to represent the phenomenal growth of the citrus industry in the 1920s. Virtually unchanged from its days as a working ranch, the fifty-plus acre parcel is a valuable reminder of the vast citrus empire that, as long ago as the 1940s, occupied over 75,000 acres of Orange County. (The only noticeable change on the property is the addition of playing fields on its easterly border and the removal of a large number of dead or dying orange trees.) The layout and appearance of the Ranch's buildings, extant groves, and other improvements supply information regarding rural life in San Juan Capistrano during the early- and mid-20th century and how it evolved over that time period. The Bathgates were one of three inter-related families who introduced citri-culture into the area almost one hundred years ago. The family also had a significant impact on the civic and cultural growth of San Juan Capistrano.

Summary of Significance:

As a site: of major local significance under Criterion 1 (contributing to knowledge of the broad patterns of the state's history) and under Criterion 2 (association with significant persons).

Integrity: Good. The property has not been appreciably altered since the Ranch was established in the 1920s. Except for the removal of parts of the groves, the Ranch retains much of its original appearance from its earliest days. Some of the buildings have been altered or added onto over the years, but these changes reflect the ongoing needs of an active citrus ranch.

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

Primary # 30-176642 District # 5D
HRI # 30-176642
Trinomial 30-176642
NRHP Status Code 5D

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 6 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #1

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

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

b. USGS 7.5' Quad San Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341 Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 637-082-71

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource is located on a hillside approximately 1,000 feet west of Camino Capistrano and approximately 2,000 feet north of the southerly end of Parcel A-2. The Orange County Assessor's records indicate this building was constructed in 1925, making it the oldest still-extant structure on the property. It is a California Bungalow, basically rectangular in shape, measuring approximately 42 feet by 30 feet, with its long dimension facing east. The side-facing, low-pitched gable roof is covered with composition material. The eaves are open with exposed rafter-tails. The walls are clapboard. Window openings are Craftsman-like in style, with the upper horizontal timbers extending beyond the vertical timbers. All the windows have fitted metal screens. A brick chimney appears on the south wall. (see continuation sheet)

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

P4. Resources Present

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

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



P5b. Description of Photo: (View, date, accession #)
Farmhouse #1, northeast corner (View toward southwest). Photo No: 801-4, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925—Assessor's records

P7. Owner and Address

Crystal Cathedral Ministries
29251 Camino Capistrano
San Juan Capistrano, CA 92675

P8. Recorded by: (Name, affiliation, and address)

Tim Gregory DBA The Building Biographer, 400
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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

Attachments

☐ NONE

☒ Location Map

☒ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

CONTINUATION SHEET

Primary # 30-176642
HRI #
Trinomial 30-176643

Page 7 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

P3. Description

Farm-house #1 (continued)

The front (east) elevation has a solid front door with lights at each side. A large picture window is placed south of the door, while narrow casement windows appear to the north of the front door. An extension of the house on its north side may be an add-on. Its east wall contains metal casement windows placed inside an older wooden frame. Two perpendicular flights of brick steps lead to the brick entry porch, which was added in 1933. This porch is protected by a shed roof supported by a cross-beam and two wooden posts.

The south elevation of the house has a wood-framed venting feature at the center of the gable-end. To each side of the chimney are horizontally-oriented metal casement windows inside older wood frames. A firewood bin, attached to the wall, appears to the west of the chimney. There is a single casement window on the west end of this wall.

The west elevation has a blank wall at its southerly end. Towards the northerly end are two single sash windows on each side of a window placed higher on the wall. There is a shed-roofed projection at the north end of this wall which was added in 1933. A paneled door occupies a space at the north end of this wall.

The north elevation has a large window on its east end. To the west of this is a band of six wooden casement windows. These windows have two panes, the upper one being substantially smaller than the lower one.

A curving dirt driveway leads southerly uphill to the house from where the paved road ends. It appears to mark the westerly end of a large orange grove, of which many trees survive. This driveway surrounds the east and south walls of the house to end at the garage described below. A large gravel area is south of the house in which an orange tree surrounded with shrubbery forms an island. South of this area is a fenced section that is plumbed for irrigation. At its north end is a post with lights mounted on it and the remains of electrical controls. To the north of this area is what appears to be a parking area lined with brick pavers.

There would have been a magnificent view of the Capistrano Valley from the front of the house. On the hillside to the east of the driveway are planted citrus trees, birds-of-paradise, roses, holly, and the remains of a vegetable garden. To the north of the house are the remains of an orchard, including avocado, fig, peach, and pomegranate trees. An outdoor sitting area is nearby with a floor made of pavers. Planted close to the house on its west side are geraniums, hydrangeas, ivy, azalea, and iris. Mature camphor trees are located at the southwest corner of the house and the southeast corner of the driveway. A concrete path surrounds the house on its north and west sides, with a planting strip in between.

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

Primary #

HRI #

Trinomial

NRHP Status Code

5D

Other Listings

Review Code

Reviewer

30-176644

Date

Page 8 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #2

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

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

b. USGS 7.5' Quad San Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 637-082-71

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

—Located approximately ten feet west of Farm-house #1, on the other side of the concrete perimeter path, this basically rectangular building measures approximately 32 feet north-south by 24 feet east-west. It is separated from Farm-house #1 by a retaining wall since it is at a higher elevation. Farm-house #2 consists of a garage with two-story living quarters attached on its northerly end. It is built in the same style and with the same materials as Farm-house #1. The main design difference is that its windows are not in the Craftsman style; all the framing timbers meet at right angles. The Orange County Assessor's records indicate that the garage portion was built around 1929, but the living quarters were probably added in 1933 at the same time Farm-house #1 was altered. (see continuation sheet)

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

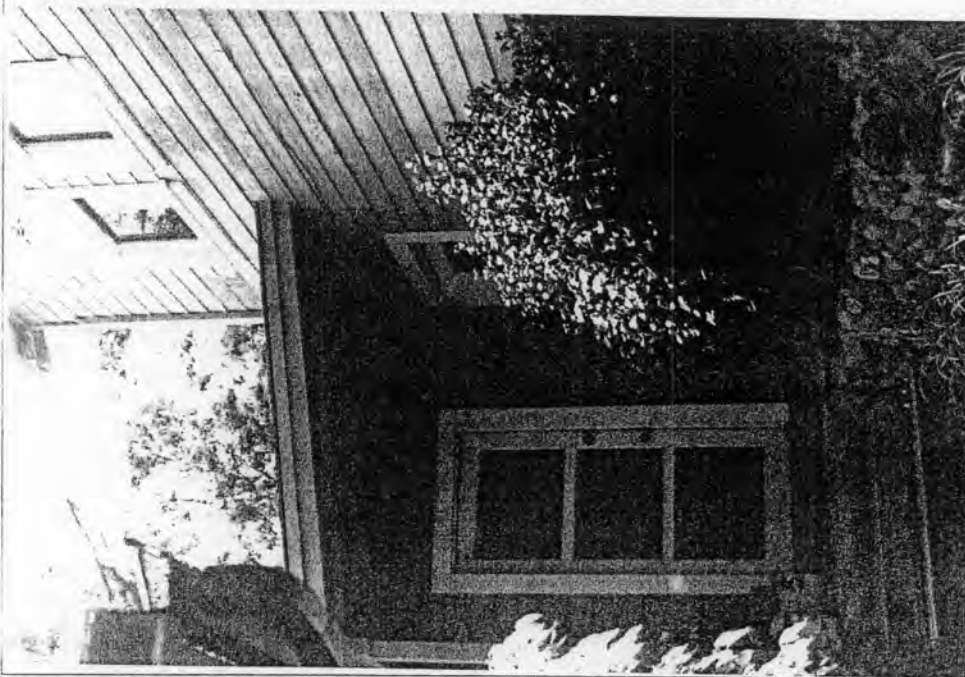
HP2 - Single Family Property

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
Farmhouse #2, east side (View toward southwest)
Photo No: 804-2, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929—Assessor's records
altered ca. 1933—Diane Bathgate

P7. Owner and Address

Crystal Cathedral Ministries
29251 Camino Capistrano
San Juan Capistrano, CA 92675

P8. Recorded by: (Name, affiliation, and address)

Tim Gregory DBA The Building Biographer, 400
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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

Attachments

☐ NONE

☒ Location Map

☒ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

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

Primary #

HRI #

Trinomial

CONTINUATION SHEET

Page 9 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

P3. Description

Farm-house #2 (continued)

The garage portion of the structure has a south-facing gable roof. The south wall is dominated by two sliding barn-like doors with vertical clapboards on its westerly end and a hinged board-and-batten double-door on its easterly end. (The westerly end may have been an add-on to the original structure since the slope of its roof is less pitched than the rest of the roof.) The south end of the second story of the living quarters, visible from this vantage point, also has a south-facing gable roof with wood-framed venting in the gable-end. This wall also has a single sash window in its westerly end. The east side of the garage (which is possibly part of the add-on) has two high windows evenly spaced on the wall.

