DOCKETED	
Docket Number:	24-OPT-02
Project Title:	Compass Energy Storage Project
TN #:	258770
Document Title:	Data Request Response #2_Attachment 1_Built Environment Inventory and Evaluation Report Part 1
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

Attachment 1

Built Environmental Inventory and Evaluation Report

DRAFT

Built Environment Inventory and Evaluation Report

Compass Energy Storage Project, Orange County, California

AUGUST 2024

Prepared for:

BROAD REACH POWER, LLC
333 Clay Street
Houston, Texas 77002

Prepared by:

Patricia Ambacher, MA
Danielle Baza, BA
DUDEK
1810 13th Street, Suite 110
Sacramento, CA 95811
Contact: Patricia Ambacher, MA
pambacher@dudek.com
916.709.7761

Printed on 30% post-consumer recycled material.

Acknowledgments

Primary Report Authors: This report was primarily prepared by Danielle Baza, BA, and Patricia Ambacher, MA. Ms. Ambacher meets the Secretary of the Interior's (SOI) Professional Qualification Standards for architectural history and history.

Report Contributions: The report was also prepared with contributions from Katie Ahmanson, MHC, and Claire Cancilla, MSHP, who conducted the field survey for this report, and both meet the SOI's Professional Qualification Standards for architectural history. Senior Architectural Historian Monte Kim, PhD, who meets the SOI's Professional Qualification Standards for architectural history and history, contributed to the development of the Area of Potential Impacts section of this report.

Intended Use: This report is intended for the Client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the potential for project-related impacts to cultural resources. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate federal, state, and local review agencies for their comments prior to the commencement of the project.

INTENTIONALLY LEFT BLANK

Executive Summary

Dudek was contracted to perform a cultural resources inventory for the Compass Energy Storage Project (project), located in the City of San Juan Capistrano, Orange County, California. Broad Reach Power, LLC (project proponent) proposes to construct and operate an approximately 250-megawatt, 1000-megawatt hour battery energy storage system. Specifically, the facility will be composed of lithium-iron phosphate (or similar) batteries, inverters, medium-voltage transformers, a switchyard, a collector substation, an offsite access road, and other associated equipment to interconnect into the San Diego Gas and Electric Trabuco to Capistrano 138 kV transmission line.

This report documents Dudek's efforts to identify and evaluate built environment cultural resources consistent with the requirements of the California Environmental Quality Act (CEQA) and Title 20 of the California Code of Regulations Division 2, Chapter 5, Appendix B (Information Requirements for Application for Certification or Small Power Plant Exemption). These efforts included a review of records from California Historical Resources Information System, the development of a study area or Area of Potential Impacts (API), an intensive-level survey of the study area for built resources of historic age (45 years of age or older), property development and archival research, the creation of an appropriate historic context, and recordation and evaluation of historic-era properties using the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local register evaluation criteria.

Dudek's archival research and field survey found nine historic-age resources within the study area that required inventory and evaluation. Three properties were previously evaluated for the NRHP and the CRHR. Map ID 1, Camino Capistrano (U.S. Highway 101), was determined ineligible for the NRHP by the State Historic Preservation Officer (SHPO). Dudek updated the record with an evaluation for the CRHR and determined the road is not eligible because of a loss of integrity. Map ID 2, a railroad now operating as MetroLink, had several segments previously evaluated for the NRHP and the CRHR. Those evaluations determined the railroad was not eligible. The SHPO concurred with one of those evaluations. Dudek updated the record and concurred with previous findings that the segment in the study area is not eligible. Map ID 3 ,the Bathgate Ranch (P-30-176642), was previously evaluated and recommended as eligible for the NRHP and the CRHR. It is also a resource identified on the City of San Juan Capistrano's Building and Sites of Distinction List (dated June 2008), the city's list of properties that are important in the community and potentially could be added to San Juan Capistrano's Inventory of Historic and Cultural Landmarks with owner consent. However, since those determinations the property has undergone significant alterations and is no longer eligible for the NRHP or the CRHR because of a loss of integrity. Dudek updated the evaluation and the record for that property. The remaining buildings and structures include a transmission line, two former residences and associated features, a pool house and infilled pool, and a church office building. None of the resources were determined to meet the criteria of the NRHP or the CRHR.

This report has determined there are no historical resources in the study area. Therefore, the proposed project would not cause an impact to historical resources.

INTENTIONALLY LEFT BLANK

Table of Contents

SECTION **PAGE NO.**

TABLES

EXHIBITS

FIGURES

APPENDICES

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AC	alternating current
API	Area of Potential Impacts
APN	Assessor's Parcel Number
BESS	battery energy storage system
c.	circa
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DC	direct current
DPR	Department of Parks and Recreation
I-5	Interstate 5
kV	kilovolt
LFP	lithium-iron phosphate
MW	megawatt
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OHP	Office of Historic Preservation
PRC	Public Resources Code
project	Compass Energy Storage Project
SDG&E	San Diego Gas and Electric
SHPO	State Historic Preservation Officer
SOI	Secretary of the Interior

INTENTIONALLY LEFT BLANK

1 Introduction

This Built Environment Inventory and Evaluation Report documents the identification and evaluation of built environment cultural resources within or adjacent to the proposed 250 megwatt (MW) battery energy storage system (BESS) project (project). A BESS is comprised of stationary equipment that receives electrical energy and then utilizes batteries to store that energy to then supply electrical energy at a future time. This report includes the following components: (1) an introduction including project location, description, the Area of Potential Impacts (API), and the regulatory context; (2) background research, which includes a focused records search review of previously recorded built environment resources included in the California Historical Resources Information System (CHRIS), a review of historical maps and aerial photographs; and the field methodology and the intensive-level survey of the study area; (3) the development of an applicable historic context for the project area; (4) an evaluation of significance for all resources within the study area; and (5) recommendations.

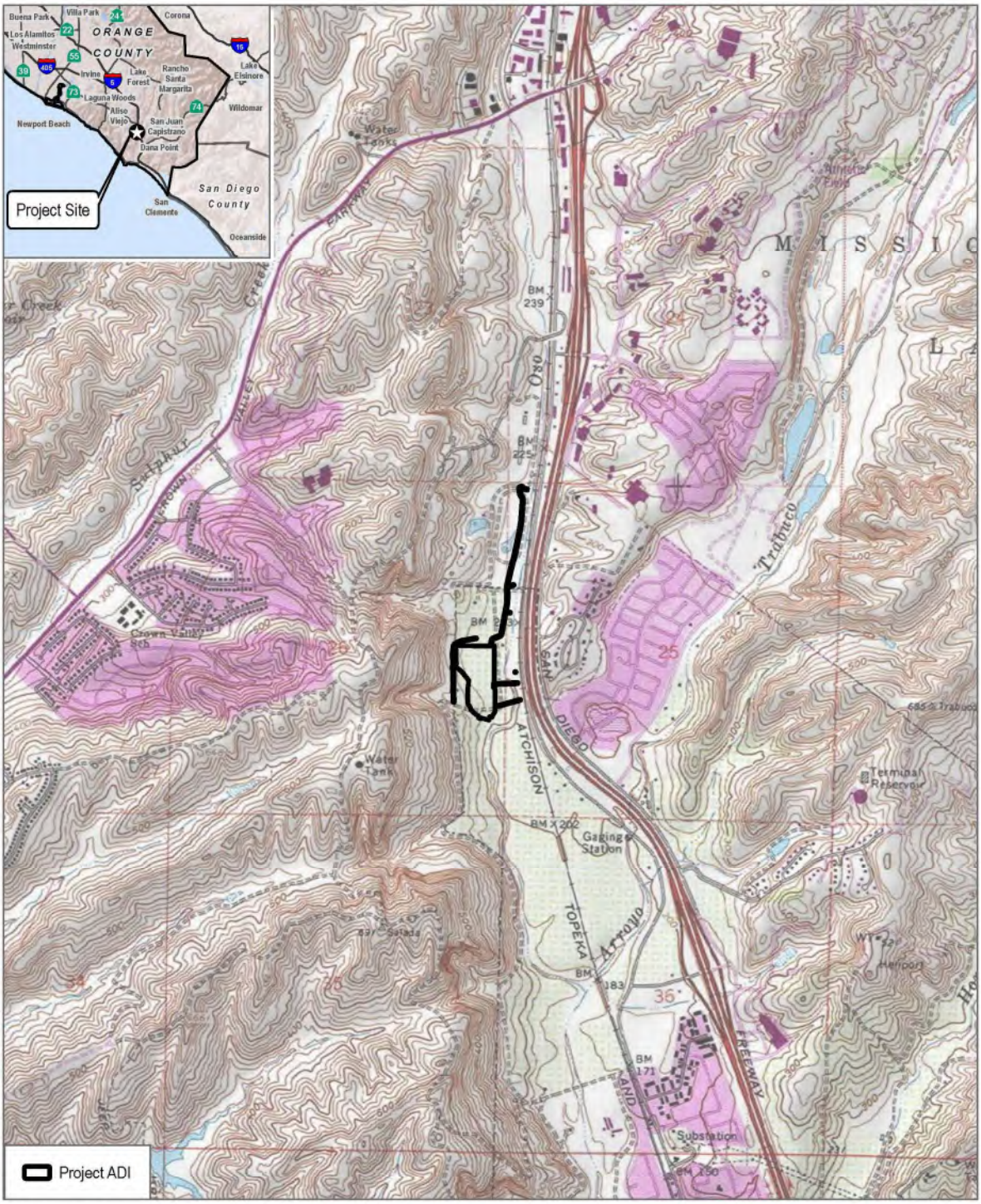
1.1 Project Location

The proposed project consists of approximately 12.4 acres of an approximately 40.8-acre parcel in the City of San Juan Capistrano, Orange County, California. The project also includes approximately 1.6 acres of offsite components (access road). The project site is located within the northern portion of the San Juan Capistrano, adjacent to Camino Capistrano, Metrolink Railroad, and Interstate-5 (I-5) located to the east. The project site is utilized by the current owner, Saddleback Church, for ancillary activities and is adjacent to the Saddleback Church Rancho Capistrano to the north, mostly open space to the south, Oso Creek to the south and east, and open space and residences outside of the San Juan Capistrano's city limits to the west. The San Diego Gas and Electric (SDG&E) Trabuco to Capistrano 138 kilovolt (kV) transmission line is located approximately 500 feet to the east and runs alongside the Metrolink Railroad tracks.

The project site was selected given it is in an area of high energy demand near SDG&E facilities. The project site is one of the few remaining suitable and available sites in Orange County with minimal topography and associated grading/civil improvements in immediate proximity to transmission with full capacity and deliverability and where extensive off-site transmission upgrades are not required. The project location requires minimal new facilities to interconnect into the SDG&E grid with only 500 feet of transmission improvements. The project site is also located immediately adjacent to existing roadways that provides readily available access for construction and operations.

1.2 Project Overview

The project proposed by Compass Energy Storage LLC is a 250 MW, up to 1000 megawatt hour facility composed of lithium-iron phosphate (LFP), or similar technology batteries, inverters, MV transformers, a switchyard, a collector substation, and other associated equipment to interconnect into the SDG&E Trabuco to Capistrano 138 kV transmission line (Point of Interconnection). The project includes a switchyard to be owned and operated by SDG&E. The batteries will be installed in non-habitable steel cabinet-enclosures. The enclosures will have battery storage racks, with relay and communications systems for remote, automated monitoring and managing of the batteries.