The east wall of the living quarters is recessed behind a concrete entry porch that has two paneled doors, one leading south into the garage and the other leading west into the house. The latter door has a glass panel in its upper portion. There is a light fixture on the wall to the west of the garage entrance. The porch is approached by three concrete steps and is sheltered by a lean-to roof that is an extension of the garage roof, supported by a wood post at its northeast corner. The southerly wall of the porch is faced with tongue-in-groove siding, the spacing of which does not match that of the east wall, adding to the evidence that this part was an add-on. On the second floor of the structure's east wall is a pair of sash windows which would have had a view over the roof of Farm-house #1. A planter with cobblestone walls occupies a space at the northeast corner and is filled with camellia bushes.

The north wall of the living quarters has a paneled door on its east end and a solid door on its west end, both probably leading into storage rooms. In between is an open wood stairway paralleling the wall that leads easterly up to the living quarters' entrance on the second floor. It ends at a landing on the east end of the wall off which is a door. The door is paneled in wood, but may once have had glass panes. A single sash window appears to the west of the door. The rest of the wall has no openings.

The west wall of the structure has a pair of sash windows on the first floor, but no openings on the second floor. The wall continues to the south to enclose the garage. This blank wall has been fitted up as a potting area with a sink and shelves.

A path leads from the paneled door at the northwest corner of House #1 along the north wall of Farm-house #2. It connects to the stairs and proceeds further west to a wooden deck northwest of Farm-house #2. The deck is a raised wooden platform that may once have held a Jacuzzi. The north and west sides of the deck are bordered by piles of flagstones.

30-176645

District #

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

Primary #

HRI #

Trinomial

NRHP Status Code

30-176642

30-176642

Other Listings

Review Code

Reviewer

Date

Page 10 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: Farm-house #3

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

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

b. USGS 7.5' Quad San Juan Capistrano Date 1968; rev. T 7S ; R 8W ; SE 1/4 of NE 1/4 of Sec 26 ; S.B.

c. Address: 29341

Camino Capistrano

City San Juan Capistrano

Zip 92675

d. UTM: (Give more than one for large and/linear resources) 11 ;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 637-082-71

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building was constructed in 1930, according to the Orange County Assessor, but the actual building date was probably a few years earlier. It is located approximately 200 feet north of Farm-houses #1 and #2 and is approached by a paved driveway that intersects with the driveway leading to Farm-house #1. Built on a hillside, the front door of the house is accessed by fourteen uneven-sized asphalted steps with risers made of railroad ties. Similarly styled steps continue along the south side of the house. The house is an L-shaped structure measuring approximately 65 feet north-south by 24 feet east-west. The ell is an addition built onto the south end of the older house, probably in the 1950s. It measures approximately 16 by 20 feet. It has stucco walls and sliding aluminum windows, while the walls of the older section are narrow clapboard whose windows are wood-framed, often in a Craftsman style, where the horizontal members are longer than the vertical ones. (see continuation sheet)

P3b. Resource Attributes: (List attributes and codes)

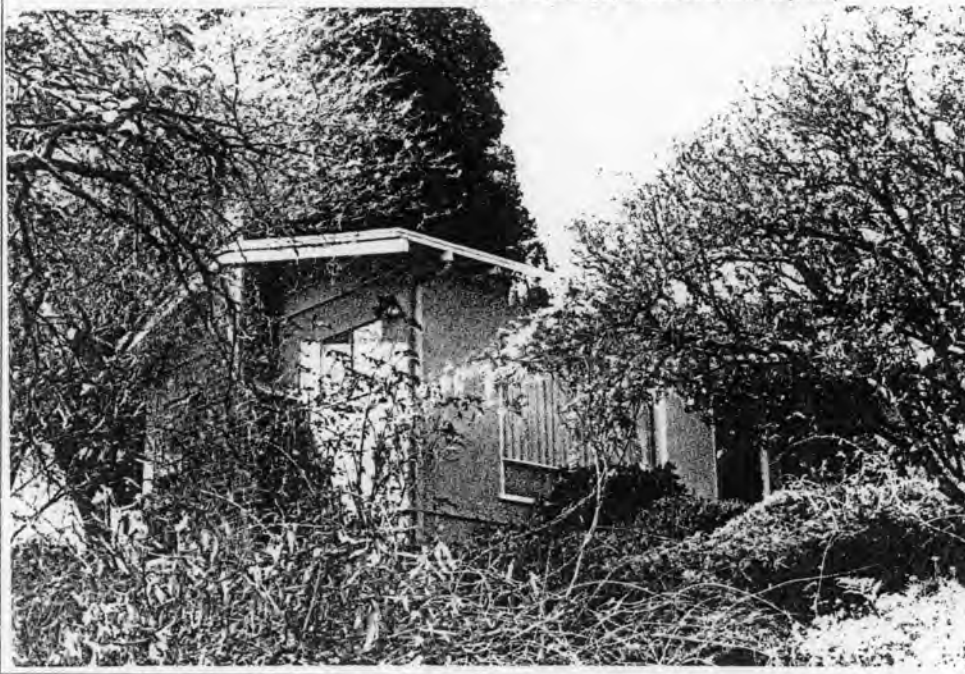
HP33 - Farm/ranch

HP2 - Single Family Property

P4. Resources Present

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

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



P5b. Description of Photo: (View, date, accession #)
Farmhouse #3, southeast corner (View toward northwest). Photo No: 804-3, 3/27/1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930; altered 1966—Assessor's records

P7. Owner and Address

Crystal Cathedral Ministries
29251 Camino Capistrano
San Juan Capistrano, CA 92675

P8. Recorded by: (Name, affiliation, and address)

Tim Gregory DBA The Building Biographer, 400
East California Blvd. #3, Pasadena, CA 91106

P9. Date Recorded: 8/13/2001

P10. Survey Type: (Describe)

Project-related

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

Attachments

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

CONTINUATION SHEET

Page 11 of 15

Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

P3. Description

Farm-house #3 (continued)

The newer extension has a south-facing gable with open eaves and exposed rafter tails. A fascia board runs along the edge of the gable-end. The fascia attached to the walls under the eaves has small ventilating holes placed at regular intervals along it. The south wall of the extension has a stepped brick chimney flanked by two high windows. A storage area for wood is built into the base of the chimney. The east side of the extension has a picture window with openable panels below on its southerly end and a solid front door on the northerly end with a large doorknob and plate. A brass lantern-like lighting fixture is attached to the wall to the south of the door. The brick entry porch is circular, set into the space where the older part of the house juts out from where it intersects the newer extension. The porch is sheltered by a circular independent roof that has been built around another stepped brick chimney which appears on the south end of the older part of the house. A brick planter box connects this chimney with the bricks of the porch. The south end of the older part of the house also has a south-facing low-pitched gable with extensive venting in the gable-end that has variably sized vertical timbers. To the east of the chimney is a Craftsman-styled window. However, the original window-panes have been replaced with louvers.

The east side of the older part of the house has been greatly altered. A large picture window, with three open-able ventilating panels below, appears on the southerly end. To the north of this is a newer paneled door with a brass lantern-like fixture on the wall to the north of it. There are two windows on the north end of the wall, both having wood frames and aluminum sliders. The section of the house at its northernmost end may have been a later addition. The entire east side of the older part of the house opens out to a newer wood deck that is supported by rough-hewn beams. The deck, probably added in 1966, has a high wood railing.

The southerly end of the west side of Farm-house #3 is part of the 1950s' addition. It has a long band of sliding aluminum windows centered in it. To the north of these, part of the older house, is a projection that may once have been an open porch. It was enclosed around 1966 to serve as a laundry area through which one must pass to get to the northerly end of the building. It has a scored-concrete floor and a door into the house on its east side. The openings on its south and north walls line up with each other. The roof of this projection is shed-like, continuing the slope of the roof of the main house. To the north of the projection, the west wall has small windows and a screened door with a Craftsman-style frame and wood and glass panels. Close to the door on the north is a long metal sliding window. Just north of this window, the clapboard wall ends and is replaced by a blank stucco wall, another sign that the northerly end of the house was also an add-on.

The north side of the house is new-looking. There is a fascia-board at the gable-end along with a tall metal venting piece at the center of the gable that has horizontal louvers. At the east end of the wall is a large sliding metal window, while a higher sliding window is at the west end. The deck can be accessed from the northeast corner of the house.

The interior of this house appears to have been completely remodeled.

The paving in the terrace to the east, west, and north of the house has a unique decoration consisting of clusters of three or four pebbles embedded here and there in the aggregate concrete. On the west side of the paving at the rear of the house is a retaining wall—the southerly end being smooth concrete which had been spread over an earlier form-built concrete wall and the northerly end being made of adobe-like concrete block. On the lid to a cistern, flush with the pavement just to the southwest of the rear door, foot- and hand-prints have been impressed into the concrete. Wording adjacent to them indicate the prints belong to Diane and Susanna Bathgate (the daughters of Billy Bathgate) and were "inscribed" on February 14, 1964. More foot- and hand-prints (probably of a baby) appear on the side of the concrete retaining wall that borders the west side of the path south of the laundry-porch.

To the north of the house is a newer storehouse building with a shed roof that slopes slightly to the east. The walls are of tongue-in-groove siding. The west wall has a door and metal windows on its southerly end. A window opening on its south wall has been boarded up.

To the south, downhill from the house and adjacent to the dirt driveway, is a garage made of corrugated metal over a wood-frame. Measuring approximately 20 feet north-south by 16 feet east-west, it has a south-facing gable and an opening for cars on its south wall. The only other opening is a pedestrian door on the north end of its east wall. Mature trees appear at the northwest and southwest corners of the property. An orange grove, with some avocado trees mixed in, occupies the east side of the site. Cypress, poinsettias, and low-lying shrubs have been planted closer to the house.

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

Primary #
HRI # **30-176642**
Trinomial
NRHP Status Code **30-176642D**

Other Listings

Review Code

Reviewer

Date

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Resource Name or #: (Assigned by recorder)

Bathgate Ranch

P1. Other Identifier: *Multi-purpose building*

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County *Orange*

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

b. USGS 7.5' Quad *San Juan Capistrano* Date *1968; rev. T 7S* ; R *8W* ; SE *1/4* of NE *1/4* of Sec *26* ; S.B.

c. Address: *29341 Camino Capistrano* City *San Juan Capistrano* Zip *92675*

d. UTM: (Give more than one for large and/linear resources) *11* ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *637-082-71*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This basically U-shaped wooden building was built in 1927 according to the Orange County Assessor, although Diane Bathgate stated that it may date back to at least the 1910s. It is located approximately 500 feet west of Camino Capistrano and approximately 1,500 feet northeast of Farm-house #3. It measures approximately 48 feet north-south by 38 feet east-west. The roof is gabled and covered with composition shingles. Eaves are open with exposed rafter-tails. Wall cladding is a mixture of tongue-in-groove and clapboard. (This, plus the fact the building has no foundation other than wooden posts resting on concrete piers, indicates it may have been moved and perhaps assembled out of two to three once-independent buildings.) All wall corners are "finished" with vertical timbers. (see continuation sheet)

P3b. Resource Attributes: (List attributes and codes)

HP33 - Farm/ranch

HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Multi-purpose building, east side (View toward northwest). Photo No: 804-4, 3/27/1

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927—Assessor's records

P7. Owner and Address

*Crystal Cathedral Ministries
29251 Camino Capistrano
San Juan Capistrano, CA 92675*

P8. Recorded by: (Name, affiliation, and address)

*Tim Gregory DBA The Building Biographer, 400
East California Blvd. #3, Pasadena, CA 91106*

P9. Date Recorded: *8/13/2001*

P10. Survey Type: (Describe)
Project-related

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

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

CONTINUATION SHEET

30-176642

Page 13 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

30-176646

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update**P3. Description***Multi-purpose building (continued)*

The front (east) facade has a front-facing gable at each end with a central recessed section containing an entry porch. Small windows with Craftsman-style wood frames and metal casements are centered in the wall under the gables. Triangular-shaped screened venting is evident in each gable-end. Decorative brackets appear to support the eaves at their southeast and northeast corners. The main entrance is a paneled door with four-paned sash windows at each side. The entry porch is sheltered by a shed-like roof supported by a cross-beam and two wooden posts. Balustrades connect the two posts and the southeasterly post with the wall of the building. The concrete porch is raised and approached by four concrete steps on its north side.

All the windows on the south side of the building have Craftsman-style wood frames, the window on the east end having a single metal casement within it while the window on the west end, being higher and narrower, has louvers. The center window in this wall has retained its large wooden sash. The westerly part of the wall has tongue-in-groove siding while the easterly part is clapboard that appears to be in two sections that are not consistent in spacing and have been separated by a continuous vertical board.

The west side of the building has a front-facing gable on its south end, a side-facing hipped roof in its center section, and a front-facing hipped roof on its north end. The wall on this side is all tongue-in-groove, but the timbers on the center section are wider. Wood-framed venting is evident in the southerly gable-end and a decorative bracket appears to support the roof on its northerly end. Small windows appear mid-wall on the north section. They have Craftsman-style frames, the upper horizontal timbers having tapered ends, but the windows themselves are of plastic material. The central section of this side contains horizontally-oriented windows with narrow wood frames filled with metal sliders. A solid door is placed at the south end of this central section. A shed roof projects from the main roof and shelters a concrete terrace that runs along this central section. A wood ramp has been built southerly to the door. The roof overhang has a surrounding fascia and is supported by three wood posts connected by a balustrade. The south section of this wall of the building projects westerly from the wall-plane and has no openings.

The north wall of the building has a narrow casement window at its east end and a higher window on its west end. Both windows have Craftsman-style frames but the east window is metal and the west window is louvered. The wall is all clapboard, but, like the south side of the building, appears to be in three sections.

An olive tree grows close to the building on its south side, while a date palm is positioned on the west side. The east side of the building looks out over playing fields. To the south were once orange groves, but only some individual trees remain. To the north is the older part of Rancho Capistrano which contains many mature trees, such as palms.