Project Site
ORANGE COUNTY
San Diego County
Project ADI
SOURCE: USGS 7.5-Minute Series San Juan Capistrano Quadrangle Township 7S / Range 8W / Sections 25, 26, 35, 36
DUDEK
0 500 1,000 Feet
FIGURE 1
Project Location
Compass

INTENTIONALLY LEFT BLANK

The BESS will also include a battery management system to control the charging/discharging of the batteries, along with temperature monitoring and control of individual battery cell temperature with an integrated cooling system. Batteries operate with direct current (DC) electricity, which must be converted to alternating current (AC) for compatibility with the existing electric grid. Power inverters to convert between AC and DC, along with transformers to step up the voltage, will be included as part of the project. Electric energy will be transferred from the existing power grid to the project batteries for storage and from the project batteries to the power grid when additional electricity is needed.

Following construction, the project will not create air emissions, will not require sanitary facilities, will generate minimal vehicle trips, and will only require water for landscape irrigation and to supply on-site fire hydrants.

1.3 Project Components

The project will include the following components:

- BESS
- Power Inverters and Transformers
- Project Substation
- SDG&E Switchyard
- Telecommunication Facilities
- Perimeter Visual Screening and Security Walls
- Stormwater Detention Facilities
- Landscaping
- Access Road Improvements
- Site Access and Security
- Loop-In Transmission Line
- Fire Protection System
- Operations and Maintenance Area

These facilities will be remotely operated year-round and be available to receive or deliver electrical energy to the grid 24 hours a day and 365 days a year. After commissioning and during the operational life of the project, qualified technicians would routinely inspect the BESS and conduct necessary maintenance to ensure safe operational readiness. If an issue arises, the system can remotely shut down and de-energize.

1.3.1 Battery Energy Storage System

The LFP will be housed in racks similar to common computer server racks. The racks are typically made of aluminum, but sometimes may be composed of steel. The proposed facility will use an LFP technology that has a long lifespan and boasts superior safety and stability characteristics. The battery racks will be designed and installed in accordance with the local seismic design requirements.

The battery racks will be housed in non-habitable enclosures. The BESS will be designed and installed in conformance with the nationally recognized National Fire Protection Association 855 Standard for the Installation of Stationary Energy Storage Systems, along with all applicable state and local fire protection requirements. The BESS development area will be connected with an improved access road that will meet Orange County Fire Authority (OCFA) requirements. Future augmentation area will be located within the BESS yard.

A battery management system is used in conjunction with the energy storage system, which can monitor the battery voltage, current, temperature, managing energy absorption and release, thermal management, low voltage power supply, high voltage security monitoring, fault diagnosis and management, external communication with PCS and emergency management system, and ensure the stable operation of the energy storage system.

1.3.2 Power Inverters and Transformers

The inverters are unattended, stand-alone units that operate in all conditions. They operate in both a charge mode and a discharge mode. There will be on-site disconnects in the case of an emergency or unscheduled maintenance. They are robust in their design and are designed to last more than 30 years with proper preventive maintenance, scheduled maintenance, and occasional major overhauls.

MV transformers and additional electrical equipment will be installed outside the BESS enclosure. Underground wires and cabling will run from the battery cable collection box to a concrete pad housing the inverter and transformer. From the MV transformer, cabling will be run to the project substation. All outside electrical equipment will be housed in the appropriate National Electrical Manufacturers Association rated enclosures and screened from view to the extent possible, on all sides.

1.3.3 Project Substation

A project substation will be installed that will include open rack, air insulated switch gear and the main power transformer to step up from 34.5 kV to 138 kV, as well as a pole to connect the project substation to the SDG&E switchyard.

1.3.4 San Diego Gas and Electric Switchyard

An SDG&E switchyard will be installed adjacent to the project substation that will include open rack, air insulated switch gear to deliver power to the nearby Trabuco to Capistrano 138kV transmission line. There will also be a Transmission Control Center within the switchyard area.

1.3.5 Telecommunication Facilities

The project will include telecommunication facilities for communication with the SDG&E/California Independent System Operator facilities and to support remote project operations monitoring. To provide for communication with SDG&E facilities, a fiber-optic cable will be used to connect the project site switchyard with the SDG&E point of

interconnection. Utility interconnection regulations require the installation of a second, separate, redundant fiber-optic cable. The redundant fiber-optic cable will also be installed within the project footprint. For remote monitoring and operations communication, the project will use local exchange carrier services, connecting to existing telecommunication fiber-optic lines owned and managed by local telecommunication providers.

1.3.6 Water Detention Structures

The proposed project layout consists of access roads, substation area, and battery storage area. The batteries and other equipment will sit on top of concrete foundations and the remaining operational areas will have aggregate surfacing. The project has been designed to meet regulatory standards and reduce potential for stormwater to be discharged off site in exceedance of existing conditions.

Stormwater runoff from the project site currently outflows to a unchanneled section of Oso Creek. Once the project is complete the site will drain to existing Orange County Flood Control District (OCFCD) storm drainpipes/outfalls which are located northeast of the project site.

The onsite stormwater runoff from the project will be detained in an underground storage chamber system located under and adjacent to the access roads and is sized for the 100-year storm event. From here, the water will be pumped north to one of two existing OCFCD outfalls. The project's onsite discharge pumped into the storm drains/outfalls will be incorporated into, and consistent with the OCFCD's National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems Draining the Watersheds within the San Diego Region (Order No. R9-2013-0001, NPDES No. CAS0109266, as amended by Order No., R9-2015-0001) authorized by the San Diego Regional Water Quality Control Board. The flows to these outfalls will not be increased from the existing peak flowrates.

With respect to offsite flows, based on the exiting topography, an area across 50.99 acres drains toward the project site from the west. The proposed stormwater design is to reroute stormwater runoff from the offsite area utilizing a drainage ditch along the western boundary of the project site, that gradually releases water to the east of the project site. The drainage ditch is sized for the 100-year storm event. The ditch directs the drainage south then east along the site boundary until it discharges at the southeastern corner of the site at natural flow rates. To further recreate existing flow conditions and mitigate erosive impacts associated with this discharge, the design ties the release point to a level spreader. The level spreader distributes the stormwater runoff evenly along the entire east edge of the site, promoting even and controlled release to the existing grade. This drainage design will reduce erosion from the current site conditions as it will both ensure the flow is spread over the entire north to south portion of the site and will also reduce the tributary area by the 12.4-acre site area.

1.3.7 Perimeter Wall, Landscaping and Aesthetics

A 10-foot-tall perimeter wall around the site will be constructed that consists of a prefabricated masonry material for both visual enhancement, security and fire protection. This wall will be combined with perimeter landscaping and a 20-foot-tall visual screening fence along the northeastern perimeter to minimize or eliminate visual impacts from public views.

The project will incorporate an approximate 20-foot landscape buffer around the perimeter for screening and aesthetic enhancement. The landscape buffer will consist of a mixture of trees, shrubs, groundcover, and vines to

create a varied, aesthetically pleasing visual buffer. Trees within the landscape buffer will include species native to southern California, 24–inch box size, with heights of 20 to 60 feet and widths of 15 to 40 feet, depending on the tree type.

1.3.8 Site Access and Security

I-5 is the largest highway in the area and provides regional access to the project site from the north and south. Access to the project site will be provided via an existing access road off of Camino Capistrano approximately 0.6 miles northeast of the site. A new access road will be improved from the entry access road off Camino Capistrano along the east side of the property to the project site. Road improvements shall consist of converting existing dirt roads into gravel roads and widening the roads to meet OCFA and SDG&E standards (30-feet wide).

As noted above, perimeter walls will be installed around the perimeter of the project site for safety and security purposes as well as for visual screening. A Knox box will be provided at all access gates to allow for emergency access.

Permanent motion-sensitive, directional security lights will be installed to provide adequate illumination around the substation area and points of ingress/egress. All lighting will be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties. Security cameras will be placed on site and monitored seven days a week and 24 hours per day.

1.3.9 Loop-In Transmission Line

A loop-in transmission line will be constructed that will transfer power to and from the proposed project and the SDG&E Trabuco to Capistrano 138kV transmission line approximately 500 feet to the east of the project site, which runs north-south adjacent to the railroad. The loop-in transmission line will be supported by up to five poles which will be sited to fully avoid Oso Creek. These poles consist of two poles on the project site within the SDG&E switchyard, west of Oso Creek, and three poles on the east side of Oso Creek (two of which will be replacing existing poles); only one pole on the east side of Oso Creek will be new.

1.3.10 Operations and Maintenance Area

The project would include up to six conex containers to house equipment and materials necessary to complete operations and maintenance activities. Additionally, there would be a prefabricated mobile office trailer with self-contained water and sanitary for technicians to utilize while on-site for routine inspections and maintenance of the project.

1.4 Regulatory Setting

While the project as currently planned is subject only to state and local regulatory conditions, federal regulations are also provided here for reference should they be relevant in the future. The following sections provide a brief overview of the federal and state regulatory framework that historic properties and historical resources are identified and evaluated.

1.4.1 Federal

National Register of Historic Places

Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture. To be listed in or eligible for listing in the NRHP a property must meet one or more of the following key criteria to be considered significant:

A. It is associated with events that have made a significant contribution to the broad pattern of our history; or
B. It is associated with the lives of people significant in our past; or
C. It embodies the distinct characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or it represents a significant and distinguishable entity whose components may lack individual distinction; or
D. It has yielded, or is likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] 60.4).

In addition to meeting one of the above criteria, a property must retain integrity to convey its significance. Integrity is assessed through seven key aspects: location, design, setting, materials, workmanship, feeling, and association (36 CFR 60.4).

Resources that are not commonly found eligible for listing in the NRHP are cemeteries, birthplaces, graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties that have been reconstructed, properties principally commemorative in nature, and properties that are not yet 50 years of age. However, these types of properties may be eligible for the NRHP if they are essential features of eligible districts or resources, or meet the criteria considerations described in 36 CFR 60.4.

Properties listed in or determined eligible for listing in the NRHP are automatically listed on the California Register of Historical Resources (CRHR).

1.4.2 State

California Environmental Quality Act (PRC Section 21083.2) and CEQA Guidelines (14 CCR Section 15064.5)

CEQA requires that the lead agency consider the impacts of a project on historical resources. PRC Section 21084.1 defines historical resources as those listed, or eligible for listing, in the CRHR, or those officially designated or recognized as historically significant by a local government pursuant to a local county or city ordinance or jurisdiction, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Historical resources also include "historic properties" in California that are listed, or determined eligible for listing, in the NRHP and CRHR. The CEQA Guidelines provide specific guidance for determining the significance of impacts on historical resources. As described in in Section 15064.5(b) of the CEQA

Guidelines, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."