State of California — The Resources Agency
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CONTINUATION SHEET

Primary #

HRI #

Trinomial

30-176646

Page 14 of 15 Resource Name or #: (Assigned by recorder)

Bathgate Ranch

Recorded by: Tim Gregory

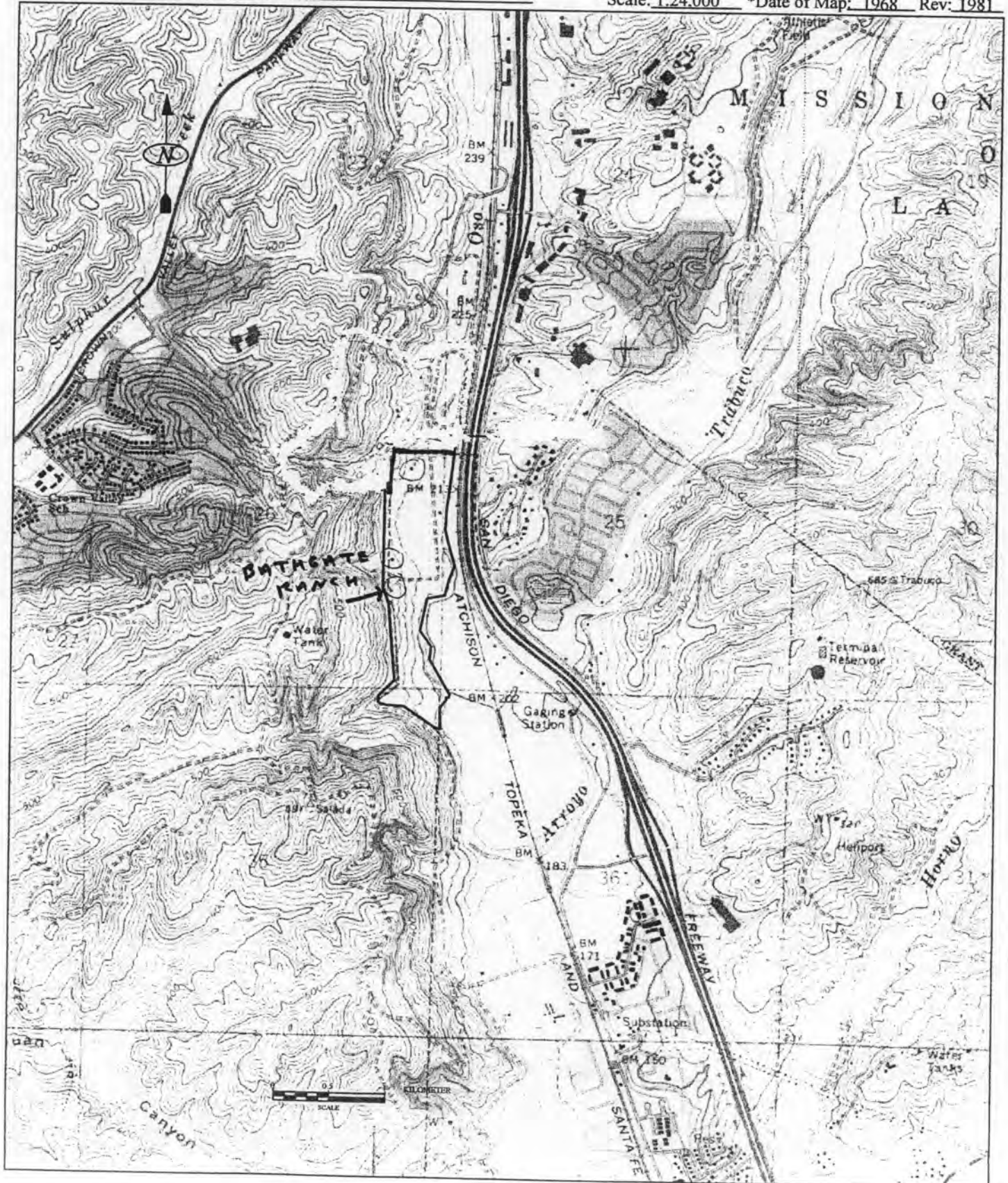
Date 8/13/2001

☒ Continuation ☐ Update

Location map

*Map Name: San Juan Capistrano, California

*Scale: 1:24,000 *Date of Map: 1968 Rev: 1981



CONTINUATION SHEET

Page 15 of 15 Resource Name or #: (Assigned by recorder)

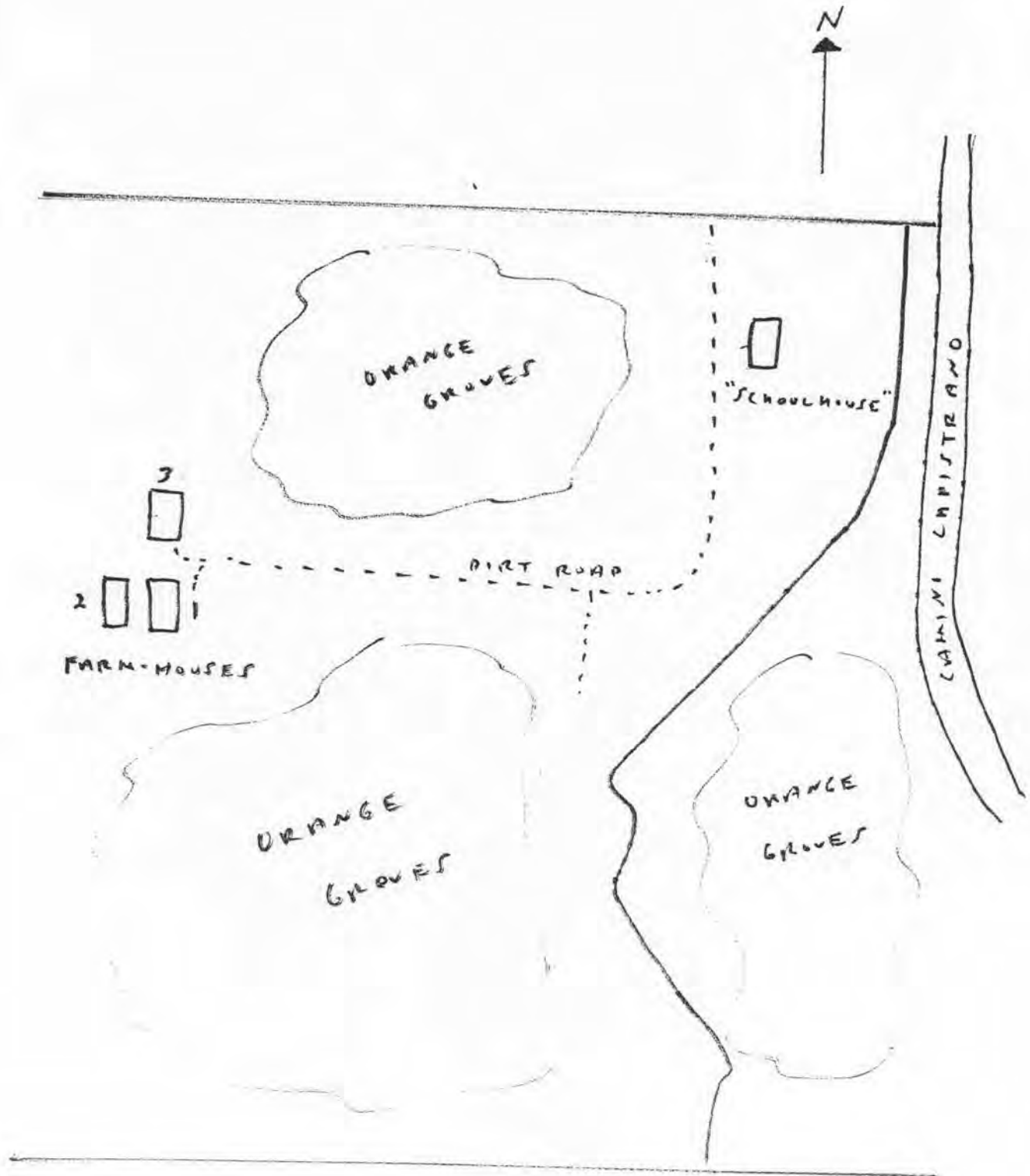
Bathgate Ranch

Recorded by: Tim Gregory

Date 8/13/2001

☒ Continuation ☐ Update

Sketch map



| | | |
|---|--|--|
| State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD | | Primary # HRI # Trinomial NRHP Status Code 6Z |
| Other Listings Review Code | | Reviewer Date |

Page 1 of 6 *Resource Name or #: (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

P1. Other Identifier: Map ID 4

*P2. **Location:** ☐ Not for Publication ☒ Unrestricted *a. **County** Orange
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad** San Juan Capistrano **Date** 1968 (Rev. 1981) **T7S; R 8W; ¼ of ¼ of Sec** 25, 26; San Bernardino **B.M.**

c. **Address** City San Juan Capistrano Zip

d. **UTM:** (Give more than one for large and/or linear resources)

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

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

Within the study area of this project, this transmission line is more than 0.5-mile long. It consists of standard poles, both wood and tubular steel, with insulators and conductors (**Photos 1-3**). They are placed roughly 350 apart.

*P3b. **Resource Attributes:** (List attributes and codes) HP11. Engineering Structure

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



P5b. **Description of Photo:** (View, date, accession #) Photo 1, transmission line overview, looking southeast, June 11, 2024

*P6. **Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
 c. 1979/Aerials

*P7. **Owner and Address:**
 SDG&E

*P8. **Recorded by:** (Name, affiliation, address)
 K. Ahmanson and C. Cancilla
 Dudek
 225 South Lake Avenue, Ste. M210
 Pasadena, CA 91101

*P9. **Date Recorded:**
 June 11, 2024

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

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

- B1. Historic Name: Unknown
B2. Common Name: Trabuco to Capistrano 138 kV Transmission Line
B3. Original Use: Transmission Line
B4. Present Use: Transmission Line

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations) c. 1979

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area: N/A

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This transmission line does not meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The property was evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource. See Continuation Sheet.

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

*B12. References: See Continuation Sheet

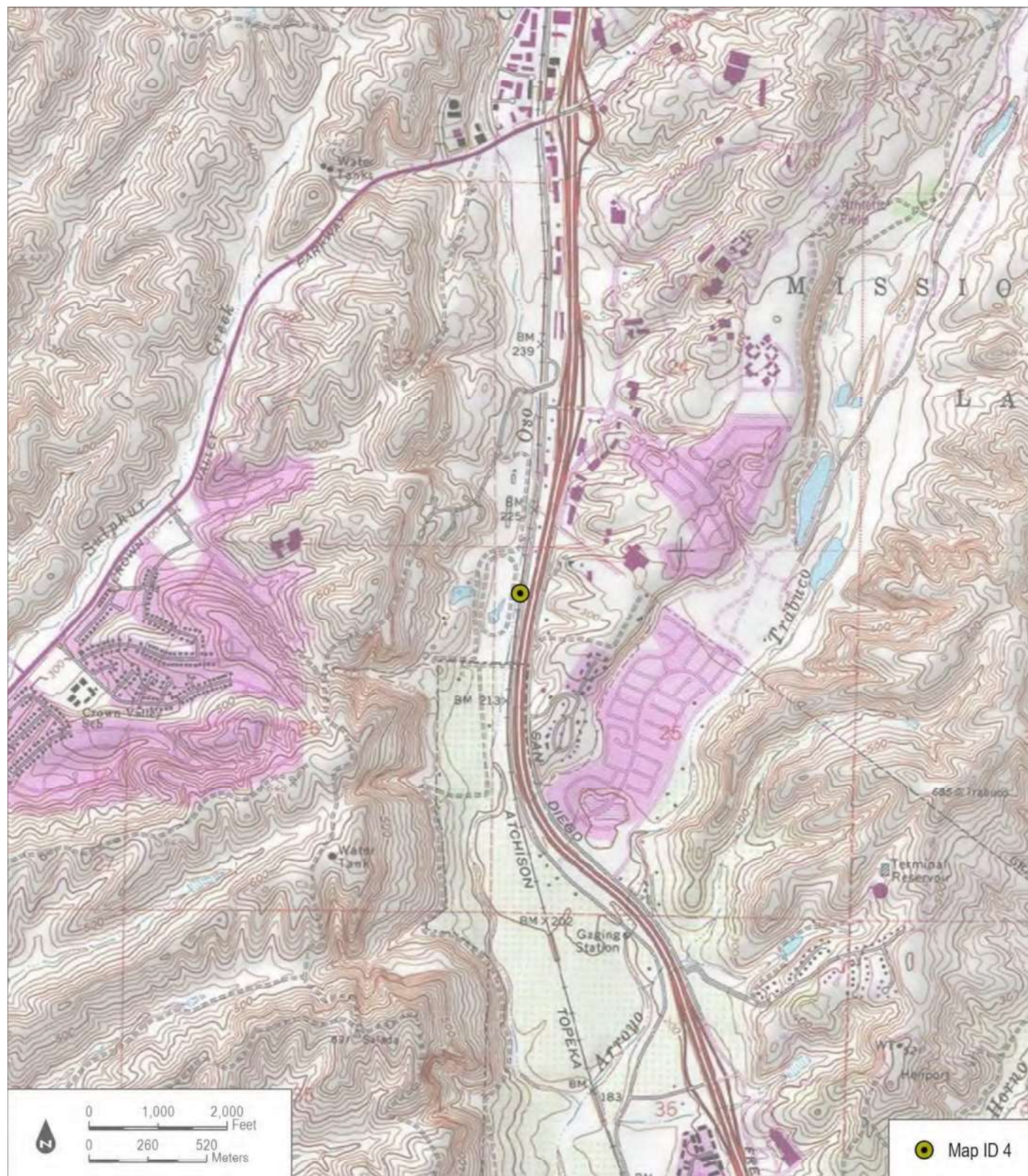
B13. Remarks:

*B14. Evaluator: Danielle Baza, BA, and Patricia Ambacher, MA

*Date of Evaluation: July 2024

(This space reserved for official comments.)





Significance (cont.)

In 1881, a group of San Diego citizens signed the articles of incorporation for the San Diego Gas Company. By June 1881, an oil gas manufacturing plant was constructed, and the company began distributing gas to customers in the city. As the population of San Diego increased, the San Diego Gas Company made plans to enlarge the gas plant at the same time the first electric plant was installed by Jenney Electric Company. Later the same year, the E.S. Babcock purchased the Jenney Electric Company and formed the Coronado Gas and Electric Company in early 1887. In March 1887, the Coronado Gas and Electric Company proposed a consolidation with San Diego Gas Company. The new San Diego Gas & Electric Light Company incorporated in May 1887 (San Diego History Center 2024).

The company built a new gas plant capable of producing 400,000 cubic feet a day in 1888 and did not need to make any additional expansions until 1905, as the land boom and population of the city stagnated in the 1890s. When the need for an expansion arose, the company was unable to obtain the necessary funds. In April 1905, the San Diego Gas and Electric Light Company sold to H.M. Byllesby & Company and incorporated as the San Diego Consolidated Gas & Electric Company. The generating capacity of the company increased thereafter, including the 1918 construction of a high-voltage transmission line extending from San Diego to San Juan Capistrano, which tied into the Southern California Edison Company system. Further changes consisted of the purchase of a second plant in 1921 and the replacement of manufactured gas with natural gas in 1932. In 1940, the company changed its name to the present-day San Diego Gas & Electric Company (SDG&E). Today, the company services 3.7 million consumers across a 4,100 square mile service area (San Diego History Center 2024; SDGE 2024). This includes the southern part of Orange County where San Juan Capistrano is located.

Under NRHP/CRHR Criterion A/1, this transmission line is not directly associated with a significant event or trend in history. Typical historical themes used for evaluating transmission lines are corporate organization and community development. This transmission line was constructed in c. 1979 and is not associated with any key SDG&E service project and did not shape the service territory of the company. It also did not play a direct role in the development of San Juan Capistrano. It was constructed to serve the region's rising population more efficiently and was among many other such transmission lines and power infrastructure facilities. As such, it represents the continued development of a reliable power grid that became necessary with the growth in population. While this is an important trend the subject transmission line did not play a significant role in this trend, nor did it influence this trend. It only has a mere association, which is why it does not meet NRHP/CRHR Criterion A/1. The transmission line is not associated with individuals important in history and does not meet NRHP/CRHR Criterion B/2. As structures the transmission poles lack distinction. They are common examples of wood pole and tubular steel poles that have been used by power companies for decades. In consideration of the elements of NRHP/CRHR Criterion C/3 this transmission line is not significant and does not meet this criterion. Lastly, as a built environment resource the transmission line does not meet NRHP/CRHR Criterion D/4 because they are not the principal source of important information nor have then been the principal source of information.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This transmission line does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

Page 5 of 6 *Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line
*Recorded by: K. Ahmanson and C. Cancilla, Dudek *Date: June 11, 2024 ☒ Continuation ☐ Update

References (cont.)