- A "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Section 15064.5[b][1]).
- The significance of an historical resource is materially impaired when a project:
  - Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources (Section 15064.5[b][2][A]); or
  - Demolishes or materially alters in an adverse manner those physical characteristics that account for it inclusion in a local register of historical resources pursuant to section 5020.1[k] of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1[g] of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant (Section 15064.5[b][2][B]); or
  - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historic significance and that justify its inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Section 15064.5[b][2][B]); or

The CEQA Guidelines also provide guidance on minimizing or avoiding significant adverse impacts on historical resources as outlined in the following provisions of Section 15064.5(b)(3)-(5).

- Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (Section 15064.5[b][3]).
- A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures (Section 15064.5[b][4]).
- When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer (SHPO) as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of the environmental documents (Section 15064.5[b][5]).

California Register of Historical Resources (California Public Resources Code Section 5024.1 and 14 California Code of Regulations Section 4850)

California Public Resources Code (PRC) Section 5024.1 establishes the CRHR, which lists all significant resources in California that are considered to be historical resources. In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California PRC Section 5020.1[j]). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, a resource is considered historically significant if it meets at least one of the following criteria outlined under California PRC Section 5024.1(c):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the significance criteria described in PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 California Code of Regulations (CCR) Section 4852(c) as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" as evaluated with regard to the resource's retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if they have the potential to yield significant scientific, historical information, specific data. The CRHR has three special considerations for resources described under 14 CCR Section 4852(d).

The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are identified through local historical resource surveys or designated under local ordinances provided the survey and ordinance meet the criteria in 14 CCR Section 4852(e) and (f).

Assembly Bill 205 and 20 CCR Division 2 Chapter 5

Assembly Bill (AB) 205 broadened the California Energy Commission's (CEC) authority to oversee the permitting of clean and renewable energy facilities, including energy storage systems. Known as the Opt-In Certification Program, this permitting process offers applicants an optional pathway to submit a project application and facilities faster development of renewable energy technologies. Under AB 205, the CEC is the lead CEQA agency.

The 20 CCR Division 2 Chapter 5 establishes the regulatory framework for power plant site certification. Appendix B establishes the requirements for an Application for Certification (AFC) or Small Power Plant Exemption (SPEE).

Under 20 CCR Div.2 Ch. 5 App. B(g)(2) outlines the documentation requirements for cultural and tribal cultural resources. The sections that pertain to built environment cultural resources are summarized below.

- The results of a literature search to identify cultural resources within an area not less than a 1-mile radius around the project site and not less that than one-quarter (0.25) mile on each side of the linear facilities. Identify any cultural resources listed pursuant to ordinance by a city or county or recognized by any local historical society or museum. Literature searches to identify cultural resources must be completed by, or under the direction of, individuals who meet the Secretary of the Interior's Professional Standards for the technical area addressed.

- Copies of California Department of Parks and Recreation (DPR) 523 forms shall be provided for all cultural resources identified in the literature search as being 45 years or older or of exceptional importance as defined in the National Register Bulletin Guidelines (36CFR60.4(g)). A copy of the USGS 7.5-minute quadrangle map of the literature search area delineating the areas of all past surveys and noting the CHRIS identifying number shall be provided. Copies also shall be provided of all technical reports whose survey coverage is wholly or partly within 0.25 mile of the area surveyed for the project under Section (g)(2)(C), or which report on architectural surveys within the literature search area.

- The results of new cultural resource surveys or surveys less than five years old shall be provided if survey records of the area potentially affected by the project are more than five years old. Surveys to identify new cultural resources must be completed by (or under the direction of) individuals who meet the Secretary of the Interior's Professional Standards for the technical area addressed.

- New historic architecture field surveys in rural areas shall be conducted inclusive of the project site and the project linear facility routes, extending no less than 0.5 mile out from the proposed plant site and from the routes of all above-ground linear facilities. New historic architecture field surveys in urban and suburban areas shall be conducted inclusive of the project site, extending no less than one parcel's distance from all proposed plant site boundaries. New historic architecture field reconnaissance-level surveys in urban and suburban areas shall be conducted along the routes of all linear facilities to identify, inventory, and characterize structures and districts that appear to be older than 45 years or that are exceptionally significant, whatever their age.

- A technical report of the results of the new surveys that at a minimum, the technical report shall include the following:

    - Maps at a scale of 1:24,000 (or appropriate map scale agreed to by staff) of each proposed transmission line route, showing the settled areas, parks, recreational areas, scenic areas, and existing transmission lines within 1 mile of the proposed route(s) and the literature search results map identifying any known cultural resources.

    - The survey procedures and methodology used to identify cultural resources and a discussion of the cultural resources identified by the survey.

    - Copies of all new and updated DPR 523(A) forms. If a cultural resource may be impacted by the project, also include the appropriate DPR 523 detail forms for each such resource.

- The names and qualifications of the cultural resources specialists who contributed to and were responsible for surveys and preparation of the technical report.
- Include in the discussion of proposed mitigation measures to mitigate project impacts to known cultural resources.

1.4.3 Local Regulations

City of San Juan Capistrano General Plan

The Cultural Resources Element of the City of San Juan Capistrano's General Plan, adopted in 2014, details the City's plan for the protection and preservation of its historic, archaeological, and paleontological resources. The City's goal and policies relating to its historic, archaeological, and paleontological resources are outlined below (City of San Juan Capistrano 2014).

Goal: Preserve and Protect Historical, Archaeological, and Paleontological Resources

Policy 1.1. Balance the benefits of development with the project's potential impacts to existing cultural resources.

Policy 1.2. Identify, designate, and protect buildings and sites of historic importance.

Policy 1.3. Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.

1.5 Area of Potential Impacts

The API is the study area delineated to assess potential impacts from the construction and operation of the project on both archaeological and historic built environment resources. The API for built environment resources encompasses the geographic area or areas within which the project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (14 CCR Section 15064.5[b][1]). Under CEQA, material impairment of a historical resource is considered a significant impact (or effect), which can be direct, indirect, or cumulative.[1]

A direct or primary effect on a historical resource is one that is caused by the project and occurs at the same time and place (14 CCR Section 15358[a][1]). Examples of direct effects that are caused by, and immediately related to, the project include, but are not limited to, demolition, destruction, relocation, and alteration of a historical resource as a result of ground disturbance and other construction activities. Direct effects, however, are not limited to physical effects and, in certain circumstances, can be visual, vibratory, auditory, or atmospheric in nature if the effect is immediate and it results in the material impairment of the significance of a historical resource. Visual intrusions within the viewshed of a historical resource, for example, could result in the material impairment of the resource's integrity of setting if an unencumbered view of the surrounding area or a specific area is a characteristic

[1] As used in the CEQA Guidelines and 14 CCR Section 15358, the terms "effects" and "impacts" are synonymous in this report.

that contributes to the significance of the resource. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can cause material impairment to a historical resource that derives part or all its significance from an inherently quiet auditory setting.[2] Finally, atmospheric intrusions, such as those caused by the introduction of high levels of fugitive dust emissions or chemical pollutants, can result in adverse effects that directly and physically affect biological landscape features that have been identified as historical resources for the purposes of CEQA. Overall, while direct effects clearly include physical effects, they may also include other types of effects that are visual, vibratory, auditory, or atmospheric in nature if the effect is caused by and occurs at the same time and place as the project and there is no other intervening cause between the activities or components of the project and the historical resource.

By contrast, an indirect or secondary effect is a reasonably foreseeable effect caused by the project that occurs later in time or is farther removed in distance. Indirect effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems (14 CCR Section 15358[a][2]). Because these types of effects are not immediately related to the project, they are considered secondary effects.

Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (14 CCR Section 15355[a]-[b]). The API for cumulative impacts, if any exist, would include the API for direct effects, indirect effects, or both because in order for a cumulative impact to exist, a historical resource must first be directly or indirectly affected by the project.

1.5.1 Area of Potential Impacts for Built Environment Properties

Delineation of the API considered the requirements of Appendix B Information Requirements for an Application for Certification or Small Power Plant Exemption (Appendix B), recommendations from the cultural resources staff at the California Energy Commission, and the proposed project activities in conjunction with historic era-built resources that are 45 years of age or older (those built in or prior to 1979) that may sustain impacts due to the construction or operation of the project.[3]

[2] Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse effect on historical resources because it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

[3] While the 50-year threshold is generally used for listing resources in the NRHP and the CRHR, the California Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years . . . for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years . . . if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).

The horizontal limits of the API considered areas of direct physical effect. Because of the geographically constrained nature of the project activities, the API is horizontally confined to the delineation presented in Figure 3, which includes the access road, the transmission line and locations of new poles, and Assessor Parcel Number (APN) 637-082-71 which contains the last remaining feature of the Bathgate Ranch (identified as a multi-purpose building) and where the BESS structure will be situated.

The vertical above ground extent of the API is anticipated to be approximately 55 feet, which is the height of the H frame structure proposed for construction on the project site. At this height, the proposed project would not cause any adverse visual effects to the setting characteristics of any historic built resources within the API because the project site viewshed is primarily defined by prominent ridgelines paralleling the project site to the west and I-5 to the east. While the structure is visible from multiple viewsheds, the surrounding area lacks a pristine rural setting because there are already existing utility poles, transmission lines, and modern infrastructure near the project site. Also, this structure is somewhat visually porous and while it would be visible to most casual observers, it would lack sufficient size or contrast to compete with major landscape elements. The BESS structure would also be surrounded by a 10-foot wall and landscaping. Consequently, the API has been limited to the delineation presented in Figure 2.

The API excludes APNs 637-082-68 and 637-082-67 because there are no historic age buildings, structures, or features on the parcels. The soccer field and landscape features were developed after 1985 and are less than 45 years old. Therefore, there is no potential for an impact. The historic age buildings and structures, constructed between c. 1938 and c. 1963, associated with APNs 637-082-64, 637-082-67, and 637-082-65 were excluded from the API because the historic age buildings and structures would not be directly, indirectly, or cumulatively affected by paving of the existing access road which was constructed in 1985 as part of the Oso Creek Flood Channel. The access road is currently a compacted dirt road bordered by a chain-link security fence on the west. The road is less than 45 years of age and is not sensitive to any potential impacts from the proposed project. The construction of the BESS and its associated features would also not cause an impact to the nearby historic age buildings and structures because of the hilly terrain and mature and heavy landscaping on which the historic-era buildings sit. Neither the access road or the BESS structures are visible from the historic age buildings and structures on APN 637-082-64. The furthest building on this parcel is approximately more than 1,400 feet away from the BESS. The project site is visible from the parking lots on the APNs 637-082-64 and 637-082-65, but these parking lots were developed in the 1990s and 2000s and are not of historic age.

Visual impacts on the Metro Line (former railroad line) and the Camino Capistrano would be the only potential consideration that the project could have on these linear features. However, the setting for both these linear features is already compromised by I-5, the construction of twentieth century buildings and transmission lines in their immediate vicinity. The setting for both these linear features is already compromised by I-5, the construction of twentieth century buildings and transmission lines, and modern structures related to the operation of Metrolink, all of which are in the immediate vicinity of these two linear features. The setting changes are further compounded by the changes to design, materials, workmanship, feeling, and association that these resources would need to retain to be considered eligible for the NRHP or the CRHR. The Oso Flood Control Channel was constructed in 1985 and is less than 45 years old. Therefore, these three linear features are excluded from the API.

Finally, since there are no reasonably foreseeable project activities that would occur later in time or that would be farther removed in distance that could indirectly affect historical resources, the API contains no geographic areas under consideration for indirect effects.

SOURCE: Maxar 2022; Orange County 2023

DUDEK

0 350 700 Feet
0 87.5 175 Meters
1:7,400

FIGURE 2

Built Environment Area of Potential Impact

Compass Energy Storage Project

INTENTIONALLY LEFT BLANK

2 Literature Review, Background Research, and Methods

This section provides a summary of background research and survey methods. The background information was used to understand the history of the area and how the landscape has changed and developed over time. The consultation with interested parties will be initiated once the CEQA process is initiated by the lead agency.

2.1 California Historical Resources Information System Records Search

A records search was completed for the current Project Area of Direct Impact and a 0.5-mile radius by staff at the South Central Coastal Information Center (SCCIC) on March 17, 2021. Updates to this original records search to incorporate changes to the project footprint and to encompass a 1-mile radius were completed by Dudek archaeologists Brenda Rogers, BA, and Roshanne Bakhtiary, MA, on June 2, 2023, and December 6, 2023, respectively. The built environment results are located in Section 4.

2.2 Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), an inventory of built environment cultural resources that are processed through OHP's office. On June 13, 2024, a Dudek architectural historian reviewed the BERD to determine if there were previously recorded or evaluated resources from the study area listed. The results are located in Section 4.

2.3 Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for subject properties' addresses and other keywords on Calisphere on June 13, 2024, but the search did not identify any materials pertaining to the subject properties.

2.3.1 Online Archive of California

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched for historical tenants and addresses associated with the subject properties on OAC on June 13, 2024, and did not identify any relevant materials.

2.4 Orange County Department of Public Works

Dudek submitted a records request on March 14, 2023, to Orange County Department of Public Works, which maintains building permit records for the county, for any information on permits related to the subject property. The Department of Public Works responded on March 21, 2023, with permits associated with the Saddleback Community Church (formerly Rancho Capistrano) to the north of the subject property.

2.5 City of San Juan Capistrano

San Juan Capistrano maintains a list of designated landmarks and potential landmarks and owns numerous historic properties. On June 19, 2024, Dudek reviewed the Inventory of Historic and Cultural Landmarks (IHCL), San Juan Capistrano's list of officially designated historic sites (dated October 2018) and the Building and Sites of Distinction List (dated June 2008), the city's list of properties that are important in the community and potentially could be added to San Juan Capistrano's IHCL with owner consent. The results are located in Section 4.

2.6 Historic Aerials

A review of historic aerial photographs was conducted as part of the archival research effort for the proposed project. The aerial photographs provided a general idea of growth of the area. The summary of the results of this review are located in Section 4.

2.7 Historical Maps

Historical Sanborn fire insurance maps were reviewed. Sanborn maps provide information regarding the historical uses of the subject property and surrounding properties. Sanborn maps typically exist for cities with populations of 2,000 or more; the coverage is dependent on the location of the subject site within the city limits. Sanborn fire insurance maps were not found in the database for the subject property, which is considered an unmapped property. Dudek reviewed historical topographic maps from 1902, 1942, 1948, 1949, 1968, 1981, 2012, 2015, and 2018. The topographic maps are a historical source that can be used to document the prior use of the subject property and surrounding area. The results of this review are located in Section 4.

2.8 Historical Newspapers

Dudek reviewed historical newspapers from the California Digital Newspaper Collection and Newspapers.com covering the San Juan Capistrano and the surrounding area to understand the development of the city and the subject property. These documents were used in the preparation of Section 3, Historic Context, Section 4, Results of Identification and Evaluation Efforts.

2.9 Field Survey

Dudek architectural historians Katie Ahmanson, MHC, and Clairre Cancilla, MSHP, conducted an intensive level survey of the project study area on June 11, 2024. The area surveyed was bounded by APNs 637-082-64, 637-

082-67, 637-082-68 to the north (owned by Saddleback Church), I-5 to the east, APN 637-082-71 to the south, and the base of the hills on property owned by Saddleback Church to the west. The survey entailed walking the study area documenting the exteriors of buildings, structures, and landscape features using notes and photographs. Character-defining features, spatial relationships, and observed alterations were specifically noted. The results of the field survey are located in Section 4.

INTENTIONALLY LEFT BLANK

3 Historic Context

This context is provided to ascertain what significant themes are present to better understand the context of any of the documented resources in the study area.

3.1 City of San Juan Capistrano

San Juan Capistrano developed as an outgrowth of California's mission settlement. Mission San Juan Capistrano was founded in 1776 by Father Junipero Serra and was the seventh of the 21 missions. Construction of what is known as the Great Stone Church began in 1797 and was completed in 1806. An earthquake in 1812 caused the church to collapse and the mission began to decline. In 1821, Mexico gained independence from Spain and California's mission system ended in 1833 when the Mexican government passed a law secularizing the missions and confiscated mission lands (Hallan-Gibson et al 2005: 7, 9, 21).

The landholdings of Mission San Juan Capistrano were divided and sold to 20 different California families, creating California's Rancho system. In 1845, Mission San Juan Capistrano was sold by Governor Pio Pico to John Forster, Pico's brother-in-law. It remained the Forster family's private ranch for 20 years (City of San Juan Capistrano 2024).

After the United States's acquisition of the territory of California in 1848 and statehood in 1850, the town of San Juan Capistrano underwent significant changes. As one of the few stopping points between San Diego and Los Angeles, the town soon expanded as it became a staging area for those traveling to the goldfields in northern California, and underwent rapid development of homes, stores, and a hotel (City of San Juan Capistrano 2024).

Early in its history, the cattle industry was the dominate economic driver in San Juan Capistrano. However, when that industry failed, it opened the area to more diversified farming (Gregory 2001, p. 4). Agriculture boomed in the late nineteenth century and into the early twentieth century, due in part to the Homestead Act and the extension of the California Central Railroad whose arrival in 1887 allowed farmers and merchants to access markets. Barley, walnuts, and citrus thrived in the Capistrano Valley, and oranges became the leading industry (City of San Juan Capistrano 2024). By 1914, San Juan Capistrano was the home to 500 acres of fruit and nut trees, 14,000 acres of grain, and 5,000 head of cattle (Gregory 2001, p. 5).

The town continued to develop in the twentieth century, with the addition of electricity, paved roads, and the telephone between 1910 and 1920. After the mission was repaired, an effort that began in 1895 by the Los-Angeles-based Landmarks Club, and the growing popularity of the automobile, a national advertising campaign romanticizing the mission drew visitors to San Juan Capistrano (SJCHS 2024; Gregory 2001, p. 5). During the 1920s and 1930s the walnut industry in San Juan Capistrano suffered from disease and the trees were removed. They were replaced by orange, lemon, and grapefruit trees (Gregory 2001, p. 5).

With the extension of I-5 (formerly San Diego Freeway) through the city in the 1950s tourism became a prominent industry in San Juan Capistrano. The city incorporated in April 1961 with a population of 1,287. By the early 1970s, San Juan Capistrano's population was at 12,000. During this period there was a tremendous amount of growth and building occurring which resulted in the adoption of the 1975 General Plan. The General Plan preserved historic resources and open space, limited development density, and provided ridgeline preservation (City of San Juan

Capistrano 2024). By the 1980s, the city's historic town center was refurbished, and capital improvement projects replaced San Juan Capistrano's aging infrastructure. Today, the population measures over 34,000 (CG 2024).

INTENTIONALLY LEFT BLANK

4 Results of Identification and Evaluation Efforts

This section provides the results of the literature search, background research, and field survey. Unless indicated below, no relevant information was found during the review of additional records. A description and an evaluation of each of the resources identified in the study area under NRHP, CRHR, and local listing criteria to assess the historical significance and integrity of built environment cultural resources. The significance evaluations were prepared by Dudek architectural historians Patricia Ambacher, MA, and Danielle Baza, BA. Full DPR 523 form sets that include more detailed information on the properties discussed below are available in Appendix B.

4.1 California Historical Resources Information System Records Search

4.1.1 Previously Conducted Cultural Resource Studies

The complete results of the cultural resources reports can be found in the Cultural Resources Inventory Report Compass Energy Storage Project, City of San Juan Capistrano, California (Dudek 2024). One report, OR-02435, contained built environment resources that intersect with the study area. This report, Archaeological Survey of the Rancho Capistrano Property in the City of San Juan Capistrano, Orange County, California, was prepared in 2002 by David D. Ferraro and Tim Gregory.

4.1.2 Previously Recorded Built Environment Resources in the Study Area

Three previously recorded built environment resources were identified in the records search. These are discussed in Table 1.

le 1. Previously Recorded Built Environment Resources within the Study Area

Primary Number	Description	Recording Events	NRHP/ CRHR Status
P-30-001688	U.S. Highway 101	2007 (Lichtenstein, Price, and Price)	6Y
P-30-176642	Bathgate Ranch	2001 (Gregory)	5D
P-30-176663	Atchison, Topeka & Santa Fe Railroad/Burlington Northern Santa Fe Railroad	2018 (HDR); 2016 (Connolly); 2016 (Tang and Ballester); 2012 (Meiser); 2007 (McCormick); 2003 (Shepard); 2002 (Ballester and Tang)	6Y

4.2 Orange County Department of Public Works

The permits received from the Orange County Department of Public Works ranged from 1982 through 1998 for electrical, plumbing, and setup of classrooms; pool maintenance; parking lot grading; and the construction of a soccer field with lights. No additional building permits were available for the main portion of the subject property.

4.3 City of San Juan Capistrano

One property, Camino Capistrano, is listed as a Historic Street on the city's IHCL. However, it is only the portion from Ortega Highway (north) to Del Obispo Street (south), which is approximately 2 miles south of the study area. One property, Rancho Capistrano, 29251 Camino Capistrano (APN 637-082-71) is listed on the Building and Sites of Distinction List. Rancho Capistrano is also known as Bathgate Ranch.

4.4 Historic Aerials

Table 2 summarizes the review of the historic aerials that cover the project area.