San Diego History Center. 2024. "Seventy-Five Years of Light." Accessed July 8, 2024. Seventy-Five Years of Light - San Diego History Center | San Diego, CA | Our City, Our Story.

SDGE (San Diego Gas & Electric). 2024. "About Us." Accessed July 8, 2024. About Us | San Diego Gas & Electric (sdge.com).

Photographs (cont.)

Photo 2. Transmission line wood poles, looking east.



Source: Dudek, 2024.

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*Resource Name or # (Assigned by recorder) SDG&E Trabuco to Capistrano 138 kV Transmission Line

*Recorded by: K. Ahmanson and C. Cancilla, Dudek

*Date: June 11, 2024

☒ Continuation ☐ Update

Photo 3. Transmission Line, steel tubular poles, looking south.



Source: Dudek, 2024.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 21

*Resource Name or #: (Assigned by recorder) MAP ID 5a-e

P1. Other Identifier: Map ID 5

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

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

*b. USGS 7.5' Quad San Juan Capistrano, Calif. Date 1948, rev. 1974; 2012 T 7S; R 8W; ¼ of ¼ of Sec 26; San Bernardino B.M.

c. Address 29251 Camino Capistrano City San Juan Capistrano Zip 92675

d. UTM: (Give more than one for large and/or linear resources)

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

APN: 637-082-64, 637-082-65, 637-082-67 and 637-082-68

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

This evaluation includes the parcels 637-082-64, 637-082-65, 637-082-67 and 637-082-68 because the parcels share a similar development history. The parcels are also owned by Saddleback Church. The buildings, structures, and landscape features have a variety of built dates between 1937 and c. 2002. Only resources constructed in or before 1979 (45 years old or older) will be described and evaluated in this form set. These include Map IDs 5a, the former Petitfils Ranch Residence and trails (Photos 1-8); 5b, the Pool House and Pool (Photos 9-13); 5c Manmade Lake (Photos 14); 5d, former Loughridge Ranch Residence (Photos 15-20); and 5e the Saddleback Church Main Office (Photo Photos 20-25).

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious Building

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



P5b. Description of Photo: (View, date, accession #) Photo 1, former Petitfils Ranch Residence, camera facing southwest, 6/11/224

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1937 to c. 2002/Historic Aerials

*P7. Owner and Address:

Saddleback Church
29251 Camino Capistrano
San Juan Capistrano, CA 92675

*P8. Recorded by: (Name, affiliation, address)

K. Ahmanson and C. Cancilla, Dudek
225 South Lake Avenue, Ste. M210
Pasadena, CA 91101

*P9. Date Recorded: 6/11/2024

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Dudek. 2024. *Built Environment Inventory and Evaluation Report, Compass Energy Storage Project, San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Sketch Map ☒ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Map ID 5a-e

- B1. Historic Name: Various
B2. Common Name: Saddleback Church Camino Capistrano
B3. Original Use: Various
B4. Present Use: Unknown

*B5. **Architectural Style:** Spanish Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Specific alterations are noted in the descriptions. General alterations include: installation of landscaping, paved roads c. 1980; The soccer field and landscape features were developed after 1985.

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: N/A

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings and structures on parcels 637-082-64, 637-082-65, 637-082-67 and 637-082-68 do not individually or as a district meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The resources were evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and are not considered historical resources under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the buildings and structures. See Continuation Sheet.

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

*B12. **References:** See Continuation Sheet

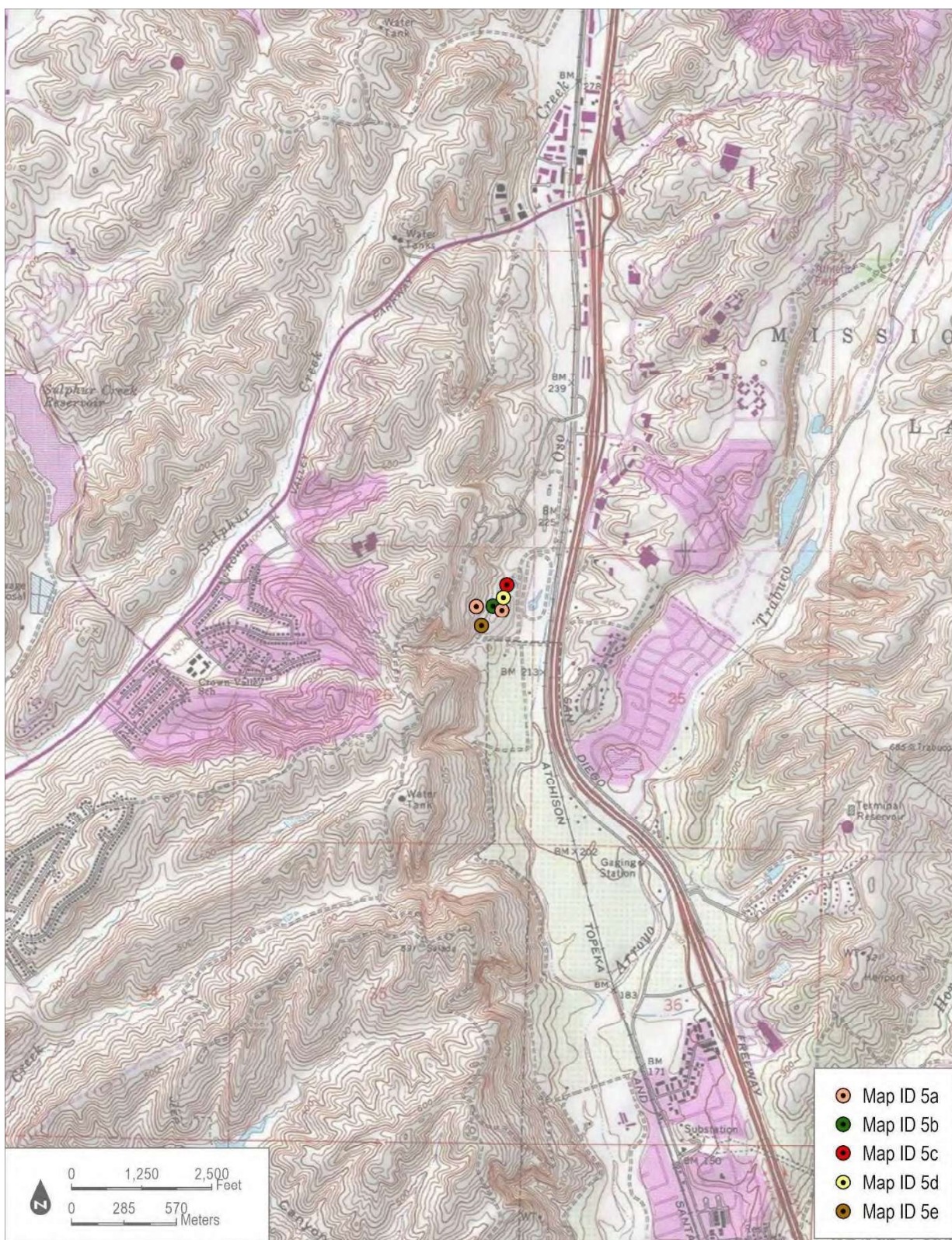
B13. Remarks:

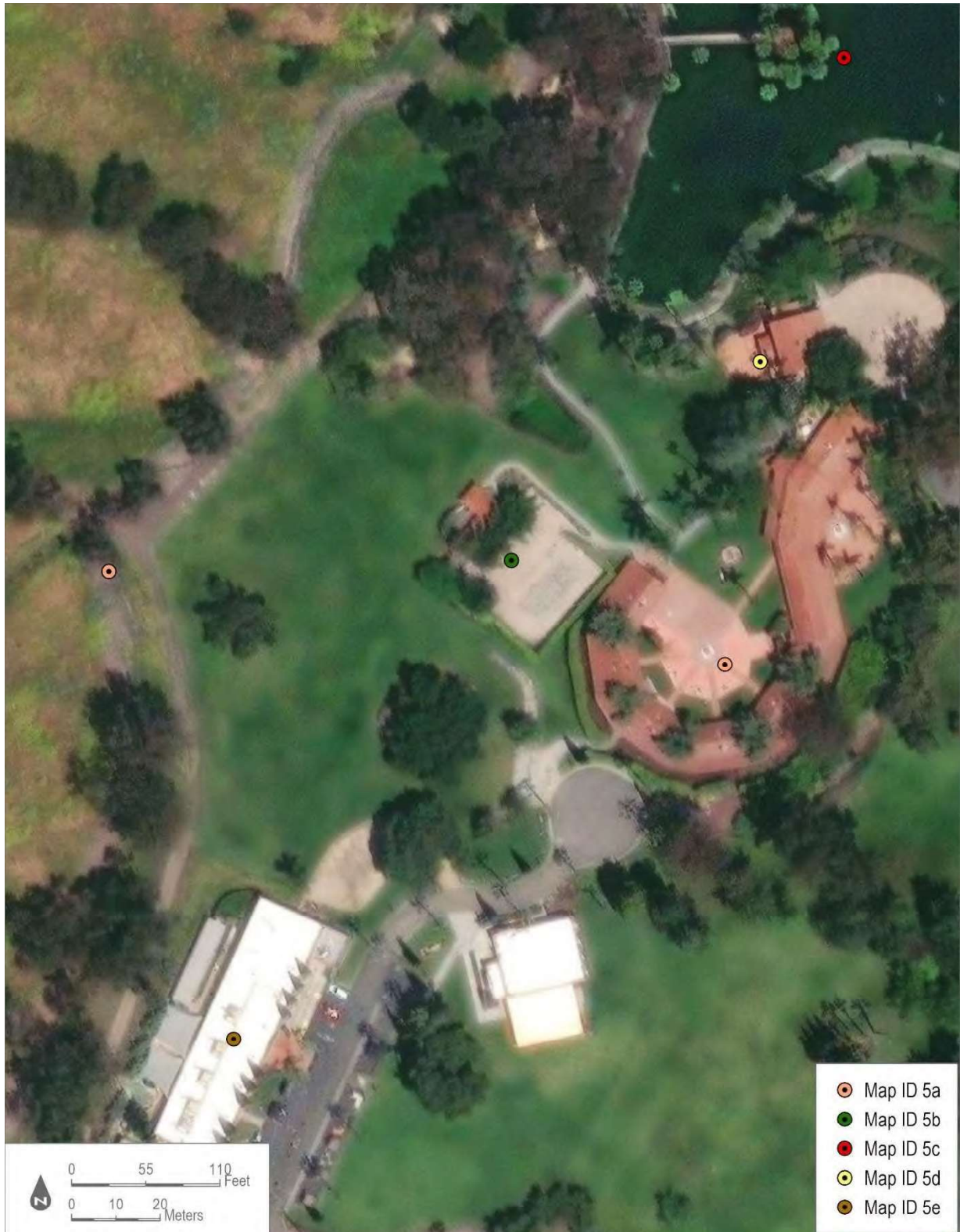
*B14. **Evaluator:** Danielle Baza, BA, and Patricia Ambacher, MA

*Date of Evaluation: July 2024

(This space reserved for official comments.)

See sketch map.





Description (cont.)

Map ID 5a – Former Petitfils Ranch Residence and Trails: The former ranch residence was constructed in 1937 in the Spanish Revival style (**Photo 1**). The original residence had a crescent-shaped footprint and was side gabled with a clerestory in the middle of the building. The low-pitched roof was of round tiles and the walls were clad in stucco. On the west elevation, a wide overhang extends from the roofline, supported by wood posts flanked by brick columns at either side (**Photo 2**). Sometime between 1952 and 1963, a circular courtyard was constructed to the northeast of the original residence (**Photo 3**) (NETR 2024). Between 1980 and 1985, additions to the residence were constructed, as well as two patios, each with a fountain (**Photo 4 and Photo 5**) (NETR 2024). The building additions were all single-story, in the same Spanish Revival style (**Photo 6 and Photo 7**). Fenestration on the original residence include solid wood plank and paneled doors, large round arch windows, and wood frame casement windows. On the additions, there are glazed wooden single and double doors with sidelites, and full-length fixed windows. Other details include decorative stained-glass windows, tile-roofed chimney tops, and arcaded walkways.

Associated with the former ranch are what were originally unimproved dirt roads that are now used as walking/hiking/horse trails (**Photo 8**).

Map ID 5b – Pool House and Pool: The pool house and pool were constructed in 1941 when the property was owned by Carl Swannstrom (CD 1941). The pool house was built in the Spanish Revival style with a hipped roof clad in rounded tiles and has exposed rafters (**Photo 9**). It has an L-shaped footprint and is set on a concrete foundation (**Photo 10**). Fenestration includes single-hung horizontal pane windows, large, fixed windows, and wood paneled doors. A wrought iron fence extends along the northwest elevation of the property (**Photo 11**). The main entrance is located on the east elevation and consisted of a recessed entryway with four wood paneled doors and tiled flooring (**Photo 12**). Other elements include exposed wood rafters and decorative latticework flanking the windows on the east façade and louvered grates.

The pool measures approximately 55' by 25' and was infilled in c. 2012 (**Photo 13**) (NETR 2024).

Map ID 5c – Manmade Lake: This manmade lake was built in c. 1952 (**Photo 14**) (NETR 2024). The lake encompasses approximately 1.23 acres. A footbridge measuring approximately 65 feet extends across the lake to a gazebo and vegetation.

Map ID 5d – Former Loughridge Ranch Residence: This former ranch residence was built c. 1967 in the Spanish Revival style (**Photo 15**). Like the other buildings on this parcel, it has a low pitched roof with exposed rafters and walls clad in stucco. The residence consists of a two-story side gabled main block with a single-story, front gabled projecting wing. A tile-roofed chimney is situated on the single-story wing. There is an arcaded walkway on the west side of the façade at ground level that extends along the west elevation, and a second arcaded walkway on the north elevation at the second story level (**Photo 16 and Photo 17**). On the east side of the main façade is a recessed entryway and walled entry courtyard (**Photo 18**). The second story level is accessible by an exterior staircase on the east elevation and a separate, unattached staircase on the northwest elevation. The west elevation also features a balcony with iron railing (**Photo 19**). Fenestration includes wood plank and paneled doors, modern sliding glass doors, wood casement windows, round arched windows, double pane replacement windows, and decorative stained glass windows (**Photo 20**).

Map ID 5e – Saddleback Church Main Office: The Saddleback Church Rancho Capistrano Main Office building was constructed in c. 1972 (**Photo 21**) (NETR 2024). This Spanish Revival style building has an asymmetrical footprint with two projecting wings, one in the center of the main façade and one on the east side of the main façade. All walls are stucco clad. On the south elevation, there is a gabled projecting element. The roof is flat, except for the front gabled projecting wing in the center of the façade and the side gabled projecting element on the south elevation (**Photo 22 and Photo 23**). There is a slight parapet on the primary façade and along the north and south sides of the roof, adorned with rounded tile (**Photo 24**). The remainder of the roof is of corrugated metal. The primary façade has an arcaded portico, and the gabled roof is flanked square towers on either side. The east and north facades have slightly recessed arcaded walls infilled with brick (**Photo 25**). Fenestration includes modern vinyl replacement windows, glazed metal doors, or paneled wood double doors. The entrances are accessible by concrete or tile stairs with iron railings.

Significance (cont.)

Property History

The property documented herein was first owned by Walter Petitfils, who purchased 2,500 acres of San Juan Capistrano land in 1937. Petitfils was born in Texas in 1880 and he married Anna S. Erikson in Los Angeles in 1910 (LA Times 1910, pp. 16). The two made their home in the hills of San Juan Capistrano, where Petitfils operated a cattle ranch. The Petitfils Ranch Residence (Map ID 5a) was completed in December 1937, as well as a smaller dwelling for the ranch foreman and his family (CD 1937, pp. 1). Petitfils sold the ranch to Nancy and Carl Swanstrom in 1941, for \$150,000 (CD 1941, pp. 4).