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
1938	The main portion of the subject property appears to be developed as an orchard with some mature trees along the eastern boundary and younger trees in the central and western portions. A structure is visible near the southeast corner of the subject property. The northern portions of the linear features appear undeveloped.	The adjoining property to the north appears to be partially developed as an orchard with two small structures (residences) farther to the north. A creek, small road, and railroad are visible adjoining to the east of the subject property. The adjoining property to the south is developed as an orchard. The adjoining property to the west is undeveloped. Surrounding properties are undeveloped to the north, west, and south. Surrounding properties to the east, across the road/railroad, are developed as orchards.
1946	The subject property appears similar to the 1938 aerial photograph. Some of the more mature trees along the eastern side (in the 1938 aerial photograph) appear to have been removed.	Some clearing of the orchards on the northern adjoining property appears to have occurred along with development of two additional structures. Adjoining properties to the east, south, and west appear similar to the 1938 aerial photograph. A large barn was constructed to the north of the subject property. The remaining surrounding properties appear similar to the 1938 aerial photograph.
1949	The subject property appears similar to the 1946 aerial photograph.	The adjoining and surrounding properties appear similar to the 1946 aerial photograph.
1952	The subject property appears similar to the 1949 aerial photograph.	The adjoining properties appear similar to the 1949 aerial photograph. Three additional residential structures appear to have been developed to the northeast of the subject property.
1963	The main portion of the subject property appears similar to the 1952 aerial photograph; however, a small east-west-	An oval-shaped track, pond, and additional structures appear to have been developed on the adjoining property to the north. The construction of Interstate (I) 5

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
	trending road crossing the subject property appears to have been developed. The northeastern linear portion appears to cross two newly developed agricultural fields and an oval-shaped track.	appears to be occurring to the east of the subject property. Further development is occurring to the north and east of the subject property. Surrounding properties to the west remain undeveloped.
1967	The subject property appears similar to the 1963 aerial photograph.	The adjoining properties appear similar to the 1963 aerial photograph. A water tank appears to have been constructed approximately 0.25 miles southwest of the subject property. A small road appears to have been constructed approximately 0.25 miles north of the subject property.
1974	The subject property appears similar to the 1967 aerial photograph.	A structure (current day Saddleback Church) appears to have been developed on the northern adjoining property. The eastern, southern, and western adjoining properties appear similar to the 1967 aerial photograph. Large residential developments appear to have been constructed to the west and east of the subject property. Commercial development, east of I-5, 0.25 miles northeast from the subject property, appears to have occurred.
1989	Portions of the main subject property area appear to have been cleared of orchards. A small structure is visible within the cleared area of the orchard. An unpaved parking lot appears to have been developed on a portion of the northwestern linear segment of the subject property.	The adjoining property to the north appears to be further developed with three additional structures and multiple parking lots. The eastern, southern, and western adjoining properties appear similar to the 1974 aerial photograph. Large residential neighborhoods to the north, east, and west appear to have been further developed. Two additional water tanks appear to have been developed approximately 0.25 miles southwest of the subject property.
1990	The subject property appears similar to the 1989 aerial photograph.	The adjoining properties appear similar to the 1989 aerial photograph. The creek channel to the east appears to have been partially reworked and lined with concrete adjacent to the railroad. Further residential development appears to the north and east of the subject property. Further commercial development appears to have occurred approximately 0.25 miles northeast of the subject property.
1994	The northwestern limb of the subject property appears to cross a newly graded area south of the previously constructed structure. The northeastern limb appears to border a newly developed sports field. The main portion of the subject property appears similar to the 1990 aerial photograph.	The northern adjoining property appears to have developed an additional parking lot and sports field. The adjoining properties to the east, south, and west appear similar to the 1990 aerial photograph. The surrounding properties appear similar to the 1990 aerial photograph.
2002	The subject property appears similar to the 1994 aerial photograph.	A cluster of buildings and two new sports fields appear to have been developed on the northern adjoining

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
		property, adjacent to the northeastern limb of the subject property. The adjoining properties appear similar to the 1994 aerial photograph. A large commercial structure (car dealership) appears to have been developed to the north of the subject property. A freeway interchange between I-5 and California 73 appears to have been developed to the north of the subject property.
2005	The subject property appears similar to the 2002 aerial photograph.	The adjoining and surrounding properties appear similar to the 2002 aerial photograph.
2009	Some rectangular materials appear to be stored in the northeastern corner of the main portion of the subject property. Some debris appears to be stored in the southeastern corner of the subject property.	The adjoining and surrounding properties appear similar to the 2005 aerial photograph.
2012	The eastern side of the main portion of the subject property appears to have been cleared of vegetation and developed into small agricultural fields. A large parking lot appears to be under development on a portion of the northwestern limb of the subject property.	A large parking lot appears to be under development to the north of the subject property; a dirt lot appears to be used as overflow parking. A small, disturbed area appears to be storing fill material on the northern adjoining subject property. The remaining adjoining and surrounding properties appear similar to the 2009 aerial photograph.
2016	The two small structures along the western boundary of the main portion of the subject property appear to have been removed. The small agricultural fields are no longer visible.	The adjoining and surrounding properties appear similar to the 2012 aerial photograph. The fill material on the northern adjoining property is no longer visible.
2020	The subject property appears to be completely cleared of the orchards. A paved parking lot appears to be complete on a portion of the northwestern limb of the subject property. A small rectangular area with raised vegetable beds appears to have been developed on the eastern side of the main subject property.	The adjoining and surrounding properties appear similar to the 2016 aerial photograph.

4.5 Historical Maps

Table 3 provides a summary of the topographic map review conducted for the project area.

Table 3. Summary of Topographic Maps

Date	Subject Property	Adjoining and Surrounding Properties
1902	A railroad, creek, and road are depicted along the eastern boundary of the subject property. The subject property is depicted in a north-south-trending valley. No structures are depicted on the subject property.	An unmaintained east-west-trending road is depicted to the north of the subject property. Structures are depicted sporadically to the north and east of the subject property.
1942	The subject property is depicted as an orchard with a small unmaintained road along the eastern boundary and crossing the main portion of the subject property to the south.	The adjoining properties to the north, east, and south are depicted as orchards. The adjoining property to the west is undeveloped. Three structures are depicted on the northern adjoining property, and two on the southern adjoining property. The road to the east of the subject property is labeled as US 101. Surrounding properties to the north and west appear similar to the 1902 aerial photograph. Surrounding properties to the east and south are depicted as orchards.
1948	The subject property is similar to its appearance in the 1942 topographic map. Two structures are depicted in the southwest corner of the subject property.	The adjoining and surrounding properties appear similar to the 1942 topographic map. A large structure (barn) is depicted on a property to the north (north of the adjoining property).
1949	The subject property is similar to its appearance in the 1948 topographic map.	The adjoining and surrounding properties appear similar to the 1948 topographic map.
1968	The subject property is similar to its appearance in the 1949 topographic map.	Two small ponds are depicted on the northern adjoining property. An oval-shaped track is also depicted on the northern adjoining property. The eastern, southern, and western adjoining properties appear similar to the 1949 topographic map. Interstate 5 is depicted to the east of the subject property. Residential neighborhoods are depicted approximately 0.5 miles west of the subject property. Some residential development is also depicted approximately 1 mile south of the subject property.
1981	The subject property is similar to its appearance on the 1968 topographic map.	The adjoining properties are similar to their appearances in the 1968 topographic map. Additional development is depicted to the west, east, and south.

Table 3. Summary of Topographic Maps

Date	Subject Property	Adjoining and Surrounding Properties
2012	Orchards are no longer depicted on the subject property. Structures are no longer depicted on the topographic map. The small undeveloped road bisecting the subject property is no longer depicted.	The creek to the east of the subject property is labeled as Oso Creek. The adjoining properties are similar to their appearances in the 1981 topographic map (without structures depicted). The current day network of roads is depicted. Residential and/or commercial development is depicted to the north, east, west, and south.
2015	The subject property is similar to its appearance on the 2012 topographic map.	The southern adjoining property is no longer depicted as vegetated (orchard). A school is depicted on the northern adjoining property. The surrounding properties are similar to their appearances in the 2012 topographic map.
2018	The subject property is similar to its appearance on the 2015 topographic map.	The adjoining and surrounding properties appear similar to their appearance in the 2015 topographic map.

4.6 Survey Results

Nine resources over 45 years of age at the time of survey were recorded and evaluated for historical significance. These resources are summarized below in Table 4. Descriptions and evaluations of these resources are presented in Section 4.3 in order by Map ID.

Table 4. Built Environment Properties Recorded and Evaluated in the Study Area

Map ID	Property Name	Address/APN	Year Built	Primary Numbers
Previously Recorded				
1	Historic Highway 101/Camino Capistrano	N/A	c. 1926	P-30-001688
2	Metrolink/ Atchison, Topeka & Santa Fe Railroad/Burlington Northern Santa Fe Railroad	N/A	c. 1880s	P-30-176663
3	Bathgate Ranch	637-082-71	c. 1927	P-30-176642
Newly Recorded				
4	SDG&E Trabuco to Capistrano 138 kV Transmission Line	N/A	c. 1979	N/A
5a	Petifils Ranch and Trails	637-082-64	c. 1937	N/A
5b	Pool House and Swimming Pool	637-082-64	c. 1946 and c. 1971	N/A

Table 4. Built Environment Properties Recorded and Evaluated in the Study Area

Map ID	Property Name	Address/APN	Year Built	Primary Numbers
5c	Manmade Lake	637-082-64	c. 1952	N/A
5d	Former Loughridge Ranch Residence	637-082-64	c. 1967	N/A
5e	Saddleback Church Rancho Capistrano Main Office	29251 Camino Capistrano; APN 637-082-65	c. 1972	N/A

Notes: APN = Assessor Parcel Number

4.7 Descriptions and Evaluations of Resources

Below are descriptions and evaluations of the properties in the study area. Map IDs 5a-5e share a development history and were evaluated collectively. Following the individual descriptions is the statement of significance for all the buildings and structures for Map IDs 5a-5e. Complete DPR 523 Form sets in Appendix B.

4.7.1 Map ID 1– U.S. Highway 101/Camino Capistrano

Description

This segment of Camino Capistrano is approximately 0.70-miles long (Exhibit 1). 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.

Exhibit 1. Map ID 1. Camino Capistrano segment, camera facing south.

Source: Dudek, 2024.

Statement of Significance

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 NRHP or the CRHR. In 2010, the SHPO 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 is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource.

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.

Statement of Significance

4.7.2 Map ID 2– Metrolink/ Atchison, Topeka & Santa Fe Railroad/Burlington Northern Santa Fe Railroad

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 (Exhibit 2).

Exhibit 2. Map ID 2. Metrolink alignment, camera facing south.

Source: Dudek, 2024.

Statement of Significance

Based on information obtained from the SCCIC, segments of the former Atchison, Topeka and Santa Fe /Burlington Northern Santa Fe Railroad has been inventoried and evaluated multiple times for the NRHP and the 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 SHPO 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.

4.7.3 Map ID 3 – Bathgate Ranch

Description

This 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 (Exhibit 3). 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. A modern era small shed is located southwest of the building. South of the building is empty acreage where citrus trees were historically. There is also a modern-era small farm. 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.

Exhibit 3. Map ID 3. Last remaining building of the Bathgate Ranch, camera facing southeast.

Source: Dudek, 2024.

Statement of Significance

In 2001, Bathgate Ranch was assessed for historical significance under NRHP and CRHR criteria and was eligible under NRHP/CRHR Criteria A/1 and B/2 (Gregory 2001). The following evaluation is an update. 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 is not considered a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the resource.

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 avocadoes, beans, sweet potatoes, persimmons, and Christmas trees 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.

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.

4.7.4 Map ID 4 – SDG&E Trabuco to Capistrano 138 kV Transmission Line

Description

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 (Exhibit 4). They are placed roughly 350 apart.

Exhibit 4. Map ID 4. Transmission Line, camera facing east.

Source: Dudek, 2024.

Statement of Significance

This transmission line does not meet the criteria for the NRHP or the CRHR. 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.

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 they 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.

4.7.5 Map ID 5a – Petfils Ranch and Trails

Description

The former ranch residence was constructed in 1937 in the Spanish Revival style (Exhibit 5). 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. Sometime between 1952 and 1963, a circular courtyard was constructed to the northeast of the original residence (NETR 2024). Between 1980 and 1985, additions to the residence were constructed, as well as two patios, each with a fountain (NETR 2024). The building additions were all single-story, in the same Spanish Revival style. 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.

Exhibit 5. Map ID 5a. Petifils Ranch residence, camera facing southwest.

Source: Dudek, 2024.

4.7.6 Map ID 5b – Pool House and Swimming Pool

Description

The pool house and pool were constructed in 1941 when the property was owned by Carl Swanstrom (CD 1941). The pool house was built in the Spanish Revival style with a hipped roof clad in rounded tiles and has exposed rafters (Exhibit 6). It has an L-shaped footprint and is set on a concrete foundation. 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. The main entrance is located on the east elevation and consisted of a recessed entryway with four wood paneled doors and tiled flooring. Other elements include exposed wood rafters and decorative latticework flanking the windows on the east façade and louvered grates.

The pool measures approximately 55 feet by 25feet and was infilled in c. 2012 (Exhibit 7) (NETR 2024).

Exhibit 6. Map ID 5b. Pool House, camera facing east.

Source: Dudek, 2024.

Exhibit 7. Map ID 5b. Infilled swimming pool, camera facing east.

Source: Dudek, 2024.

4.7.7 Map ID 5c – Manmade Lake

Description

This manmade lake was built in c. 1952 (Exhibit 8). (NETR 2024). The lake encompasses approximately 1.23 acres. A footbridge measuring approximately 65 feet extends across the lake to a gazebo and vegetation.

Exhibit 8. Map ID 5c. Lake and paths, camera facing northwest.

Source: Dudek, 2024.

4.7.8 Map ID 5d – Former Loughridge Ranch Residence

Description

This former ranch residence was built c. 1967 in the Spanish Revival style (Exhibit 9). 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. On the east side of the main façade is a recessed entryway and walled entry courtyard. 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. 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.

Exhibit 9. Map ID 8. Loughridge Ranch Residence, camera facing east.

Source: Dudek, 2024.

4.7.9 Map ID 5e – Saddleback Church Rancho Capistrano Main Office

Description

The Saddleback Church Rancho Capistrano Main Office building was constructed in c. 1972 (Exhibit 10) (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. There is a slight parapet on the primary façade and along the north and south sides of the roof, adorned with rounded tile. 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. 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.

Exhibit 10. Map ID 5e. Main Office Building, camera facing north.

Source: Dudek, 2024.

Statement of Significance

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.

INTENTIONALLY LEFT BLANK

5 Findings and Conclusions

The subject properties were evaluated in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the evaluation, all the resources in the study area are recommended ineligible for inclusion in the NRHP and CRHR. Map ID 3, the Bathgate Ranch (P-30-176642),was previously recommended as eligible for the NRHP and CRHR and is listed on the San Juan Capistrano's Building and Sites of Distinction List. However, the updated evaluation as the result of this project has determined that the property is no longer eligible for listing on the NRHP or the CRHR because of a loss of integrity. Dudek evaluated the resources in accordance with Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California PRC and found that none of the resources within the study area or the API are considered historical resources for the purposes of CEQA. The recommended Status Code for Map IDs 1, 2, 3, 4, 5a, 5b, 5c, 5d, and 5e is 6Z.

This report has determined that the proposed project will have no impact to historical built environment resources.

INTENTIONALLY LEFT BLANK

6 References

CD (Coastline Dispatch). 1941. "Society News: Local Briefs." Newspapers.com: Coastline Dispatch (San Juan Capistrano, California). August 15, 1941.

CG (City Guide). 2024. "San Juan Capistrano." Accessed July 1, 2024. https://www.orangecounty.net/cities/SanJuanCapistrano_history.html.

City of San Juan Capistrano. 2024. "History." Accessed June 14, 2024. https://www.sanjuancapistrano.org/356/History.

Dudek. 2024. *Cultural Resources Inventory Report Compass Energy Storage Project, City of San Juan Capistrano, California*. Prepared for Broad Reach Power, LLC.

Gregory, Tim. 2001. *California Department of Parks and Recreation 523 Form for Bathgate Ranch*. On file at the SCCIC, Santa Barbara.

Hallan-Gibson, Pamela, Don Tryon, Mary Ellen Tryon, and San Juan Capistrano Historical Society. 2005. *Images of America: San Juan Capistrano*. Charleston, South Carolina: Arcadia Publishing.

NETR (Historic Aerials Online). 2024. Historic Aerial Photographs of the San Juan Capistrano, CA, dating from 1938, 1946, 1952, 1963, 1967, 1972, 1980, 1985, 1992, 1994, 1998, and 2002. Accessed July 2024. https://www.historicaerials.com/viewer.

SJCHS (San Juan Capistrano Historical Society). 2024. "Mission San Juan Capistrano – 31882 Camino Capistrano." Accessed August 13, 2024. Mission San Juan Capistrano – 31882 Camino Capistrano – SJC Historical Society.

INTENTIONALLY LEFT BLANK

Appendix A
Technical Staff Resumes

Patricia Ambacher

SENIOR ARCHITECTURAL HISTORIAN

Patricia Ambacher (*pa-TRISH-uh am-bah-ker; she/her*) is a senior architectural historian with 21 years' experience specializing in historic preservation, Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act/California Environmental Quality Act (CEQA), and cultural resources management. Ms. Ambacher evaluates properties for their eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks, and local registration programs. Ms. Ambacher has prepared a range of technical documents including historic resources evaluation reports, finding of effects, built environment treatment plans, and historic property management plans, as well as Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscapes Survey (HALS) documentation.

Education

California State University, Sacramento
MA, History—Emphasis in Public History, 2002
BA, History, 1993

Professional Affiliations

California Preservation Foundation

Project Experience

Bidwell Bowl Project; California State University, Chico; Chico; California. California State University, Chico (Chico State), retained Dudek to prepare a built environment inventory and evaluation report for the Bidwell Bowl, an amphitheater constructed by the Works Progress Administration. Chico State needed the structure evaluated for compliance with California Public Resources Code Section 5024. Served as the lead architectural historian, conducting field work and archival research. Prepared the historic context and the evaluation of the resource. (2024–Ongoing)

Golden State Natural Resources Forest Resiliency Demonstration Project, Golden State Finance Authority, Various Counties, California. The project is a response to the growing rate of wildfires in California and it is subject to CEQA. Prepared the cultural resources chapter of the environmental impact report as part of a team of cultural resources specialists. (2024–Ongoing)

Oroville Pump Storage Project, California Department of Water Resources, Oroville, California. The Oroville Pump back project aims to provide a dedicated low-level outlet that can deliver colder water to the Feather River Fish Hatchery and low flow river outlet to reliably comply with water temperature requirements and management purposes, independent of the pump-storage operations. The project is subject to CEQA and Section 106. Served as part of a team of cultural resources specialists preparing feasibility studies and technical documents to support the compliance processes. (2024–Ongoing)

Physical Security Modernization and Fire Safety Modernization Projects, California Department of Water Resources, Kern and Los Angeles Counties, California. The projects involve complying with the California Department of Water Resources (DWR) State Water Project (SWP) Security Program's requirements for the physical security of assets. DWR is the lead agency responsible for compliance with CEQA. Served as part of a

team of architectural historians who evaluated facilities, including pumping plants and operations and maintenance centers along the California Aqueduct for their potential NRHP and CRHR eligibility. (2024–Ongoing)

Pier View Way Bridge and Lifeguard Headquarters and Beachfront Phase II, City of Oceanside, Oceanside, California. The Project proposes improvements to the Pier View Way Bridge and Lifeguard Headquarters, a suite of proposed improvements to the Junior Seau Beach Community Center and Plaza, a range of improvement options for the Junior Seau Amphitheater/Bandshell, and conceptual improvements to Parking Lot #30/Betty's Lot consisting of built elements atop the existing surface parking lot to support a new beachfront park, community recreation classrooms, and a terraced park with multi-purpose landscaping and ramped paths. Served as senior architectural historian. (2024–Ongoing)

Shared-Use Pathway East Wetland Park to Pacific Avenue, TRACS No. T0545, Nicklaus Engineering, Inc., Yuma, Arizona. Niklaus Engineering, Inc. is designing the shared-use pathway over the Main Drain for the City of Yuma. The project has federal funding, administer by the Arizona Department of Transportation (ADOT), and requires an easement from the U.S. Bureau of Reclamation. Served as the lead architectural historian overseeing the project. (2024–Ongoing)

SWP Built Environment Management Plan Project, DWR, Various Counties, California. The California SWP is the largest state-owned water and power generator and user-finance water system in the United States. The vast system covers nearly two-thirds of California and includes a wide array of historic buildings and water management infrastructure. The project involved preparing a built environment management plan to outline a program and process for DWR to effectively manage elements of the system as historical resources that comply with state and federal regulations while simultaneously prioritizing continued operation, maintenance, and repair. Served as part of a team of architectural historians conducting research, field work, and writing the procedures for the management plan. (2024–Ongoing)

9407 Jericho Road Project, City of La Mesa, California. The project proposed redeveloping the existing 3.49-acre site with 73 three-story townhomes. The City of La Mesa retained Dudek to evaluate the property and adjoining buildings for compliance with CEQA. Served as the senior architectural historian, overseeing the team of architectural historians and conducting the senior review of the technical report. (2024)

14125 Goldenwest Apartments, Orange County Housing & Community Development Department, Westminster, California. The proposed project involved demolishing a commercial building for the construction of a 29-unit residential community for families experiencing homelessness. The project was subject to CEQA and Section 106 of the NHPA (Section 106). The Orange County Housing and Community Development (OCHCD) retained Dudek to prepare to evaluate the resources in the study area for their potential eligibility for NRHP and CRHR listing. Served as the senior architectural historian, providing project oversight, overseeing the team of architectural historians, and conducting the senior review of the technical report. (2024)

15081 Jackson Street Affordable Housing Project, OCHCD, Midway City, California. OCHCD retained Dudek to prepare a built environment inventory and evaluation report for the proposed project. The project involves demolishing existing buildings for the construction of a 71-unit housing complex with related site improvements. The project was subject to CEQA and Section 106. Served as the senior architectural historian, providing project oversight, overseeing the team of architectural historians, and conducting the senior review of the technical report (2024)

Clarksburg Branch Trail Project, Kimley-Horn and Associates Inc., West Sacramento, California. The project involved completing segments of the Class I Trail within the existing Clarksburg Branch Line Trail system by paving

and widening approximately 2.2 miles segments. Served as the lead architectural historian, overseeing the team of architectural historians, leading the field survey, and conducting the senior review of the technical report. (2024)

Landels-Hill Big Creek Reserve Emergency Bank Stabilization Project; University of California, Santa Cruz; Monterey County; California. The project involved replacing road material along Big Creek Canyon Road that was removed during the 2022/2023 winter storms and to improve on the original construction. The project was subject to Section 106. Served as the senior architectural historian, providing guidance to the architectural historian team on the project and conducting the senior peer review of the technical report. (2024)

Manzanita Public Charter School Project, KBZ Architects, Vandenberg Space Force Base, California. The project proposed expanding the existing school through the construction of three new buildings and large-scale site improvements. The school campus was constructed in 1966 and required inventory and evaluation to assess its potential eligibility for NRHP and CRHR listing and compliance with CEQA and Section 106. Served as the senior architectural historian, providing project oversight and conducting the senior review of the technical report. (2024)

Relevant Previous Experience

Cordova Ferry Terminal Modifications Project; Alaska Department of Transportation & Public Facilities, Marine Highways; Cordova; Alaska. The project required modifications to the existing Cordova Ferry Terminal to better accommodate Alaska Class Ferry berthing and home port needs. The terminal was constructed in the 1960s as part of Alaska's Marine Highway System, which is overseen by the Alaska Department of Transportation & Public Facilities (DOT&PF) and was completely remodeled in the 1990s. Assisted with the preparation of the cultural resources technical report to comply with Section 106. (2023)

Lake Goerge Diversion Dam Historic American Engineering Record, Colorado Springs Utilities and the Coalition for the Upper South Platte, Pike and San Isabel National Forests, Colorado. The Lake George Diversion Dam was determined eligible for the NRHP under Section 106. Its removal constituted an adverse effect to a historic property. A Level I HAER was prepared as mitigation under an MOU. Served as part of a team of architectural historians, conducting research and preparing the documentation. NPS accepted the Level I HAER. (2023)

West Boise Water Renewal Facility Improvements Project, City of Boise, Idaho. The City of Boise proposed updating its water renewal facilities. The West Boise facility is one of the two existing water renewal facilities currently used by the City. The proposed project activities included updates to the infrastructure, utilities, and facilities at the plant, with the addition of new primary clarifiers, new aeration basins, new secondary clarifiers, new tertiary filters, and modified UV disinfection system. Dudek was contracted to conduct a cultural resource assessment of the facility to identify and evaluate historic resources and provide management recommendations regarding compliance with Section 106. Served as part of a team of cultural resources professionals, authoring the report and evaluating the facility. SHPO concurred with the findings, and the project moved forward to construction. (2023)

Lander Street Water Renewal Facility Phase 2 Improvements Project, City of Boise, Idaho. The City of Boise proposed updating its water renewal facilities on Lander Street. The proposed project activities included updating the infrastructure, utilities, and facilities at the plant, which will include the demolition of 17 buildings/structures, the modification of 7 existing structures, and the construction of 20 new structures. Dudek was contracted to conduct a cultural resource assessment of the APE to identify and evaluate historic resources and provide management recommendations regarding compliance with Section 106. Served as part of a team of cultural

resources professionals who authored the report and evaluated the facility. SHPO concurred with the findings, and the project moved forward to construction. (2022–2023)

Arlington Bridge Replacement Project, City of Reno and Nevada Department of Transportation, Reno, Nevada. This was a bridge replacement project subject to Section 106. The properties within the APE required survey and evaluation for their potential eligibility for the NRHP. Served as part of a team of architectural historians, conducting field survey, archival research, and preparing evaluations of the properties. (2022)

Takotna River Bridge No. 463 Replacement Project, Alaska DOT&PF, Yukon-Koyukuk Census Area, Alaska. The Alaska DOT&PF planned to replace the Takotna River Bridge to comply with current load standards for large trucks. The project was subject to Section 106. It was determined there would be an adverse effect to the bridge, which was eligible for the NRHP. An HAER needed to be prepared to mitigate for the adverse effect to the bridge as part of an MOU between DOT&PF and SHPO. Served as the senior architectural historian overseeing the technical aspects of the project and the junior cultural resources staff. Provided direction for research, format, and senior review of the document to ensure that it complied with the standards for a Level II HAER. (2022)

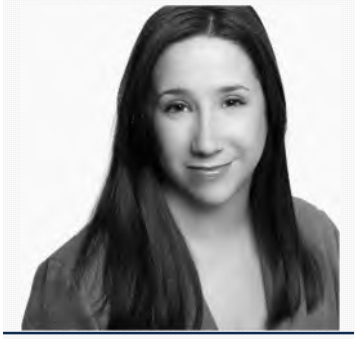
HAER for the Apache Trail (SR-88) Between Milepost 229.20 and 240.60, FHWA Central Federal Lands Highway Division, Maricopa County, Arizona. The FHWA Central Federal Lands Highway Division, in cooperation with the ADOT and Tonto National Forest, proposed improvements to an 11.16-mile section of the Apache Trail between the Apache Lake Marina and the Theodore Roosevelt Dam. The project resulted in an adverse effect to Apache Trail and the 15 culverts that are considered character-defining features of the road. In accordance with the MOU prepared as part of the Section 106, a HAER document was prepared to document the road and culverts before construction activities would alter the features. The documentation was accepted by the National Park Service (NPS). Served as the lead architectural historian and authored the HAER. (2021–2022)

Pinal Creek Bridge (Structure No. 9711) Replacement Project, City of Globe, Arizona. The City of Globe, in cooperation with ADOT, planned to replace the Pinal Creek Bridge at Cottonwood Street located between Broad Street and Tebbs Street. The Pinal Creek Bridge contributes to the NRHP-listed Globe Downtown Historic District. The bridge was also individually determined eligible for NRHP inclusion under Arizona's statewide bridge survey. The bridge replacement constituted an adverse effect to a historic property under Section 106. An HAER document was prepared as part of mitigation. An HAER Plan was written to outline the process to prepare the documentation before the HAER could be prepared. A Historic Building Summary was also prepared to assess visual and indirect effects to the contributing buildings of the historic district and the historic district. NPS accepted the documentation. Authored the HAER Plan and was part of a team of architectural historians who authored the summary document and the HAER. Also conducted archival research used to prepare the HAER. (2021–2022)

San Juan Community Solar Project, Orcas Power & Light Cooperative, San Juan Island, Washington. Orcas Power & Light Cooperative is a rural utilities service provider in San Juan County, Washington. This was a federally funded project and subject to Section 106. Served as part of a team of architectural historians, evaluating properties for their potential eligibility for NRHP and assisting with the cultural resources technical documentation for the project. (2021)

Claire Cancilla, MSHP

ARCHITECTURAL HISTORIAN



Claire Cancilla (KLAIR *Kan-sil-uh; she/her*) is an Architectural Historian with 5 years of professional and academic experience that encompasses a wide variety of project types in varied geographic locations, including Los Angeles, Laguna Beach, Agoura Hills, Baldwin Park, Glendale, Pasadena, South Pasadena, Poway, Riverside, San Diego, Santa Barbara County, Goleta, Vista, Sequoia National Park, New York City, and Venice, Italy. She has completed historic significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria for single and multi-family residences, commercial properties, educational institutions, warehouse and industrial properties, infrastructure, gas stations, and municipal facilities. Additional project experience includes writing National Register and local register nominations, conducting historic archival research, performing conditions assessments and reconnaissance surveys, conducting CEQA impacts analyses, preparing environmental impact report (EIR) sections, and conducting design reviews under the Secretary of the Interior's Standards. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

Columbia University Graduate School of Architecture, Planning, and Preservation, MS, Historic Preservation, 2020

Occidental College BA, History, 2016

Dudek Project Experience

500 San Benito Historic Monitoring Plan, Hollister, California. Dudek was retained to complete a historic monitoring plan for renovations to the NRHP-historic district contributor at 500 San Benito. The monitoring plan is intended to provide recommendations for protecting character-defining features during construction and provide information on how to respond if unexpected damage occurs to the property over the course of renovations. Served as lead architectural historian. (2024).

9407 Jericho Road Built Environment Inventory and Evaluation Report, City of La Mesa, La Mesa, California. Dudek was retained to prepare a Built Environment Inventory and Evaluation Report for a townhouse development project. This report involved the recordation and evaluation of 13 historic-age residential properties and one historic-age religious property. The City of La Mesa retained Dudek to evaluate the property and adjoining buildings for compliance with CEQA. Served as co-lead author, conducted fieldwork, research, and property evaluations. (2024).

15081 Jackson Street Built Environment Inventory and Evaluation Report, Orange County Department of Housing and Community Development, Midway City, unincorporated Orange County, California. Dudek was retained by the Orange County Department of Housing and Community Development to prepare a built environment inventory and evaluation report for five properties in compliance with Section 106 for the 50081 Jackson Street project in unincorporated Midway City, California. The project proposes the development of new housing with funding from the Department of Housing and Urban Development. As architectural historian, conducted fieldwork, developed the area of potential effects, contributed research, and contributed to the property evaluations. (2024).

Manzanita Public Charter School Project, KBZ Architects, Vandenberg Space Force Base, California. The project proposed expanding the existing school through the construction of three new buildings and large-scale site improvements. The school campus was constructed in 1966 and required inventory and evaluation to assess its potential eligibility for NRHP and CRHR listing and compliance with CEQA and Section 106. Served as co-lead author, conducted research and oversaw the property evaluation. (2024)

South Bay Area Plan Historic Context Statement, County of Los Angeles Department of Regional Planning, Los Angeles County, California. The South Bay Area Plan Historic Context Statement informs the Historic Preservation Element of the Area Plan. The Historic Context Statement documents the development history of the communities from the rancho period to the present; identifies important themes, events, and patterns of development; and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As co-manager of the historic context statement, conducted research, outreach to historical societies, windshield surveys, and participated in public meetings. (2023-2024).

833 Westbourne Avenue, Confidential Client, West Hollywood, California. Dudek was retained by a property owner to prepare a built environment inventory and evaluation report for a 1920s Spanish Colonial Revival bungalow court in West Hollywood. As project manager, responsibilities included client communication, fieldwork coordination, quality assurance review, and product submission. (2023).

14940 Proctor Avenue Built Environment Inventory and Evaluation Report, City of Industry, California. Dudek was retained to prepare a Built Environment Inventory and Evaluation Report for a food processing and industrial manufacturing building constructed in 1962 in the City of Industry for a proposed redevelopment. As architectural historian, conducted the fieldwork, research, and significance evaluation. (2023).

Atascadero Armory, Department of General Services, Atascadero, California. Dudek was retained by the Department of General Services to record and evaluate the National Guard Atascadero Armory for historical significance. As project manager, responsibilities included coordination, research, quality assurance review, and product submission. (2023).

Carson Gateway Specific Plan Built Environment Inventory and Evaluation Report, Carson, California. Dudek was retained to prepare a Built Environment Inventory and Evaluation Report for five buildings constructed in the 1960s as automobile service stations and sales lots in Carson, California for a proposed redevelopment. As an architectural historian, conducted the fieldwork, research, and evaluation for the properties. (2023).

Sandpiper Golf Course Historical Resources Technical Report, Goleta, California. Dudek was retained to prepare a historical resources technical report evaluating the eligibility of the Sandpiper Golf Course in Goleta as a historic landscape in consideration of the NRHP, CRHR, and City of Goleta eligibility requirements. As lead author, conducted fieldwork, research, and completed the property significance evaluation. (2023).

Skylight Replacement Project, Los Angeles Harbor Department (LAHD), San Pedro, California. Dudek is included on the Los Angeles Harbor Department's list of on-call historic consultants and was retained by the LAHD to conduct a Secretary of the Interior Standards conformance review for a skylight replacement project of four buildings located at the Port of Los Angles. This work involved updating previously completed Department of Parks and Recreation 523 forms and preparing new forms and the review of plans for proposed skylight replacements on one eligible building for conformance with the Secretary of the Interior's Standards for Rehabilitation. (2023).

Katie Ahmanson, MHC

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with 3 years' experience in the field of architectural history and heritage conservation. She has experience with Historic-Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has worked with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act, and Sections 106 and 110 of the National Historic Preservation Act.

Education

University of Southern California School of Architecture
MA, Heritage Conservation, 2022

Claremont McKenna College
BA, Art History, 2019

Project Experience

Shared-Use Pathway East Wetland Park to Pacific Avenue, TRACS No. T0545, Nicklaus Engineering, Inc., Yuma, Arizona. Niklaus Engineering, Inc. is designing the shared-use pathway over the Main Drain for the City of Yuma. The project has federal funding, administer by the Arizona Department of Transportation (ADOT), and requires an easement from the U.S. Bureau of Reclamation. Conducted the field survey and local archival research for the project. (2024–Ongoing).

9407 Jericho Road Project, City of La Mesa, California. The project proposed redeveloping the existing 3.49-acre site with 73 three-story townhomes. The City of La Mesa retained Dudek to evaluate the property and adjoining buildings for compliance with CEQA. As architectural historian conducted fieldwork and research, and contributed to the property evaluations. (2024).

14125 Goldenwest Apartments, Orange County Housing & Community Development Department, Westminster, California. The proposed project involved demolishing a commercial building for the construction of a 29-unit residential community for families experiencing homelessness. The project was subject to CEQA and Section 106 of the NHPA (Section 106). The Orange County Housing and Community Development (OCHCD) retained Dudek to prepare to evaluate the resources in the study area for their potential eligibility for NRHP and CRHR listing. As architectural historian conducted fieldwork and research, and contributed to the property evaluations. (2024).

15081 Jackson Street Affordable Housing Project, OCHCD, Midway City, California. OCHCD retained Dudek to prepare a built environment inventory and evaluation report for the proposed project. The project involves demolishing existing buildings for the construction of a 71-unit housing complex with related site improvements. The project was subject to CEQA and Section 106. As architectural historian conducted fieldwork and research, contributed to the property evaluations. (2024).

Manzanita Public Charter School Project, KBZ Architects, Vandenberg Space Force Base, California. The project proposed expanding the existing school through the construction of three new buildings and large-scale site improvements. The school campus was constructed in 1966 and required inventory and evaluation to assess its

potential eligibility for NRHP and CRHR listing and compliance with CEQA and Section 106. As architectural historian conducted fieldwork and research, and co-authored the technical report, and contributed to the property evaluations. (2024).

2021 Lincoln Avenue Department of Parks and Recreation Form, Action Day Schools, San José, California. Dudek was retained by the Action Day Schools to evaluate the property located at 2021 Lincoln Avenue in the City of San José, California (subject property) for eligibility for the NRHP, the California Register of Historical Resources (CRHR), and as a City of San José Landmark. As an architectural historian, coauthored a DPR 523 form documenting the history of the subject property and evaluating it for eligibility under all applicable criteria. Wrote building descriptions and significance evaluations, and completed archival research. (2023).

Atascadero Armory Department of Parks and Recreation Form, Department of General Services, Atascadero, California. Dudek was retained by the Department of General Services to evaluate the Atascadero Armory located at 6105 Olmeda Avenue in the City of Atascadero in San Luis Obispo County, California (subject property) for eligibility for the NRHP, the CRHR, and as a California Historical Landmark. As an architectural historian, coauthored a DPR 523 form documenting the history of the subject property and evaluating it for eligibility under all applicable criteria. Completed the property survey, wrote building descriptions and significance evaluations, and completed archival research. (2023).

915 F Avenue Historic Resource Evaluation Report, City of Coronado, California. Dudek was retained by the City of Coronado to evaluate the property located at 915 F Avenue (Assessor's Parcel Number [APN]: 537-322-03) for historical significance under City of Coronado designation criteria and integrity requirements. The evaluation involved research and development of an occupancy timeline, supplemental research on occupants and building development, survey of the property, a description of the property, and completion of a historical resource evaluation in consideration of City of Coronado designation criteria and integrity requirements. As an architectural historian, coauthored the report, wrote significance evaluations, and completed archival research. (2023).

Mesa Verde Specific Plan Built Environment Inventory and Evaluation Report, Mesa Verde Owners, LLC, Calimesa, California. Dudek was retained by Mesa Verde Owners, LLC to complete a built environment inventory and evaluation report (BEIER) for the proposed Mesa Verde Specific Plan 2023 Project, which is an Amendment to the Mesa Verde Estates Specific Plan (SPA 13-01) that was previously adopted in 2007 and subsequently amended in 2017. The purpose of the report is to determine if the project would impact any historical resources pursuant to CEQA. As an architectural historian, coauthored the report, wrote significance evaluations and building descriptions, and completed archival research. (2023).

South Bay Area Plan Project Historic Context Statement, unincorporated Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement (HCS) for the South Bay Area Plan (SBAP) project. The HCS is one component of the larger SBAP project that addresses the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills (SBAP communities). Collectively, these SBAP communities reside within the South Bay Planning Area, which is one of the 11 Planning Areas identified in the County General Plan. The purpose of the HCS is to inform and enhance the larger SBAP project as it relates to historical resources within the SBAP communities, including the preparation of goals, policies, and implementation programs. As an architectural historian, surveyed the area and completed archival research for the report. (2023).

Danielle Baza

ARCHITECTURAL HISTORIAN I

Danielle Baza (*DAN-yell BA-zuh; she/her*) is an architectural historian with 2 years' experience in cultural resources management. Ms. Baza's professional experience encompasses a variety of projects and resource types for federal and state agencies, municipal governments, and private developers. She has experience with National Register of Historic Places (NRHP) nominations, National Historic Landmark (NHL) nominations, California Department of Parks and Recreation (DPR) 523 forms, and Nevada Architectural Resource Assessment (ARA), and Bureau of Land Management Nevada Architectural Resource Assessment (NARA) forms. Ms. Baza has worked with environmental compliance documentation in support of projects that fall under the California Environment Quality Act (CEQA) and Section 106 of the National Historic Preservation Act.

Education

California State University, Sacramento
MA, Public History, in progress

University of California, Davis
BA, History, 2021

Project Experience

Desert Valley Hospital Emergency Department Project, Desert Valley Hospital, Victorville, California. The project would include the addition of a new facility to the hospital at Desert Valley Medical Center, relocation of the existing helipad on site, and associated on-site and off-site improvements. The project was subject to CEQA and a historic-era road required inventory and evaluation for its potential historical significance. As architectural historian, conducted research and prepared the evaluation of a historic-era road. (2024-Present)

Pier View Way Bridge and Lifeguard Headquarters and Beachfront Phase II, City of Oceanside, Oceanside, California. The Project proposes improvements to the Pier View Way Bridge and Lifeguard Headquarters, a suite of proposed improvements to the Junior Seau Beach Community Center and Plaza, a range of improvement options for the Junior Seau Amphitheater/Bandshell, and conceptual improvements to Parking Lot #30/Betty's Lot consisting of built elements atop the existing surface parking lot to support a new beachfront park, community recreation classrooms, and a terraced park with multi-purpose landscaping and ramped paths. Part of a team of architectural historians who evaluated the resources for their potential signficance. (2024–Ongoing)

Shared-Use Pathway East Wetland Park to Pacific Avenue, TRACS No. T0545, Nicklaus Engineering, Inc., Yuma, Arizona. Niklaus Engineering, Inc. is designing the shared-use pathway over the Main Drain for the City of Yuma. The project has federal funding, administer by the Arizona Department of Transportation (ADOT), and requires an easement from the U.S. Bureau of Reclamation. Served as architectural historian conducting research, co-author of the technical report, and prepared the evaluation of the Main Drain. (2024–Ongoing)

Clarksburg Branch Trail Project, Kimley-Horn and Associates Inc., West Sacramento, California. The project involved completing segments of the Class I Trail within the existing Clarksburg Branch Line Trail system by paving and widening approximately 2.2 miles segments. Served as architectural historian, conducting field survey, research, co-authored the technical report and prepared the evaluations of the resources in the study area. (2024)

Relevant Previous Experience

Greenlink North Transmission Project, NV Energy, Multiple Locations, Nevada. The proposed project will span 235 miles from Ely, Nevada to Yerington, Nevada and will involve the construction of new transmission lines, collector stations, and substation expansions. Assisted with field surveys of resources in White Pine, Eureka, Lander, Churchill, and Lyon Counties, and prepared evaluations and property-specific history contexts on NARA forms. Conducted newspaper research, analyzed historic aerial photographs and historic maps, and prepared the Battle Mountain mining historic context. (2022–2024)

Central Arizona Project, Somach Simmons & Dunn, Multiple Locations, Arizona. The project sought to determine whether the Central Arizona Water Conservation District had rights to water flowing from the Gila River and its tributaries. Assisted with research at the Denver branch of the National Archives, collecting correspondence, maps, and field reports from the Bureau of Reclamation records. (2024)

Calaveras Boulevard Highway Realignment, Santa Clara Valley Transportation Authority, Milpitas, California. Santa Clara Valley Transportation Authority, in cooperation with the City of Milpitas and California Department of Transportation, plans to modify State Route 237/Calaveras Boulevard between Abel Street and Milpitas Boulevard. Assisted with the exterior survey fieldwork of the resources, building permit and newspaper research, and the preparation of accompanying DPR forms. (2024)

Angiola Water District Prescriptive Rights, Angiola, California. This project entailed an effort to establish the extent of the Tulare Lake Basin. Conducted newspaper research and analysis of General Land Office survey plats and field notes. (2024)

Patterson 25 and 33 South Del Puerto Avenue, City of Patterson, California. Co-authored a historic resources evaluation for two commercial buildings on behalf of the City of Patterson. Preparation of the letter report entailed archival building development research in local repositories, exterior and interior survey fieldwork of the resources, historical significance evaluations for the resources in consideration of NRHP and local designation requirements, and the preparation of accompanying DPR forms. (2023)

Alturas Capital Preventative Maintenance Project, CalTrans, Alturas, California. Aided in the preparation of DPR forms by writing resource descriptions and conducting newspaper research for the property-specific histories. (2023)

Reno to Las Vegas Fiber Optic Project, Bureau of Land Management, Vero, Nevada. This project will include the construction and operation of an approximately 450-mile-long underground fiber optic line, spanning from Reno to Las Vegas. Assisted with field surveys of resources throughout Washoe, Lyon, Storey, Churchill, Mineral, Nye, Esmeralda, and Clark Counties. Wrote descriptions and property specific history of resources in the accompanying NARA and ARA forms. In preparation of the property-specific histories, conducted research via newspapers, city directories, historic aerial photographs, and historic maps. (2022–2023)

Federal Emergency Management Agency Hazard Mitigation Technical Assistance Program, Sector A: City of Angels Camp Critical Water and Wastewater Infrastructure Protection Project; CDM Smith; Angels Camp; California. Assisted with the field survey of resources and wrote building descriptions in the accompanying DPR forms. (2023)

Pacific Gas and Electric, California State Parks, Humboldt, California. This project entailed a historic resources report on three orchard remnants in Humboldt Redwoods State Parks. Assisted with field surveys of resources, conducted research at state and local repositories, and wrote descriptions in the accompanying DPR forms. (2023)