Carl Swanstrom, formerly of New Jersey, owned the property from 1941-1955, renaming it Bear Brand Ranch. It was under his ownership that the pool and pool house (Map ID 5b) were constructed in 1941. Swanstrom installed a filtering system for the pool to ensure that fresh water was available at all times (CD 1941, pp. 8).

In 1955, Swanstrom sold the property to Forest Smith, who changed the name to Rancho de Capistrano. Smith, his wife, and their four children moved into the ranch house in late 1955. Smith planned to raise thoroughbreds on the ranch. Prior to their move to San Juan Capistrano, the Smiths owned the Clock Drive-Ins in cities throughout Southern California and the Clock Supper Club in Whittier, California. At Rancho de Capistrano, Smith also hosted the local 4-H Club and used the property for horse shows and fairs (CD 1955, pp. 1).

Smith sold Rancho de Capistrano in 1957 to Norman Frost of Santa Ana. At the time of the deed transfer, the ranch encompassed 1,000 acres. Frost worked as a manager and co-owner of Sunny Maid Farms and Sunny Maid Dairy in Santa Ana and planned to run cattle on the newly acquired San Juan Capistrano acreage (CD 1957, pp. 1). Just a year later, in 1958, Smith sold the land to Donald Brokaw, who developed the property for the purposes of breeding and training horses (CD 1958 pp. 1). Brokaw, his wife, and their four children moved to the ranch from Whittier, California (CD 1959 pp. 1).

Brokaw continued to operate the property as a horse breeding farm until selling it in 1961 to Paul Loughridge. Sometime during the ownership of Smith, Brokaw, or Loughridge, the manmade lake (Map ID 5c) was constructed. Loughridge and his wife, Bernice, operated the Capistrano Saddle Club and Rancho Capistrano Nursery from the property. The Loughridges offered horse riding lessons, horse training, and had stalls to board horses (CD 1961, pp.1). Sometime in 1967, the former Loughridge Ranch Residence (Map ID 5d) was constructed as a Spanish style ranch home. In October of 1967, the Loughridges foreclosed on the property, and ownership was divided between

Atlantic Savings and Loan and Everett Davis and Sons, of Newport Beach (CD 1967, pp. 2). The building that is now the Saddleback Church Main Office (Map ID 5e) was constructed in c. 1972 (NETR 2024). By 1976, the property was owned by Donna and John Crean, from which they operated the Crean Ranch Foundation, Inc., a spiritual retreat center (SPN 1976, pp. 11). In 1981, the Creans gifted the present-day property to Crystal Cathedral Ministries, who sold the parcel to Hobby Lobby in 2010 (CI 2010). Hobby Lobby donated the land to Saddleback Church in 2011, who currently retain ownership (Oklahoman 2011).

Evaluation

Under NRHP/CRHR Criterion A/1, these resources are not eligible for not eligible for association with patterns of events that have made a significant contribution to the broad patterns of history. Though the cattle and ranching were significant in the economic development of San Juan Capistrano, this property did not play an important role within the general pattern of ranch development. Under NRHP/CRHR Criterion B/2, these resources have no demonstrable association with the lives of persons important to history. While some of the former owners may have been prominent citizens, they do not rise to the level of significance as required under this criterion. Architecturally, these buildings and structures do not meet NRHP/CRHR Criterion C/3. The buildings are common examples of the Spanish Revival style popular in San Juan Capistrano, Southern California, and the state. The buildings do not possess high artistic value nor are they the work of a master. Lastly, none of these buildings or structures are the source of important information as required for a built environment resource under NRHP/CRHR Criterion D/4.

Although owned by a religious institution this building does not meet any of the NRHP criteria and an evaluation under for Criteria Consideration A is not necessary.

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. This building does not meet the criteria for listing in the NRHP or CRHR, and an integrity analysis is considered immaterial.

References (cont.)

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Photographs (cont.)

Photo 2. Map ID 5a Former Petitfils Ranch Residence, original building, camera facing east.



Source: Dudek, 2024.

Photo 3. Map ID 5a Former Petitfils Ranch Residence, original building and added courtyard, camera facing northeast.



Source: Dudek, 2024.

Photo 4. Map ID 5a Former Petitfils Ranch Residence, added courtyard/patio, camera facing southwest.



Source: Dudek, 2024.

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Photo 5. Map ID 5a Former Petitfils Ranch Residence additions, camera facing southwest



Source: Dudek, 2024.

Photo 6. Map ID 5a Former Petitfils Ranch Residence additions and fountain, camera facing southeast.



Source: Dudek, 2024.

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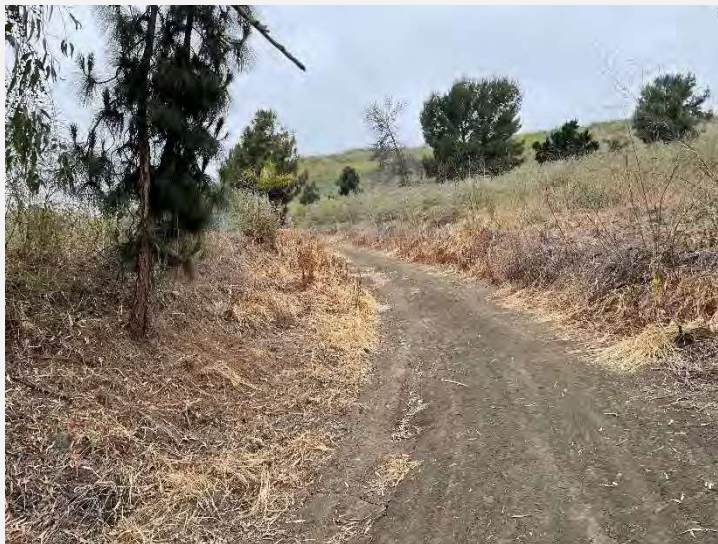
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Photo 7. Map ID 5a Former Petitfils Ranch Residence circular courtyard, camera facing southeast.



Source: Dudek, 2024.

Photo 8. Map ID 5a Former Petitfils Ranch Residence trails, camera facing northwest.



Source: Dudek, 2024.

Photo 9. Map ID 5b Pool House, north and east elevations, looking south.



Source: Dudek, 2024.

Photo 10. Map ID 5b Pool House, west façade, looking east.



Source: Dudek, 2024.

Photo 11. Map ID 5b Pool House, north façade, and wrought iron fence, looking south.



Source: Dudek, 2024.

Photo 12. Map ID 5b Pool House entrances on east façade, looking west.



Source: Dudek, 2024.

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Photo 13. Map ID 5b Infilled Swimming Pool, looking east.



Source: Dudek, 2024.

Photo 14. 5c Manmade Lake, camera facing northeast.



Source: Dudek, 2024.

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Photo 15. Map ID 5d Former Brokaw Ranch Residence main facade, camera facing northeast.



Source: Dudek, 2024.

Photo 16. Map ID 5d Former Brokaw Ranch Residence, west elevation, camera looking south.



Source: Dudek, 2024.

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Photo 17. Map ID 5d Former Brokaw Ranch Residence, north elevation, camera facing southwest.



Source: Dudek, 2024.

Photo 18. Map ID 5d Former Brokaw Ranch Residence, walled entry courtyard on main (south) façade, camera facing northwest.



Source: Dudek, 2024.

Photo 19. Map ID 5d Former Brokaw Ranch Residence, detached staircase and second story balcony, camera facing west.



Source: Dudek, 2024.

Photo 20. Map ID 5d Former Brokaw Ranch Residence, decorative elements and view of balcony, camera facing southeast.



Source: Dudek, 2024.

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Photo 21. Map ID 5e, Saddleback Church Main Office, looking west.



Source: Dudek, 2024.

Photo 22. Map ID 5e the Saddleback Church Main Office looking northwest.



Source: Dudek, 2024.

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Photo 23. Map ID 5e Saddleback Church Main Office, primary façade, looking northwest.



Source: Dudek, 2024.

Photo 24. Map ID 5e Saddleback Church Main Office north and west façades, looking southeast.



Source: Dudek, 2024.

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Photo 25. Map ID 5e Saddleback Church Main Office, east and north façades, looking southwest.



Source: