



## 11.3 Cultural Resources Studies and Tribal Consultation

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## 26126 Victoria Boulevard

### Historical Resources Assessment Report

*prepared for*

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**July 2021**



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# Executive Summary

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Rincon Consultants, Inc. (Rincon) was retained by Michael Baker International to conduct a historical resources assessment of the property at 26126 Victoria Boulevard (subject property). It is comprised of a single assessor parcel (Assessor Parcel Number 668-361-01), currently divided for two uses. It was most recently used by the Capistrano School District and features six structures.

- Grounds Department Buildings – Butler Building (c.2001) and Grounds Dispatch Building (1968)
- South Transportation Yard – Tire Storage Building (c.1952-1967), Mechanic Shop (c.1952-1967), Transportation Office (former Serra School house) (c. 1952-1967), and a storage shed (2003).

The purpose of the historical resources assessment is to determine if the subject property is eligible for state designation and can be considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). Assessment methods included archival research and an intensive-level survey of the subject property.

The property at 26126 Victoria Boulevard was evaluated for listing in the NRHP or CRHR. Based on the current assessment, Rincon finds the subject property does not meet the requirements for listing in the NRHP or the CRHR. As a result of this finding, the property is not considered a historical resource for the purposes of CEQA.

# 1 Project Summary

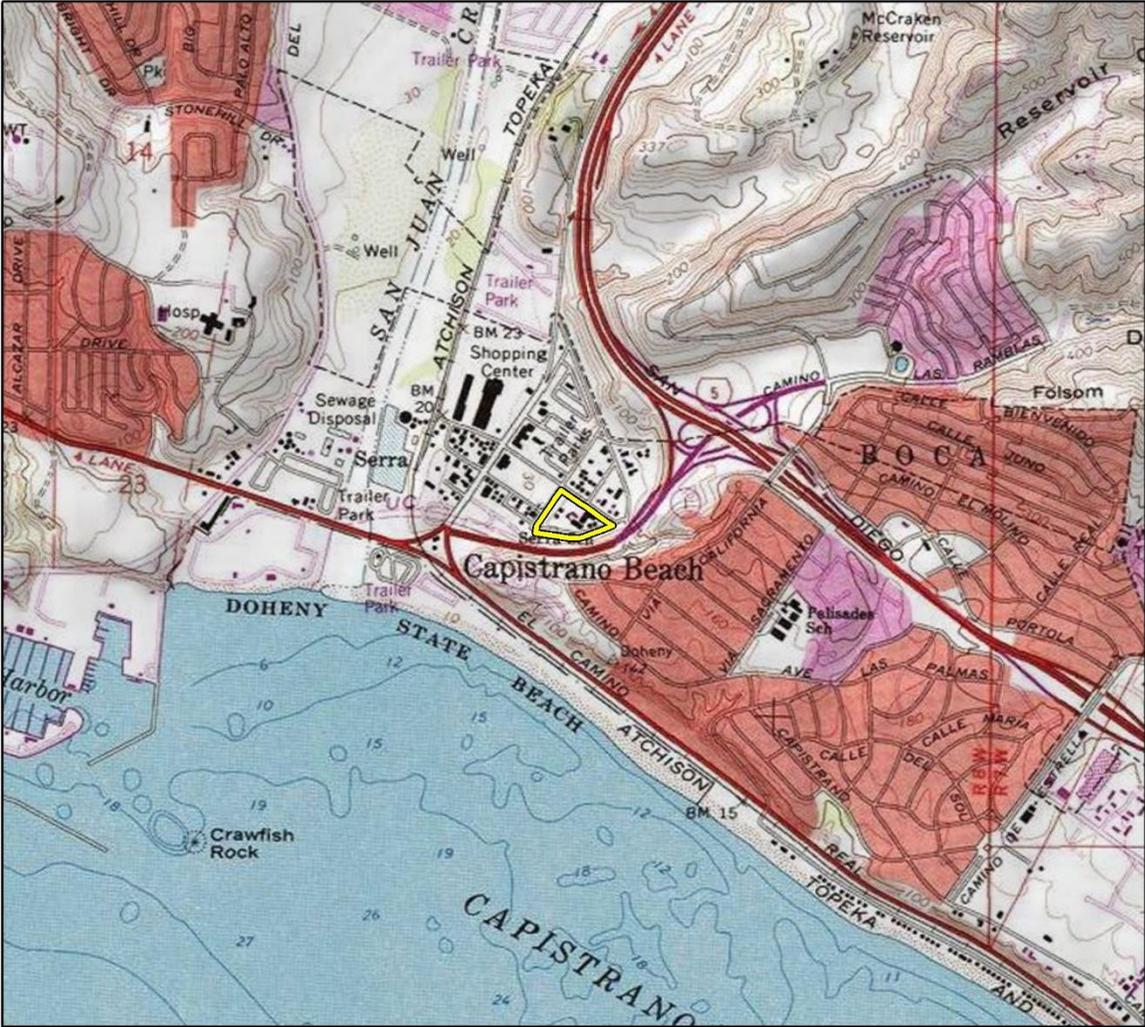
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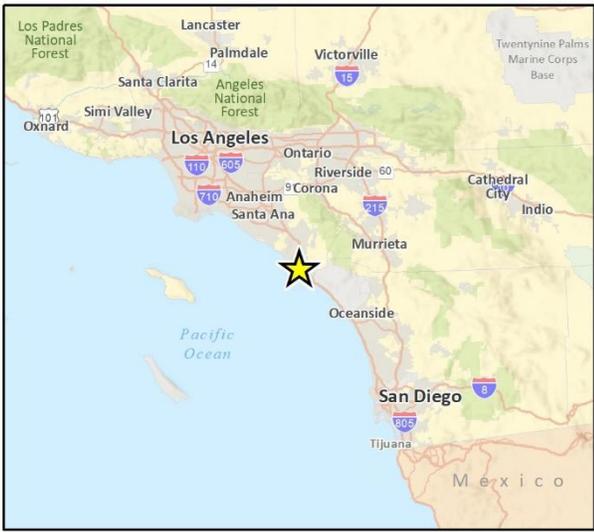
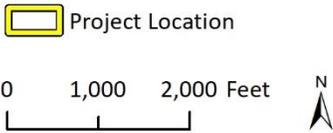
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Figure 1 (Figure 1). It is comprised of a single assessor parcel (Assessor Parcel Number 668-361-01), approximately 5.6 acres and features six buildings



Basemap provided by National Geographic Society, Esri and their licensors © 2021. Dana Point Quadrangle. T08S R08W S24. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



CRFig 1 Proj Locn Map

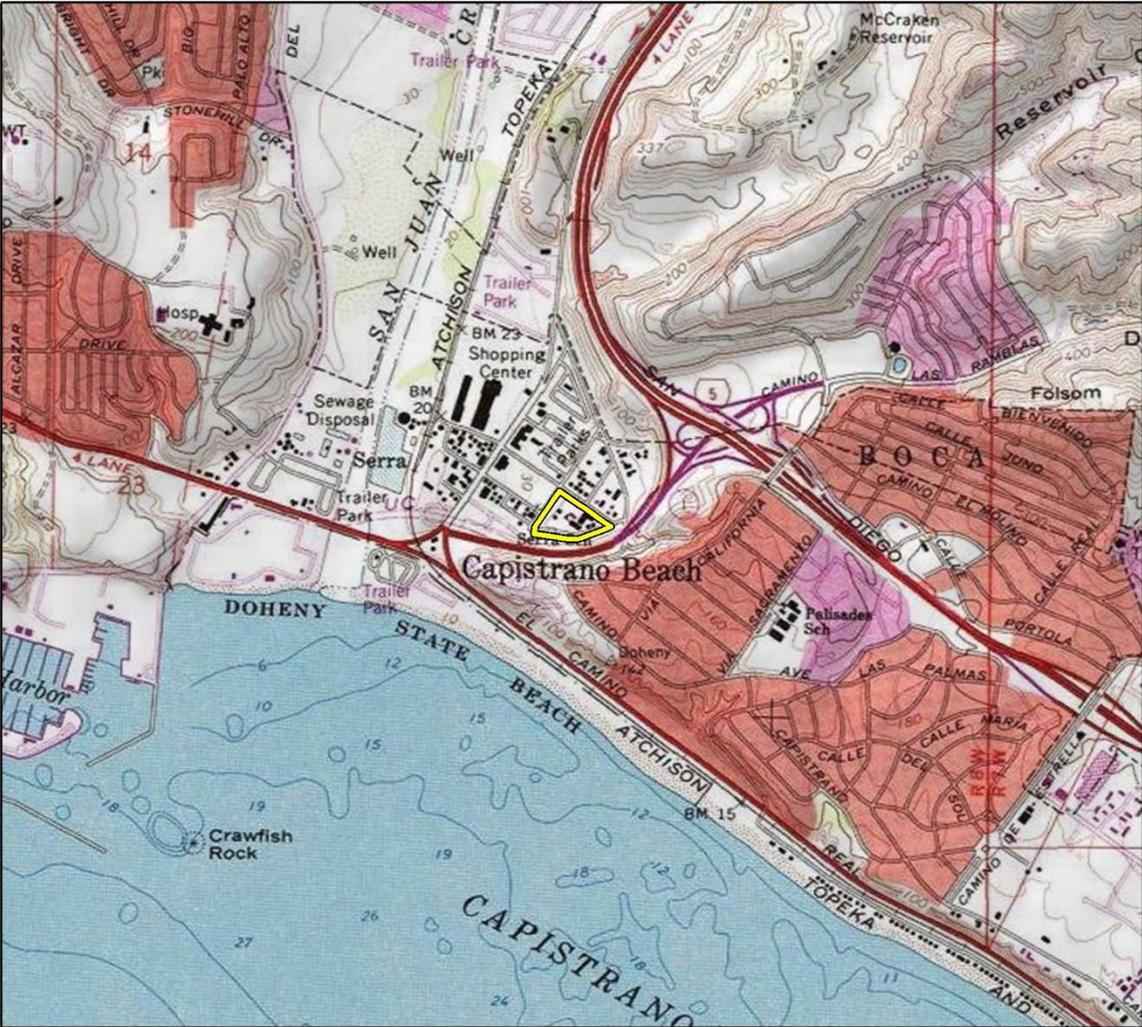
[Figure 2](#)Figure-2).

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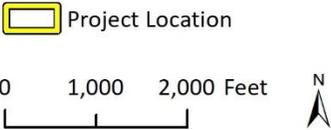
## 1.1 Personnel

Architectural Historian JulieAnn Murphy, MS managed the project with supervision from Senior Architectural Historian Steven Treffers, MHP. Architectural Historian Alexandra Madsen, MA conducted a built environment survey of the subject property. Mr. Treffers, Ms. Murphy, and Ms. Madsen meet the Secretary of the Interior's *Professional Qualification Standards* for architectural history and history (National Park Service [NPS] 1983). Rincon GIS Allysen Valencia produced the figures for this report. Rincon Principal Architectural Historian Shannon Carmack reviewed this report for quality assurance/quality control.

Figure 1 Project Vicinity



Basemap provided by National Geographic Society, Esri and their licensors © 2021. Dana Point Quadrangle. T08S R08W S24. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



CRFig 1 Proj Locn Map

Figure 2 Project Location



## 2 Regulatory Framework

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This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources.

### 2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires lead agencies determine if a project could have a significant impact on historical resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states a resource meeting any of the above criteria is generally considered historically or cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR and are, therefore, historical resources under CEQA.

According to CEQA, an effect that results in a substantial adverse change in the significance of a historical resource is considered a significant effect on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (CEQA Guidelines §15064.5[b][2][A]).

Section 15126.4 of the CEQA Guidelines stipulates an EIR shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and roughly proportional to the impacts of the project. Generally a project which is found to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]).

#### National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

**Criterion A:** Are associated with events that have made a significant contribution to the broad patterns of our history

- Criterion B:** Are associated with the lives of persons significant in our past
- Criterion C:** Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

## California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC §§5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the

CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2006). Further, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

Properties are eligible for listing in the CRHR if they meet one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 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
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

## 2.2 Local Regulations

### City of Dana Point

The historic preservation regulations in the City of Dana Point Municipal Code (Section 9.07.250) establishes the procedures for identifying, designating, and preserving historic resources. The City of Dana Point Historic Resources Register is voluntary and requires an application for inclusion by the property owner. A property may be added to the City of Dana Point Historic Resources Register by request of the property owner if the property had been included in the City’s Historic Architectural Resources Inventory, completed in 1997. Inventoried properties must meet two (2) of the following criteria plus criterion (j).

- (A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (B) Structures that help retain the characteristics of the town that was 50 years ago.
- (C) Structures that contribute to the unique urban quality of a downtown.
- (D) Structures contributing to the architectural continuity of the street.
- (E) Structures that are identified with a person or person who significantly contributed to the culture and/or development of the city, state, or nation.
- (F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (G) Structures that illustrate the development of California locally and regionally.
- (H) Buildings retaining the original integrity of and/or illustrating a given period.
- (I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

City of Dana Point  
**26126 Victoria Boulevard**

Properties not identified in the 1997 Inventory may be added to the City of Dana Point Historic Resources Register by request, upon demonstrating the applicability of Criterion (j) plus two additional Criteria.

## 3 Historic Context

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This section includes a discussion of the historic context of the subject property and its surroundings.

### 3.1 Spanish Period (1769 – 1821)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968, Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement in the project site vicinity began. Portolá passed through the project site vicinity and the village of Calleguas in 1770. Juan Bautista de Anza followed Portolá's route in 1774, and in 1782, Father Junipero Serra founded Mission San Buenaventura, in what is now downtown Ventura, approximately one mile southeast of the project APE.

### 3.2 Mexican Period (1821 – 1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810–1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the secularization law of 1833. This act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846 (Shumway 2007), putting most of the state's lands into private ownership for the first time. Land once owned by the Spanish crown and clergy was distributed to mostly Mexican settlers born in California, also known as "Californios". This class of wealthy landowners worked large ranches based on cattle hide and tallow production during this era. By 1846, the area that would become Ventura County had been divided into nineteen ranchos (San Buenaventura Research Associates 2014).

### 3.3 American Period (1848-Present)

The Mexican Period officially ended in early January 1848 with the signing of the Treaty of Guadalupe Hidalgo, formally concluding the Mexican-American War. Per the treaty, the United States agreed to pay Mexico \$15 million for conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California gained statehood in 1850, and this political shift set in motion a variety of factors that began to erode the rancho system. Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. In addition, the creation of the U.S. Land Commission in 1851 required that property owners prove the validity of their property titles, many of which had been granted relatively informally and without the benefit of formal survey. Ranchers often paid for legal debts with portions—or all—of their ranchos. The large-scale rancho system also suffered greatly from

severe drought in the 1860s which decimated the cattle industry upon which southern Californian ranchers depended.

In 1848, the discovery of gold in northern California led to the California Gold Rush, though the first gold was found in 1842 in San Francisquito, about 35 miles northwest of Los Angeles (Workman 1935; Guinn 1976). The Gold Rush significantly transformed northern California and also contributed to an exponential increase in California's population overall. By 1853, the population of California exceeded 300,000. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. Rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. However, a severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. Property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits.

Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Ventura County was officially divided from Santa Barbara County on January 1, 1873.

In the 1880s, a dramatic boom arrived in southern California, fueled by various factors including increasingly accessible rail travel, agricultural development, and favorable advertisement (Dumke 1994). In 1883, the California Immigration Commission designed an advertisement declaring the state as "the Cornucopia of the World" (Poole 2002). New southern Californian towns were promoted as havens for good health and economic opportunity.

### 3.4 City of Dana Point

The area on which the City of Dana Point developed was previously occupied by Acjachemen (also called the Juaneno), a Native American people that occupied the foothills and coastal plains of South Orange County. The Capistrano Bay area is believed to have been densely populated by Acjachemen camps around the present-day cities of San Juan Capistrano and Dana Point, owing to the plentiful supply of potable water.

The Dana Point area remained undeveloped in the Spanish era of California history (1769-1821) but served as an important auxiliary role in the nearby mission's operations, primarily used by the mission for cattle grazing. The bay was also important to the mission economy, serving as its primary trading anchorage and thus its link to the outside world. After the mission system was ended, the area of the subject property was part of Rancho Boca de la Playa. During this period, cattle grazing continued to be the primary economic driver. The bay and the bluffs particularly emerged as a focal point in the hide and tallow trade that defined California's economy under Mexican rule.

The vicinity of the property remained largely undeveloped into the late nineteenth century when developers began to look at the area for development. This history is detailed in *City of Dana Point Historic Resources Inventory Update Survey Report*, which is excerpted below (Architectural Resources Group, 2016).

### **Late Nineteenth and Early Twentieth Century Development (1887-1922)**

Among the countless new towns that sprouted up at the apex of the 1880s land boom was San Juan-by-the-Sea, located in what is now Doheny Village. Subdivided in 1887, the town was sited at the southern end of a freight and passenger railroad line that was operated by the California Central Railway, an affiliate of the Santa Fe Railroad, and ran between Los Angeles and the undeveloped coast of South Orange County. California Central also built a small spur line to the beach and extended the main line some sixty miles south to San Diego shortly thereafter. San Juan-by-the-Sea was one of several towns on the rail line that had been subdivided by the Pacific Land Improvement Company, which was also an affiliate of Santa Fe, “in anticipation of the arrival of vacationers and settlers.” Company officials laid the groundwork for the new community by platting a gridded network of streets – several of which retain their original names (Domingo, Las Vegas, Santa Rosa, Sepulveda, Victoria) – and subdividing the area into a series of lots that ranged in price from \$250 to \$1800. Lots went on sale in July 1887.

However, the glory days of San Juan-by-the-Sea were short lived. Interest in speculative land had fizzled out by the early 1890s, by which time the boom had imploded and Southern California’s once-thriving real estate market “was reported ‘dead as a herring.’”

As the 1890s progressed, San-Juan-by-the-Sea was re-named Serra, and development activity in the area shifted from town building to the next-most- lucrative venture: agriculture. The vast expanses of open land that were once envisioned as a bustling resort town were instead used to cultivate a variety of crops that required little in the way of irrigation. Specifically, “the richest of the land was culled for bean production, particularly limas; the remainder of arable hills, mesas, and coves finds its way into the least remunerative of the Southland crops:” wheat, barley, and hay. The town of Serra hobbled along as a very sparsely-settled farming hamlet and its existing train depot was used to load lima beans and other crops aboard trains, which were then transported to merchants in Los Angeles. Serra was also a whistle stop on the Santa Fe line for when the occasional passenger wanted to disembark, and was a place where trains stopped “for water to keep up their steam en route between Los Angeles and San Diego.”

### **Early Subdivision and the Emergence of Community (1923-1932)**

Finally, amid the prosperity and optimism of the mid-1920s, the area began to take shape once out-of-town investors with grandiose visions entered into the picture including Sidney Woodruff, developer of Los Angeles’ famed Hollywoodland tract. Woodruff envisioned Dana Point as developing into a quaint, charming Mediterranean-themed community awash in recreational amenities and opportunities to experience and enjoy the out-of-doors. At the same time, a similar vision was taking form just a few miles to the south in a nascent community flanking the palisades known as Capistrano Beach. Both of these communities benefited tremendously from – and likely would not have existed without – a new coastal highway that carried traffic to the Dana Point area beginning in the late 1920s, the antecedent of today’s Highway 1 (Pacific Coast Highway). Advertisements for 1920s Dana Point and Capistrano Beach were chock full of hyperbole and made it sound as if practically overnight, these two communities had dramatically germinated into populous communities with development that rivaled California’s foremost urban centers. But in reality, only a few dozen houses, and an even smaller number of commercial and institutional edifices, had been built before the market for speculative real estate once again imploded during the

Great Depression. The area's smattering of buildings sat in isolation throughout the 1930s and '40s.

### **Post World War II Development (1945-1975)**

Like virtually every community in Southern California, Dana Point was punctuated by a period marked by steady development and spectacular growth in the decades following World War II. Scores of military veterans and upwardly mobile families flocked to the suburbs in search of a more serene way of life, and were aided in their quest by the advent of an extensive freeway network that rendered almost every destination in Southern California just a brief car ride away. The construction of Interstate 5 (San Diego Freeway) in the late 1950s had a particularly profound impact on the Capistrano Bay area. Many lots in Dana Point and Capistrano Beach that had been parceled out in the 1920s, but then sat vacant and weed-choked for several decades, were incrementally developed with new custom houses that, together, provided the communities with a varied and eclectic architectural palette. New businesses and various public and private institutions were erected concurrently to keep pace with the area's steady population growth.

Development in the area increased in scale as the postwar period progressed. Beginning in the 1960s, expansive master-planned communities, which were planned and designed in one fell swoop, emerged as a popular way to accommodate the pressing demand for new, quality suburban housing. The stretch of coast between Dana Point and Laguna Beach (now known as Monarch Beach), which had remained entirely undeveloped to date, was eyed as the perfect blank canvas on which to develop this new type of residential community. The community of Laguna Niguel, master-planned by renowned architect Victor Gruen, began to take shape in the early 1960s and included coveted coastal real estate that was eventually consolidated into Dana Point. A second master-planned community known as Niguel Shores transformed the area's last large swath of undeveloped land into a fortified suburban enclave over the course of the 1970s. Cementing Dana Point's evolution from outpost to suburb was the dredging and construction of the Dana Point Harbor, which dramatically transformed what was a small bight into a fully-operational harbor with the capacity to house some 2,500 watercraft. The harbor instantly rendered Dana Point a foremost destination when it opened to the public in 1971.

Dana Point had certainly come of age by the 1970s, and an effort was spearheaded to provide it with an identifiable sense of place. Rather than revert back to the Mediterranean theme of years past, civic leaders and stakeholders instead elected to adopt a Cape Cod aesthetic that was vaguely reminiscent of New England towns. Adopting the Cape Cod aesthetic was seen as a good way to "distinguish the [community] from its Spanish and Mission-style neighbors – San Clemente and San Juan Capistrano – as well as to recall its namesake, Boston author Richard Henry Dana." Toward this end, buildings in the community's main commercial core (now known as Town Center) were upheld to design standards in which "paint colors were limited to blues and grays, and building styles had to conform to the wood-sided structures with steep, gabled roofs" that one would expect to see in a New England town. These standards have since been lifted, though the Town Center area retains a decidedly Cape Cod flavor.

Dana Point had attempted to incorporate multiple times beginning in the 1950s, but these efforts were consistently met with resistance and/or logistical burdens and were all squarely defeated. Dana Point and its sister community, Capistrano Beach, thus remained unincorporated entities of Orange County well into the postwar era. Yet another attempt at

incorporating was spearheaded in the 1980s. The communities of Dana Point and Capistrano Beach joined forces in this effort to render incorporation more feasible, and in a move that incensed the neighboring community of Laguna Niguel, regulators carved out a 1.5-square mile strip of coastal land (today's Monarch Beach) – including Monarch Bay, the planned community of Niguel Shores, and the coveted Ritz Carlton resort – as part of the proposed City of Dana Point. Dana Point was incorporated as Orange County's 28th city in January 1989. The City has continued to usher in new residential development into the present day and is currently engaged in efforts to revitalize its main commercial node (Town Center) and the harbor.

## 4 Background Research

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This section includes a discussion of the background research conducted to support the historic resources evaluation of the subject property.

### 4.1 Previous Historical Resources Surveys in Dana Point

Two historic resources surveys have been conducted within Dana Point since 1997. The earlier survey focused on properties that were constructed prior to 1940. The survey update, completed in 2015 updated all previous inventory findings and surveyed all properties in the city constructed up to 1975, evaluating potential historic resources against federal, state, and local eligibility criteria. The subject property does not appear to have been evaluated as part of either survey effort. In addition, a search of the California Office of Historic Preservation’s Built Environment Resource Directory revealed the subject property was not subject to previous evaluation.

### 4.2 Cultural Resources Records Search

On June 07, 2021, Rincon Architectural Historian Project Manager JulieAnn Murphy, MA, contacted the South Central Coastal Information Center (SCCIC) at CSU Fullerton to request a search of CHRIS. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the APE and a 0.25-mile radius. The records search included a review of the NRHP, CRHR, California Points of Historical Interest list, California Historical Landmarks list, Archaeological Determinations of Eligibility list, and the California State Built Environment Resources Directory. Non-confidential results from the record searches are provided in Appendix B of this report.

#### Previous Cultural Resources Studies

The SCCI records searches identified 16 previously conducted cultural resources studies within a 0.25 radius of the APE (Table 1). Of these studies, one (OR-03969) was conducted with the APE, and none were conducted adjacent to the APE.

**Table 1 Previous Cultural Resources Studies**

Report Number	Author	Year	Title	Relationship to APE
OR-00102	Roger J. Desautels	1976	<i>Archaeological Survey Report on Lots 21, 22, 23, and 24 in Block 3 – Tract 735 Located in the Capistrano Beach Area of the County of Orange</i>	Outside
OR-00512	John B. Romero	1935	<i>Orange County, California, Indian Campsites</i>	Outside
OR-00536	Christopher E. Drover		<i>City of San Juan General Plan Program, Historic/Archaeological Element</i>	Outside
OR-00625	Nancy A. Whitney-Desautels	1981	<i>Archaeological/Paleontological Report on .85 Acres Located in Capistrano Beach, County of Orange</i>	Outside
OR-00833	Nancy A. Whitney-Desautels	1986	<i>Archaeological Assessment of Price Club Development Near San Juan Capistrano Orange County, California</i>	Outside

Report Number	Author	Year	Title	Relationship to APE
OR-01011	Jerrell H. Sorensen	1990	<i>Archival Research for Interstate 5, From the Confluence with I-405 to Route 1, Capistrano</i>	Outside
OR-01178	Carol R. Demcak	1991	<i>Boundaries of the Ari Survey in 1975</i>	Outside
OR-01204	Carol Demcak and Stephen R. Van Wormer	1987	<i>Archaeological Investigations at CA-ORA-27a, CA-ORA-882, CA-ORA-1042, and CAORA-870: Chiquita Canyon Water Reclamation Plant Project, South Orange County, California Appendix A: Historic Resources Survey for the Chiquita Land Outfall Pipeline</i>	Outside
OR-01260	Jaunita R. Shinn	1993	<i>Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California</i>	Outside
OR-01261	Jaunita R. Shinn	1993	<i>Archaeological Literature and Records Review for the Capistrano Beach Water Facility, Capistrano Beach, California</i>	Outside
OR-01298	Jaunita R. Shinn	1993	<i>Addendum Report of Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California</i>	Outside
OR-02317	Marie G. Cottrell	1976	(Letter Report)	Outside
OR-02527	Roger J. Desautels	1973	<i>Dana Bluffs, Ltd. Tentative Tract 790</i>	Outside
OR-03373	Cindy Arrington and Nancy Sikes	2006	<i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II</i>	Outside
OR-03969	Casey Tibbet, Cheryl Sinopoli, and Glenn G. Moser	2010	<i>Historic Property Survey Report for proposed widening of Interstate 5 (I-5) between Avenida Pico and San Juan Creek Road</i>	<b>Within</b>
OR-04223	Chris Flynn	2011	<i>Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California</i>	Outside

Source: SCCIC 2021

### OR-03969

In 2010, Archaeological/Historical Consultants completed a cultural resources study in support of proposed improvements to the Avenida Pico Interchange of I-5. The study was prepared to support compliance with the California Environmental Quality Act. Methods consisted of archival research, Native American consultation, a records search of SCCIC, and a built-environment windshield survey. Of the identified built and archaeological resources, none are located in the present project's APE.

### Previously Recorded Cultural Resources

The SCCIC records search identified 16 cultural resources within a 0.25-mile radius of the APE (Table 2). Of these, none are located in the APE. A brief summary of the records of these resources follows Table 2.

**Table 2 Previously Recorded Cultural Resources**

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	Historic Status	Relationship to APE
P-30-000021	Other	Burial	Romero (1949)	Identified, not evaluated	Outside
P-30-000188	Site	Lithic scatter; Habitation debris	Bakker, Hafner, and McKinney (1966); Desautel (1972)	Identified, not evaluated	Outside
P-30-176663	Historic Building	14.7 mile segment of Burlington Northern Santa Fe Railway	D. Ballester (2002); Bai Tang and Josh Smallwood (2002); Richard Shepard (2003); S. McCormick (2007); MK Meiser (2012); Unknown (2016); B. Tang (2016); Unknown (2018)	Determined ineligible for NRHP and CRHR through survey evaluation.	Outside
P-30-177047	Historic Building	26375 Via Cannon/ 1948 California Ranch style residence	Tibbet (2009)	Determined ineligible for the NRHP through survey evaluation.	Outside
P-30-177553	Historic Building	25862 Victoria Boulevard/garage structure	Wright and Stoddard (1997)	Determined ineligible for the NRHP through survey evaluation.	Outside
P-30-177554	Historic Building	Loncono House	Wright and Stoddard (1997)	Determined ineligible for the NRHP through survey evaluation.	Outside
P-30-177586	Historic Building	First post office/Chick's Plumbing	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation.	Outside
P-30-177587	Historic Building	Minguelena Grocery/Beach Cities Glass	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation.	Outside
P-30-177589	Historic Building	Frank Berano Restaurant/Pacific Blue Water	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation.	Outside
P-30-177590	Historic Building	South Shores Florist	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation.	Outside
P-30-177591	Historic Building	34225 Doheny Park Rd./Commercial storefront	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation	Outside

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	Historic Status	Relationship to APE
P-30-177539	Historic Building	24231 Doheny Park./Commercial storefront	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation	Outside
P-30-177594	Historic Building	34248 Via Santa Rosa/1927 Spanish Colonial revival house	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation	Outside
P-30-177599	Historic Building	34506 Via Verde/Reilly House	Wright and Stoddard (1997)	Determined ineligible for the NRHP through survey evaluation.	Outside
P-30-177600	Historic Building	34532 Camino Capistrano/1929 Spanish Colonial revival house	Wright and Stoddard (1997)	Determined eligible for local listing through survey evaluation.	Outside
P-30-177601	Historic Structure	Adobe wall and arched entry portal, Doheny Beach State Park	Bevil (2008)	Determined eligible for California Register as an individual property through survey evaluation.	Outside

Source: SCCIC 2021

### 4.3 Archival Research

Archival research was completed prior to and following the site visit, in June 2021. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject property. Sources included, but were not limited to, maps and photographs, and written histories of the area. The following is a list of publications consulted to conduct research pertaining to the subject property:

- City of Dana Point Historic Resources Inventory Update – January 2016
- Dana City Directories accessed digitally via Ancestry.com
- Historic aerial photographs accessed digitally via University of California Santa Barbara Map and Imagery Lab and Nationwide Environmental Title Research Online (NETROnline)
- Historic topographic maps accessed digitally via United States Geologic Survey
- Historic newspaper articles accessed digitally via newspapers.com
- Orange County Archives accessed digitally via ocrecorder.com
- Phase I Environmental Site Assessment Report – March 2019

## 5 Field Survey

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### 5.1 Methods

Rincon Architectural Historian Alexandra Madsen, MA conducted a built environment survey of the subject property on June 4, 2021. The survey consisted of a visual inspection of all built environment features located on the subject property and the assessment of their overall condition and integrity, in addition to the identification of potential character-defining features. Additionally, to provide context, the survey documented the area immediately surrounding the subject property, observing the architectural styles and estimated dates of construction of nearby buildings. Ms. Madsen documented her findings using field notes and digital photography.

### 5.2 Results

#### **Physical Description**

The subject property (APN 668-361-01) is a triangular site, approximately 5.6 acres, at the southeast corner of Victoria Boulevard and Sepulveda Avenue and consists of six buildings. The site is bounded by Victoria Boulevard to the north, Interstate 5 (I-5) off-ramp to Pacific Coast Highway to the east, Pacific Coast Highway to the north, and Sepulveda Avenue to the west.

The site was most recently used by the Capistrano Unified School District for the Grounds Department and the Transportation Office for operations, maintenance, storage, bus/vehicle wash area, and vehicle refueling. The site is accessible from two vehicular access gates along Sepulveda Avenue and three vehicular access gates along Victoria Boulevard. The Grounds Department is separated from the rest of the site by a chain link fence, thereby creating a perimeter. Within the Grounds Department are two buildings – the Butler Building and The Grounds Dispatch Building. The remainder of the lot is used for the Transportation Office and has four buildings – the Tire Storage Building, mechanic shop, the Transportation Office (former school building), and a storage shed (Figure 3). All buildings are in good condition.

Figure 3 Project Location with Building Locations



Building 1 - Grounds Department – Butler Building

The Butler Building, constructed in 2001, is a prefabricated one-story garage building with a rectangular plan (Figure 4). It features a concrete foundation, corrugated metal exterior, and low gable roof and is located at the northwest corner of the parcel. Its east elevation is its primary and includes two vehicular entry doors with industrial roll-up doors at the ends with a man door flanking the interior side each vehicular entry. The primary elevation also includes industrial flood lights at the outside edge of each vehicular entry door. The other elevations are devoid of openings or ornamentation with the exception of two industrial flood lights at each elevation. The north and west elevations are shielded from street view with trees.

**Figure 4 Primary Elevation of Butler Building, primary elevation, view west**



Building 2 - Grounds Department - Grounds Dispatch Building

The Grounds Dispatch Building, constructed in 1968, is to the southeast of the Butler Building and is a one-story garage building with a docking bay [Figure 5 Grounds Dispatch Building, primary elevation, view south](#)(Figure 5). The building, similar to the Butler Building, is prefabricated with a rectangular footprint, concrete foundation, low gable roof, and corrugated metal exterior. The building’s north elevation is the primary elevation and features two garage doors, each with overhead doors. The north garage door features a single man door. In the area between the two garage doors, a concrete ramp continues from grade level, creating a concrete loading dock in front of the south garage door. The remaining elevations are devoid of ornamentation or openings with the exception of a single man door entry at the south and east elevation.

**Figure 5** Grounds Dispatch Building, primary elevation, view south



The area surrounding the Grounds Dispatch portion of the site is comprised of surface lots used for vehicle storage. The area to the west of the Grounds Dispatch Building features five concrete masonry unit bays used for storing ground cover materials.

The remainder of the lot is used for the Transportation Office and has four buildings – the Tire Storage Building, mechanic shop, the Transportation office, and a storage shed. The lot is accessed via a vehicular entry along Victoria Boulevard, at the site’s northeast corner.

#### Building 3 - Transportation Office - Tire Storage Building

The Tire Storage Building, constructed between 1952 and 1967, is adjacent to the perimeter chain link fence (Figure 6). The one-story building has a rectangular footprint, side gable roof with deteriorated asphalt shingles and eaves that extend over the north and south elevations, and stucco exterior. The primary (south) elevation features a single metal man door entry with a fixed aluminum rectangular window at its east side. A service window with plywood shutters and a plywood ledge is to the west of the entry door. The elevation’s east side features wall-mounted systems equipment. Visible conduit continues below the roofline along the elevation as well as at the base of the building, continuing below surface. The north elevation is simple with a single entry at the northeast corner boarded shut with painted plywood. The south elevation repeats the same fenestration and features a single man door entry. The north, or street-facing elevation, is devoid of any openings save for a trio of rectangular windows at the north end of the elevation. The wood hopper windows are painted over and each feature a wood sill.

**Figure 6 Tire Storage Building, primary elevation, view north**



Building 4 - Transportation Office - Mechanic Shop

The area to the south of the Tire Storage Building is the Mechanic Shop. The Mechanic Shop, constructed between 1952 and 1967, is a one-story double-height building (Figure 7). The building's primary, or west elevation, continues for five bays and is comprised of two portions. The north portion of the building has a flat roof, stucco exterior, and features two overhead garage doors, each with a surface mounted flood light above. The southern garage bay at this portion of the building projects beyond the adjacent bay. The south portion of the building features a similar stucco exterior and a gable roof with three bays, each with an overhead garage door. The surface of this portion of the building aligns with the northernmost building bay. The south elevation features a man door entry at the west end and is devoid of any ornamentation. Exterior conduit continues from the base of the building to the east end at this elevation, where there is also a metal utility box addition. The east elevation has two double-hung wood windows and a single man door. A concrete step at the corner of the elevation marks where the two portions of the buildings meet. The step provides access to the east elevation door and a door extending from the north portion of the building. The elevation continues with a third man door at the northeast corner of the building with an adjacent small horizontal slide window. The elevation also features an enclosed chain link addition housing a tank and covered with an aluminum shed roof. The north elevation has a one-story wood addition portion with a concrete masonry base and a wood panel exterior. The addition features a shed roof that extends beyond the addition base. The addition has two entry doors at the west elevation and a small fixed window at the north elevation.

**Figure 7 Mechanic Shop, primary elevation, view southwest**



Building 5 - Transportation Office – Transportation Office (former school) Building

The area to the southwest of the Mechanic Shop is occupied by the Transportation Office (former school building) (Figure 8). The Transportation Office is the former school building, constructed between 1952 and 1967, and features a L-shaped footprint, stucco exterior, and flat asphalt shingle roof. The arm of the L portion of the footprint is comprised of a one-story building with a sloping roof. The arm portion of the building is connected to the spine via a breezeway accessed via a short concrete stair, that provides access through the building and connects it to the remainder of the elevation which features a flat roof with a saw tooth roof portion above. The building's north, or primary, elevation has two aluminum slide windows at the slope roof portion of the building, the breezeway portion is one-story and features a single fixed window followed by a band window. The elevation south of the breezeway continues and features a flat roof with an overhang. This portion of the elevation is comprised of two bays, each with banded hopper windows below the roofline. Each bay has a man door entry, accessed via a short concrete stair.

**Figure 8 Transportation Office, primary elevation, view southwest**



The Transportation Office's west elevation continues for one bay and is obscured by trees. The south portion of the elevation has a one-story portion that continues for a single bay and features a flat roof and wood panel exterior with a louvered opening. A brick retaining wall conceals the sidewalk in front of this portion of the building.

The south elevation continues from the west elevation the same wood panel exterior from the building corner until the breezeway between the two portions of the building (Figure 9). This portion of the elevation features a garage entry followed by three rectangular horizontal slide aluminum windows. The multilight monitor windows of the saw tooth roof at this portion of the building rise above the one-story portion. The one-story portion continues as a covered walkway between the breezeway portion of the building and the arm portion to the east. The covered walkway is supported at regular intervals by metal poles.

**Figure 9 Transportation Building, south elevation, view northeast**



The south elevation of the arm portion of the building features a single man door, a projecting bay with a recessed inset surrounded by a red brick base, and a second man door entry with a large fixed window with a horizontal window inset in the opening. The portion of the elevation also features exposed conduit and utility equipment.

The east elevation continues with three of the same fixed/horizontal window configurations described on the south elevation. The elevation continues to a recessed entry with a man door on the north end. The remainder of the elevation features two short horizontal slide windows below the roofline.

#### Building 6 - Transportation Office - Storage Shed

A storage shed, constructed in 2003, is at the northeast end of the site (Figure 10). It is a prefabricated structure with a rectangular footprint on a concrete slab foundation, gable roof with skylights, and wood panel exterior. Its primary, or west, elevation features two vehicular openings with aluminum overhead garage doors. A central man door separates the garage doors. The other elevations are unadorned and have no openings.

**Figure 10 Storage Shed, primary elevation, view east**



The remainder of the site is comprised of surface parking lots between buildings. Additionally, it features two gas pump bays at the northeast corner of the lot, to the east of the of the Tire Storage Building. Generally, all buildings are in good condition.

### **Site History and Historic Context**

Development in the immediate vicinity began in the 1880s with the establishment of San-Juan-by-the Sea, though it was scant and short-lived. In the 1890s the area began to be developed for agricultural use and was a sparsely populated agricultural hamlet known as Serra. Historic topographic maps from 1902 and 1906 show that the area was still largely undeveloped and had few roads (Capistrano 1902 and 1906).

Shortly thereafter, the growing town was in need of a school. In 1908 the Serra School District was formed and Serra School was founded and housed in a residential house on Domingo Avenue, outside the project boundary, just west of the subject property, and served just a dozen students (Olvera, 2016). In 1921 the Orange County Grand Jury suggested that the school be abandoned and that its students be sent to neighboring Capistrano for school. Instead, the trustees sought bids to build a new school.

In 1929 the Capistrano Beach Land Company donated a triangle-shaped lot at Victoria Boulevard and Via Santa Rosa for the construction of a new school to replace the former Serra School. The new school was designed by architect Fay Spangler. The Spanish Revival style school had a tile roof and had 13 rooms and two classrooms (Olvera, 2016). A 1929 Sanborn Company fire insurance map shows that the school occupied the triangle bounded by from Victoria Boulevard to the north and Via Santa Rosa to the west, which used to bifurcate the eastern side of site. The area west of Via

Santa Rosa retained is agricultural use and was not part of the site. The school had an L-shaped floorplan and consisted of a school building facing Via Santa Rosa with an auditorium wing along the north elevation, facing Victoria Boulevard.

In 1931, neighboring San Clemente wanted to create a new school district for their growing student population. After being denied by the Orange County Board of Supervisors, the case appealed to Sacramento for approval. There, the Chamber of Commerce and the Deputy District Attorney argued that the new district was needed for the local community and were successful (Olvera, 2016).

By 1941 the school was referred to as Serra Elementary School at Doheny Park. Aerial photographs from 1939 show that the school building remained the same and the remainder of the site was open with a small residential building on the west side Via Santa Rosa. The site remained largely the same through 1946 but Via Santa Ana no longer continued through the site, instead terminating at the west side of the school building and there were secondary buildings along the southeast end of the site and the northeast corner. In 1948, the Serra School District was renamed the Capistrano Beach District (OChistoryland).

Between 1952 and 1967 the original school building remained and a second L-shaped school building, the present-day Transportation Building, extended from the original Serra School building's south end. The secondary school building at the southeast corner of the site had been removed by this time (EDR aerial, 1967).

By 1960, growth in the area, discussions of incorporation, and the expanding school population led to pressures from the community to update the school district. Petitions circulated to dissolve the Capistrano Beach District and form a smaller district. That effort and the related goal to build a new high school at Capistrano Palisades failed when a bond measure failed to pass in 1963 (Olvera, 2016).

In 1965 the four local school districts, Capistrano Beach, San Clemente, San Juan Capistrano, and Capistrano Union were consolidated into the Capistrano Unified School District (OChistoryland). By the mid-1960s Serra School was no longer being used as a school building but remained the administrative headquarters for the school district and served as a local community center (Olvera, 2016). During the same period between 1952 and 1967, likely after the school function ended, the Mechanic Building and Tire Storage Building (including the associated gas pumps) were also constructed.

In the late 1960s, the site expanded west to the corner of Sepulveda Avenue and began to be used by the school district for a transportation center. By 1968 the Grounds Dispatch Building was added to the site (TG 2400, Frame 4-73, 1968). In 1971 the school district's administrative offices were moved to Capistrano High School. The original Serra School building was demolished in 1976, after the possibility to save the building as a historic site was explored, but found to be infeasible due to the building's unsafe rating under the Filled Act's earthquake proof standards (EDR aerial, 1977; Santa Ana Register, 1976). The Butler Building was added to the site between 2000 and 2002 (NETR, 2002). The Storage Shed was added in 2003 (NETR, 2003). The Capistrano Unified School District continues to use the Grounds Department Buildings – the Butler Building and the Grounds Dispatch Building. The other buildings on site are unused and are mainly used for additional storage.

## Evaluation

The subject property is recommended ineligible for listing in the NRHP and CRHR.

The property's history is tied to the development of Dana Point, serving as such since its development in 1929 and continuing to serve as the main Serra School District site until the school district consolidation in 1965. For a site to be significant, however, it must retain integrity, or its ability to convey its significance. Though the site of the Serra School beginning in 1929, the original school building is no longer extant, having been demolished in 1976. The extant buildings that have reached the age of eligibility, largely date to the site's use as a school district transportation center and are not associated with the property's use as a school site. Of the site's extant structures only one, the Transportation Office (former Serra School) dates from its use as a school site. The extant school building, however, was constructed between 1952 and 1967, having only served that function for a few short years before the site was modified for administrative uses for the school district in 1965. The site was used by the school district for administrative purposes and most recently as a Grounds Department and Transportation Office, serving the vehicular and various maintenance needs for the school district and does not convey the site's importance as a school site associated with the development of Dana Point. The property is, therefore, not eligible under NRHP Criterion A or CRHR Criterion 1.

The subject property also lacks any association with individuals who have made significant historical contributions to the city, region, state or nation. When it operated as a school facility it had a number of pupils who attended. Research failed to identify any person or persons whose relationship to the school represented a distinctive contribution to history. Furthermore, no evidence suggests that the property's use as a school district administrative facility or transportation was connected to a person significant to history to warrant eligibility under NRHP Criterion B or CRHR Criterion 2.

The subject property includes six buildings. Of those buildings, two – the Butler Building and the storage shed - are less than 50 years old and have not reached the age of eligibility for listing. The other buildings on the site – the Grounds Dispatch Building (1968), Tire Storage Building (c. 1952-1967), Mechanic Shop (c.1952 – 1967), and the Transportation Office (former Serra School) (c. 1952-1967) are not recommended eligible under Criterion 3 for their architecture. The Grounds Dispatch Building, is a prefabricated building, is simple in design, and does not reflect any architectural style. Similarly, the Tire Storage Building and Mechanic Shop were born out of utilitarian needs of the school district. The buildings are simple and not architect designed, do not reflect distinctive characteristics of a type, period, or method of construction, and do not possess high artistic value. The Transportation Office, though containing some elements typical of mid-century modern design like the saw tooth roof, band windows, breezeway, and sloping rooflines is not a distinctive example of the style meriting designation. It is also not the work of a master. Research did not reveal an associated architect. None of the buildings are eligible for listing in the NRHP under Criterion A or CRHR under Criterion 3.

A review of available evidence and records did not indicate that the subject property may yield information important to prehistory or history and, as a result, is recommended ineligible under NRHP Criterion D or CRHR Criterion 4.

Finally, the subject property is not a contributor or potential contributor to any existing or potential historic district. The subject property is discussed in greater detail in the attached California Department of Recreation 523 forms (Appendix A).

## 6 Findings

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The property at 26126 Victoria Boulevard was evaluated for listing in the NRHP and CRHR. Based on the current assessment, Rincon finds the subject property does not meet the requirements for listing in the either register and therefore is not considered a historical resource for the purposes of CEQA pursuant to PRC Section 21084.1.

## 7 References

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### Architectural Resources Group

2016 City of Dana Point Historic Resources Inventory Update (Survey Draft). Prepared for the City of Dana Point.

### EDR Aerial Photo

2021 EDR Proprietary Brewster Pacific. Flight Date January 18, 1977.

### Leighton and Associates, Inc.

2019 Phase I Environmental Site Assessment Report: 26126 Victoria Boulevard APN 668-361-01, Capistrano Beach, CA 92624. Prepared for Toll Brothers Apartment Living.

### NETRonline

2021 Historic Aerials. Aerial photographs of 26126 Victoria Boulevard and vicinity. Accessed online June 18, 2021. <https://www.historicaerials.com/viewer>.

### OC Historyland

2021 "Orange County School Districts". Accessed online June 23, 2021. <https://www.ochistoryland.com/schooldistricts>.

### Olvera, Carlos

2016 "It's History: Seeking Serra School," *Dana Point Times*. Accessed online June 20, 2021. <https://www.danapointtimes.com/its-history-seeking-serra-school/>.

### ProQuest

1929 "Digital Sanborn Maps, 1867-1970." Dana Point. 1929. Accessed June 15, 2021.

### Santa Ana Register

1976 "Capo's Doomed Serra School Gets Reprieve." *Santa Ana Register*. 19 August.

### Topographic Map

1906 Capistrano. 1906. 30-minute.

### University of California, Santa Barbara (UCSB) Map & Imagery Lab

1968 Frame Finder. Flight TG 2400, Frame 4-73, 1968. [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/). Accessed June 22, 2021.

# Appendix A

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California Department of Parks and Recreation Forms

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code Reviewer Date

Page 1 of 8 \*Resource Name or #: 26126 Victoria Boulevard

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Orange  
 \*b. USGS 7.5' Quad: Date: Township 3N, Range 23W, Section: Unsectioned S.B.B.M.  
 c. Address: 26126 Victoria Boulevard City: Ventura Zip: 93001  
 d. UTM: Zone: mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: 668-361-01

**\*P3a. Description:**

The subject property at the corner of Victoria Boulevard and Sepulveda Avenue consists of six buildings recently used by the school district for the Grounds Department and the Transportation Office. The Grounds Department is separated from the rest of the site by a chain link fence, thereby creating a perimeter. Within the Grounds Department are two buildings – the Butler Building and The Grounds Dispatch Building. The Grounds Department is accessed via two vehicular drives – one on Victoria Boulevard and one on Sepulveda Avenue. The remainder of the lot is used for the Transportation Office and has four buildings – the Tire Storage Building, mechanic shop, the Transportation office, and a storage shed. The lot is accessed via a vehicular entry along Victoria Boulevard, at the site’s northeast corner. All buildings are in good condition.

Grounds Department – Butler Building

The Butler Building, constructed in 2001, is a prefabricated one-story garage building with a rectangular plan (Figure 3). It features a concrete foundation, corrugated metal exterior, and low gable roof and is located at the northwest corner of the parcel. Its east elevation is its primary and includes two vehicular entry doors with industrial roll-up doors at the ends with a man door flanking the interior side each vehicular entry. The primary elevation also includes industrial flood lights at the outside edge of each vehicular entry door. The other elevations are devoid of openings or ornamentation with the exception of two industrial flood lights at each elevation. The north and west elevations are shielded from street view with trees.

See continuation sheet, p. 4.

\*P3b. Resource Attributes: HP4, Ancillary building; HP6, 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:

North elevation of Transportation Office Building, facing southwest

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

Building 1- Butler Building: 2001  
 Building 2 – Grounds Dispatch Building: 1968  
 Building 3 – Tire Storage Building: 1952-1967  
 Building 4 – Mechanic Shop: 1952-1967  
 Building 5 – Transportation Office: 1952-1967  
 Building 6 – Storage Shed: 2003 (UCSB Map and Imagery Lab 1952;1967;2001;2003)

**\*P7. Owner and Address:**

N/A

**\*P8. Recorded by:**

Alexandra Madsen and JulieAnn Murphy  
 Rincon Consultants  
 180 North Ashwood Avenue  
 Ventura, CA 93001

**\*P11. Report Citation:**

Murphy, JulieAnn and Steven Treffers. 2021. *Phase 1 Historical Resources Assessment 26126 Victoria Boulevard, Dana Point, California*. Rincon Consultants Project No. 20-09760.

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

State of California X Natural Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
 HRI#  
 Trinomial

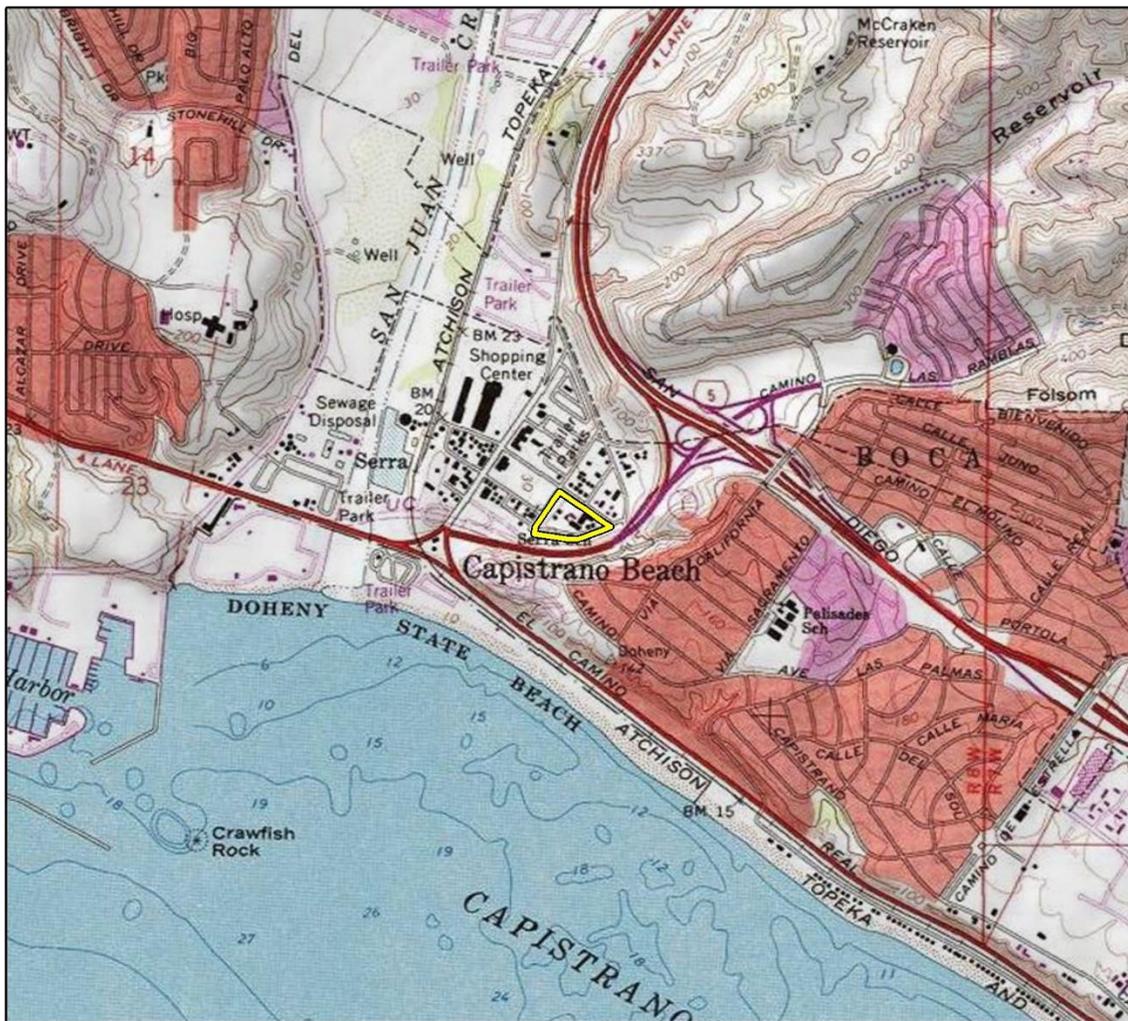
Page 2 of 8

\*Map Name: Dana Point Quadrangle

\*Resource Name or # 26126 Victoria Boulevard

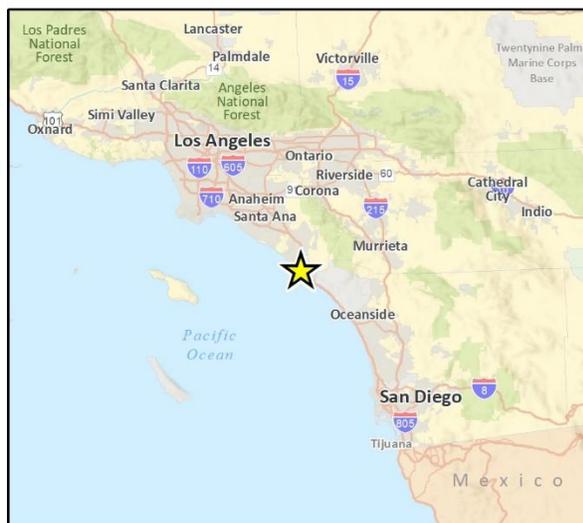
\*Scale: 1:24,000

\*Date of map: 1968



Basemap provided by National Geographic Society, Esri and their licensors © 2021. Dana Point Quadrangle. T08S R08W S24. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

 Project Location



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 26126 Victoria Boulevard

\*NRHP Status Code 6Z

Page 3 of 8

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: School

B4. Present Use: Offices and Vehicle yard

\*B5. Architectural Style: Mid-century modern

**\*B6. Construction History:**

According to aerial photographs the Transportation Office Building, the Tire Storage Building, and the Mechanic Shop were constructed between 1952 and 1967. The Grounds Dispatch Building was constructed in 1968. The Butler Building was added to the site in 2001 and the Storage Shed was added to the site in 2003 (NETR 1952, 1967; UCSB Map and Imagery Lab 1968).

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Development in the immediate vicinity began in the 1880s with the establishment of San-Juan-by-the-Sea, though it was scant and short-lived. In the 1890s the area began to be developed for agricultural use and was a sparsely populated agricultural hamlet known as Serra. Historic topographic maps from 1902 and 1906 show that the area was still largely undeveloped and had few roads (Capistrano 1902 and 1906).

Shortly thereafter, the growing town was in need of a school. In 1908 the Serra School District was formed and Serra School was founded and housed in a residential house on Domingo Avenue, just west of the subject property, and served just a dozen students (Olvera, 2016). In 1921 the Orange County Grand Jury suggested that the school be abandoned and that its students be sent to neighboring Capistrano for school. Instead, the trustees sought bids to build a new school.

In 1929 the Capistrano Beach Land Company donated the triangle-shaped lot at Victoria Boulevard for the construction of a new school to replace the former Serra School. The new school was designed by architect Fay Spangler. The Spanish Revival style school had a tile roof and had 13 rooms and two classrooms (Olvera, 2016). A 1929 Sanborn Company fire insurance map shows that the school occupied the triangle bounded by from Victoria Boulevard to the north and Via Santa Rosa to the west, which used to bifurcate the site. The school had an L-shaped floorplan and consisted of a school building facing Via Santa Rosa with an auditorium wing along the north elevation, facing Victoria Boulevard.

See continuation sheet, p. 7.

B11. Additional Resource Attributes: N/A

**\*B12. References:**

See continuation sheet, p. 8

B13. Remarks:

\*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

\*Date of Evaluation: June 2021

(This space reserved for official comments.)



\*Recorded by: JulieAnn Murphy, Rincon Consultants

\*Date: June 2021

■ Continuation

□ Update

**P3a. Description (continued):**

Grounds Department - Grounds Dispatch Building

The Grounds Dispatch Building, constructed in 1968, is to the southeast of the Butler Building and is a one-story garage building with a docking bay. The building, similar to the Butler Building, is prefabricated with a rectangular footprint, concrete foundation, low gable roof, and corrugated metal exterior. The building's north elevation is the primary elevation and features two garage doors, each with overhead doors. The north garage door features a single man door. In the area between the two garage doors, a concrete ramp continues from grade level, creating a concrete loading dock in front of the south garage door. The remaining elevations are devoid of ornamentation or openings with the exception of a single man door entry at the south and east elevation.

The area surrounding the Grounds Dispatch portion of the site is comprised of surface lots used for vehicle storage. The area to the west of the Grounds Dispatch Building features five concrete masonry unit bays used for storing ground cover materials.



*Grounds Dispatch Building, view south*

The remainder of the lot is used for the Transportation Office and has four buildings – the Tire Storage Building, mechanic shop, the Transportation office, and a storage shed. The lot is accessed via a vehicular entry along Victoria Boulevard, at the site's northeast corner.

Transportation Office - Tire Storage Building

The Tire Storage Building, constructed between 1952 and 1967, is adjacent to the perimeter chain link fence. The one-story building has a rectangular footprint, side gable roof with deteriorated asphalt shingles and eaves that extend over the north and south elevations, and stucco exterior. The primary (south) elevation features a single metal man door entry with a fixed aluminum rectangular window at its east side. A service window with plywood shutters and a plywood ledge is to the west of the entry door. The elevation's east side features wall-mounted systems equipment. Visible conduit continues below the roofline along the elevation as well as at the base of the building, continuing below surface. The north elevation is simple with a single entry at the northeast corner boarded shut with painted plywood. The south elevation repeats the same fenestration and features a single man door entry. The north, or street-facing elevation, is devoid of any openings save for a trio of rectangular windows at the north end of the elevation. The wood hopper windows are painted over and each feature a wood sill. *See continuation sheet, p. 5.*



*Tire Storage Buildng, view north*

\*Recorded by: JulieAnn Murphy, Rincon Consultants

\*Date: June 2021

■ Continuation

□ Update

**P3a. Description (continued):**

Transportation Office - Mechanic Shop

The area to the south of the Tire Storage Building is the Mechanic Shop. The Mechanic Shop, constructed between 1952 and 1967, is a one-story double-height building. The building's primary, or west elevation, continues for five bays and is comprised of two portions. The north portion of the building has a flat roof, stucco exterior, and features two overhead garage doors, each with a surface mounted flood light above. The southern garage bay at this portion of the building projects beyond the adjacent bay. The south portion of the building features a similar stucco exterior and a gable roof with three bays, each with an overhead garage door. The surface of this portion of the building aligns with the northernmost building bay. The south elevation features a man door entry at the west end and is devoid of any ornamentation. Exterior conduit continues from the base of the building to the east end at this elevation, where there is also a metal utility box addition. The east elevation has two double-hung wood windows and a single man door. A concrete step at the corner of the elevation marks where the two portions of the buildings meet. The step provides access to the east elevation door and a door extending from the north portion of the building. The elevation continues with a third man door at the northeast corner of the building with an adjacent small horizontal slide window. The elevation also features an enclosed chain link addition housing a tank and covered with an aluminum shed roof. The north elevation has a one story wood addition portion with a concrete masonry base and a wood panel exterior. The addition features a shed roof that extends beyond the addition base. The addition has two entry doors at the west elevation and a small fixed window at the north elevation.



*Mechanic Shop, view southwest*

Transportation Office – Transportation Office Building

The area to the southwest of the Mechanic Shop is occupied by the Transportation Office. The Transportation Office is the former school building, constructed between 1952 and 1967, and features a L-shaped footprint, stucco exterior, and flat asphalt shingle roof. The arm of the L portion of the footprint is comprised of a one-story building with a sloping roof. The arm portion of the building is connected to the spine via a breezeway accessed via a short concrete stair, that provides access through the building and connects it to the remainder of the elevation which features a flat roof with a saw tooth roof portion above. The building's north, or primary, elevation has two aluminum slide windows at the slope roof portion of the building, the breezeway portion is one-story and features a single fixed window followed by a band window. The elevation south of the breezeway continues and features a flat roof with an overhang. This portion of the elevation is comprised of two bays, each with banded hopper windows below the roofline. Each bay has a man door entry, accessed via a short concrete stair.

The Transportation Office's west elevation continues for one bay and is obscured by trees. The south portion of the elevation has a one-story portion that continues for a single bay and features a flat roof and wood panel exterior with a louvered opening. A brick retaining wall conceals the sidewalk in front of this portion of the building.

The south elevation continues from the west elevation the same wood panel exterior from the building corner until the breezeway between the two portions of the building. This portion of the elevation features a garage entry followed by three rectangular horizontal slide aluminum windows. The multilight monitor windows of the saw tooth roof at this portion of the building rise above the one story portion. The one story portion continues as a covered walkway between the breezeway portion of the building and the arm portion to the east. The covered walkway is supported at regular intervals by metal poles.

*See continuation sheet, p. 6.*

\*Recorded by: JulieAnn Murphy, Rincon Consultants

\*Date: June 2021

Continuation

Update

**P3a. Description (continued):**

Transportation Office – Transportation Office Building (continued)

The south elevation of the arm portion of the building features a single man door, a projecting bay with a recessed inset surrounded by a red brick base, and a second man door entry with a large fixed window with a horizontal window inset in the opening. The portion of the elevation also features exposed conduit and utility equipment.

The east elevation continues with three of the same fixed/horizontal window configuration described on the south elevation. The elevation continues to a recessed entry with a man door on the north end. The remainder of the elevation features two short horizontal slide windows below the roofline.



*Transportation Office, view southwest*



*Transportation Office, view northeast*  
*See Continuation Sheet, p. 7*

\*Recorded by: JulieAnn Murphy, Rincon Consultants

\*Date: June 2021

Continuation

Update

**P3a. Description (continued):**

Transportation Office - Storage Shed

A storage shed, constructed in 2003, is at the northeast end of the site. It is a prefabricated structure with a rectangular footprint on a concrete slab foundation, gable roof with skylights, and wood panel exterior. Its primary, or west, elevation features two vehicular openings with aluminum overhead garage doors. A central man door separates the garage doors. The other elevations are unadorned and have no openings.



*Storage Shed, view east*

The remainder of the site is comprised of surface parking lots between buildings. Additionally, it features two gas pump bays at the northeast corner of the lot, to the east of the of the Tire Storage Building. Generally, all buildings are in good condition.

**B10. Significance (continued):**

In 1931, neighboring San Clemente wanted to create a new school district for their growing student population. After being denied by the Orange County Board of Supervisors, the case appealed to Sacramento for approval. There, the Chamber of Commerce and the Deputy District Attorney argued that the new district was needed for the local community and were successful (Olvera, 2016).

By 1941 the school was referred to as Serra Elementary School at Doheny Park. Aerial photographs from 1939 show that the school building remained the same and the remainder of the site was open with a small residential building on the west side Via Santa Ana. The site remained largely the same through 1946 but Via Santa Ana no longer continued through the site, instead terminating at the west side of the school building and secondary buildings along the southeast end of the site and the northeast corner. In 1948, the Serra School District was renamed the Capistrano Beach District (OChistoryland).

Between 1952 and 1967 the original school building remained and a second L-shaped school building, the present-day Transportation Building, extended from the original Serra School building's south end. The secondary school building at the southeast corner of the site had been removed by this time (EDR aerial, 1967).

By 1960, growth in the area, discussions of incorporation, and the expanding school population led to pressures from the community to update the school district. Petitions circulated to dissolve the Capistrano Beach District and form a smaller district. That effort and the related goal to build a new high school at Capistrano Palisades failed when a bond measure failed to pass in 1963 (Olvera, 2016).

In 1965 the four local school districts, Capistrano Beach, San Clemente, San Juan Capistrano, and Capistrano Union were consolidated into the Capistrano Unified School District (OChistoryland). By the mid-1960s Serra School was no longer being used as a school building but remained the administrative headquarters for the school district and served as a local community center (Olvera, 2016). During the same period between 1952 and 1967, likely after the school function ended, the Mechanic Building and Tire Storage Building (including the associated gas pumps) were also constructed.

In the late 1960s, the site began to be used by the school district for a transportation center. By 1968 the Grounds Dispatch Building was added to the site (TG 2400, Frame 4-73, 1968). In 1971 the school district's administrative offices were moved to Capistrano High School. The original Serra School building was demolished around 1977, after the possibility to save the building as a historic site was explored, but found to be infeasible due to the building's unsafe rating under the Filed Act's earthquake proof standards (EDR aerial, 1977; Santa Ana Register, 1976). The Butler Building was added to the site between 2000 and 2002 (NETR, 2002). The Storage Shed was added in 2003 (NETR, 2003). The site has continued to be used as a transportation center for the Capistrano Unified School District until recently. *See Continuation Sheet, p. 8.*

**B10. Significance (continued):**

*Evaluation*

The subject property is recommended ineligible for listing in the NRHP and CRHR.

The property's history is tied to the development of Dana Point, serving as such since its development in 1929 and continuing to serve as the main Serra School District site until the school district consolidation in 1965. For a site to be significant, however, it must retain integrity, or its ability to convey its significance. Though the site of the Serra School beginning in 1929, the original school building is no longer extant, having been demolished in 1976. The extant buildings that have reached the age of eligibility, largely date to the site's use as a school district transportation center and are not associated with the property's use as a school site. Of the site's extant structures only one, the Transportation Office (former Serra School) dates from its use as a school site. The extant school building, however, was constructed between 1952 and 1967, having only served that function for a few short years before the site was modified for administrative uses for the school district in 1965. The site was used by the school district for administrative purposes and most recently as a Grounds Department and Transportation Office, serving the vehicular and various maintenance needs for the school district and does not convey the site's importance as a school site associated with the development of Dana Point. The property is, therefore, not eligible under NRHP Criterion A or CRHR Criterion 1.

The subject property also lacks any association with individuals who have made significant historical contributions to the city, region, state or nation. When it operated as a school facility it had a number of pupils who attended. Research failed to identify any person or persons whose relationship to the school represented a distinctive contribution to history. Furthermore, no evidence suggests that the property's use as a school district administrative facility or transportation was connected to a person significant to history to warrant eligibility under NRHP Criterion B or CRHR Criterion 2.

The subject property includes six buildings. Of those buildings, two – the Butler Building and the storage shed - are less than 50 years old and have not reached the age of eligibility for listing. The other buildings on the site – the Grounds Dispatch Building (1968), Tire Storage Building (c. 1952-1967), Mechanic Shop (c. 1952 – 1967), and the Transportation Office (former Serra School) (c. 1952-1967) are not recommended eligible under Criterion 3 for their architecture. The Grounds Dispatch Building, is a prefabricated building, is simple in design, and does not reflect any architectural style. Similarly, the Tire Storage Building and Mechanic Shop were born out of utilitarian needs of the school district. The buildings are simple and not architect designed, do not reflect distinctive characteristics of a type, period, or method of construction, and do not possess high artistic value. The Transportation Office, though containing some elements typical of mid-century modern design like the saw tooth roof, band windows, breezeway, and sloping rooflines is not a distinctive example of the style meriting designation. It is also not the work of a master. Research did not reveal an associated architect. None of the buildings are eligible for listing in the NRHP under Criterion A or CRHR under Criterion 3.

A review of available evidence and records did not indicate that the subject property may yield information important to prehistory or history and, as a result, is recommended ineligible under NRHP Criterion or CRHR Criterion 4.

Finally, the subject property is not a contributor or potential contributor to any existing or potential historic district.

**B12. References**

Architectural Resources Group

2016 City of Dana Point Historic Resources Inventory Update (Survey Draft). Prepared for the City of Dana Point.

EDR Aerial Photo

2021 EDR Proprietary Brewster Pacific. Flight Date January 18, 1977.

Leighton and Associates, Inc.

2019 Phase I Environmental Site Assessment Report: 26126 Victoria Boulevard APN 668-361-01, Capistrano Beach, CA 92624. Prepared for Toll Brothers Apartment Living.

NETRonline

2021 Historic Aerials. Aerial photographs of 26126 Victoria Boulevard and vicinity. Accessed online June 18, 2021.

<https://www.historicaerials.com/viewer>.

OC Historyland

2021 "Orange County School Districts". Accessed online June 23, 2021. <https://www.ochistoryland.com/schooldistricts>.

Olvera, Carlos

2016 "It's History: Seeking Serra School," Dana Point Times. Accessed online June 20, 2021. <https://www.danapointtimes.com/its-history-seeking-serra-school/>.

ProQuest

1929 "Digital Sanborn Maps, 1867-1970." Dana Point. 1929. Accessed June 15, 2021, Santa Ana Register

1976 "Capo's Doomed Serra School Gets Reprieve." Santa Ana Register. 19 August., Topographic Map

1906 Capistrano. 1906. 30-minute, University of California, Santa Barbara (UCSB) Map & Imagery Lab

1968 Frame Finder. Flight TG 2400, Frame 4-73, 1968. [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/). Accessed June 22, 2021

# Appendix B

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Records Results

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00102		1976	Desautels, Roger J.	Archaeological Survey Report on Lots 21, 22, 23, and 24 in Block 3 - Tract #735 Located in the Capistrano Beach Area of the County of Orange	Scientific Resource Surveys, Inc.	
OR-00512		1935	Romero, John B.	Orange County, California, Indian Campsites		30-000001, 30-000002, 30-000003, 30-000004, 30-000005, 30-000006, 30-000007, 30-000008, 30-000009, 30-000010, 30-000011, 30-000012, 30-000013, 30-000014, 30-000015, 30-000016, 30-000017, 30-000018, 30-000019, 30-000020, 30-000021, 30-000022, 30-000023, 30-000024, 30-000025, 30-000026, 30-000027, 30-000028, 30-000029, 30-000030, 30-000280
OR-00536			Drover, Christopher E.	City of San Jaun Capistrano, General Plan Program, Historic/Archaeological Element		30-000023, 30-000243, 30-000248
OR-00625	Paleo -	1981	Whitney-Desautels, Nancy A.	Archaeological/paleontological Report on .85 Acres Located in Capistrano Beach, County of Orange	Scientific Resource Surveys, Inc.	
OR-00833		1986	Whitney-Desautels, Nancy A.	Archaeological Assessment of the Price Club Development Near San Juan Capistrano, Orange County, California	Scientific Resource Surveys, Inc.	
OR-01011		1990	Sorensen, Jerrell H.	Archival Research for Interstate 5, From the Confluence With I 405 to Route 1, Capistrano	Greenwood and Associates	30-000016, 30-000021, 30-000023, 30-000024, 30-000188, 30-000248, 30-000354, 30-000355, 30-000375, 30-000394, 30-000426, 30-000432, 30-000464, 30-000465, 30-000473, 30-000474, 30-000515, 30-000538, 30-000551, 30-000579, 30-000598, 30-000600, 30-000602, 30-000627, 30-000769, 30-000834, 30-000835, 30-000836, 30-000837, 30-000838, 30-000841, 30-000856, 30-000923, 30-000963, 30-000964, 30-001035, 30-001040, 30-001107, 30-001109, 30-001110, 30-001154, 30-001190, 30-001191, 30-001215
OR-01178		1991	Demcak, Carol R.	Boundaries of the Ari Survey in 1975.	ARMC	30-000021, 30-000484, 30-001107

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-01204		1987	Demcak, Carol and Stephen R. Van Wormer	Archaeological Investigations at CA-ORA-27a, CA-ORA-882, CA-ORA-1042, and CA-ORA-870: Chiquita Canyon Water Reclamation Plant Project, South Orange County, California Appendix A: Historic Resources Survey for the Chiquita Land Outfall Pipeline	ARMC	30-000027, 30-000870, 30-000882, 30-001042
OR-01260		1993	Shinn, Juanita R.	Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California	RMW Paleo Associates, Inc.	30-000021, 30-001337
OR-01261		1993	Shinn, Juanita R.	Archaeological Literature and Records Review for the Capistrano Beach Water Facility, Capistrano Beach, California	RMW Paleo Associates, Inc.	30-000021
OR-01298		1993	Shinn, Juanita R.	Addendum Report of Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California	RMW Paleo Associates, Inc.	30-000021, 30-000188, 30-000434, 30-000484, 30-000835, 30-000836, 30-000837, 30-000838, 30-001107
OR-02317		1976	Cottrell, Marie G.	Letter Report	Archaeological Research, Inc.	
OR-02527		1973	Desautels, Roger J.	Dana Bluffs, Ltd. Tentative Tract 7901	Archaeological Research, Inc.	30-000188
OR-03373		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
OR-03969		2010	Tibbet, Casey, Cheryl Sinopoli, and Glenn G. Moser	Historic Property Survey Report for proposed widening of Interstate 5 (I-5) between Avenida Pico and San Juan Creek Road	LSA	30-000021, 30-000188, 30-000549, 30-000599, 30-000835, 30-000836, 30-000837, 30-000838, 30-000903, 30-000924, 30-001107, 30-001258, 30-001579, 30-001709, 30-100114, 30-100115, 30-176700, 30-177046, 30-177047, 30-177048, 30-177049, 30-177050, 30-177051, 30-177052, 30-177053, 30-177054, 30-177055, 30-177056, 30-177057, 30-177058, 30-177059, 30-177060, 30-177061
OR-04223		2011	Flynn, Chris	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California	Department of Transportation	

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000021	CA-ORA-000021	Resource Name - Camp 21 OCAS	Other	Prehistoric, Unknown	AP09	1949 (Romero)	LA-10430, OR-00286, OR-00512, OR-01011, OR-01178, OR-01260, OR-01261, OR-01298, OR-01434, OR-01995, OR-03319, OR-03861, OR-03969, OR-04193, OR-04331
P-30-000188	CA-ORA-000188	Resource Name - STRANDT #79 / ROMERO #21	Site	Prehistoric	AP02; AP15	1966 (BAKKER / HAFNER / McKINNEY); 1972 (DESAUTEL, Archaeological Research, Inc)	LA-10430, OR-01011, OR-01298, OR-01995, OR-02214, OR-02527, OR-02924, OR-03319, OR-03861, OR-03969, OR-04193, OR-04331

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-176663		OHP Property Number - 144278; Resource Name - Atchison, Topeka & Santa Fe RR, Burlington Northern Santa Fe RR; Other - Burlington Northern Santa Fe; Other - Metrolink Railroad; Voided - 30-176664; Other - CRM TECH 789-50H & 951-1H; Other - California Southern Railroad; Voided - 30-176700	Structure	Historic	HP37; HP39	2002 (D. Ballester, CRM Tech); 2002 ( Bai Tang and Josh Smallwood, CRM Tech); 2003 (Richard Shepard, BonTerra); 2007 (S. McCormick); 2012 (MK Meiser, AECOM); 2016; 2016 (B. Tang, CRM Tech); 2018	LA-07871, LA-08158, OR-03383, OR-03517, OR-03519, OR-03551, OR-03555, OR-03573, OR-03747, OR-03797, OR-03822, OR-03835, OR-03864, OR-03866, OR-03905, OR-03910, OR-03916, OR-03919, OR-03929, OR-03942, OR-03983, OR-04020, OR-04045, OR-04058, OR-04074, OR-04096, OR-04131, OR-04154, OR-04156, OR-04169, OR-04182, OR-04186, OR-04217, OR-04229, OR-04257, OR-04290, OR-04292, OR-04331, OR-04367, OR-04374, OR-04385, OR-04404, OR-04457
P-30-177047		OHP Property Number - 180424; Resource Name - 26375 Via Canon; Other - zip 92624	Building	Historic	HP02	2009 (Casey Tibbet, LSA Associates, Inc.)	OR-03969
P-30-177553		Resource Name - 25862 Victoria	Building	Historic	HP04	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177554		Resource Name - Loncono House	Building	Historic	HP02	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177586		Resource Name - First Post Office; Resource Name - Chick's Plumbing	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177587		Resource Name - Miguelena Grocery; Resource Name - Beach Cities Glass	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177589		Resource Name - Frank Berano Restaurant; Resource Name - Pacific Blue Water	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177590		Resource Name - South Shores Florist	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177591		Resource Name - Stockwell Interiors	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177593		Resource Name - Capistrano Beach Post Office; Resource Name - Capo Beach Steak House	Building	Historic	HP06	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177594		Resource Name - Deitz House; Resource Name - Saunderson House	Building	Historic	HP02	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177599		Resource Name - Doheny House 392-08; Resource Name - Reilly House	Building	Historic	HP02	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177600		Resource Name - Doheny House; Resource Name - Mitrak House	Building	Historic	HP02	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177631		Resource Name - Adobe Wall and Arched Entry Portal, Doheny State Beach	Structure	Historic	HP29; HP35	2003 (Alexander Bevil, CA State Parks, SSC)	

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3Resource Name or #: 26375 Via Canon\*P1. Other Identifier: APE Map Reference #2\*P2. Location:  Not for Publication  Unrestricted \*a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)\*b. USGS 7.5' Quad: Dana Point Date: PR 1975 T 8S; R 7W; unsectioned land; S.B.B.M.c. Address: 26375 Via Canon City: Dana Point Zip: 92624d. UTM: Zone: 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN (G.P.S.)e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 12317221; located on the northwest side of Via Canon, south of Interstate 5

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

This one-story California Ranch style residence is located in a residential neighborhood that includes a mix of modern and historic-period homes. It is surmounted by a very low-pitched roof with wide eaves supported by posts. The exterior walls are clad with board-and-batten and fenestration consists primarily of rectangular-horizontal sliding windows. The primary entrance is recessed and has a wood panel door that may be original. The residence also includes a brick chimney and an attached carport. It appears to retain a high degree of integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP2-single-family property\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

\*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



\*P5b. Description of Photo: (View, date, accession #) View to the north; photo taken on October 12, 2009

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1948 (Zillow.com)\*P7. Owner and Address:  
Unknown\*P8. Recorded by: (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507\*P9. Date Recorded:  
October 2009\*P10. Survey Type: (Describe)  
Intensive-level CEQA compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the I-5 HOV Expansion Project, Cities of San Juan Capistrano, Dana Point, and San Clemente, Orange County, California, 2010.

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

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 \*NRHP Status Code 6Z  
 \*Resource Name or # (Assigned by recorder) 26375 Via Canon

B1. Historic Name: \_\_\_\_\_  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Single-family residence B4. Present Use: Single-family residence  
 \*B5. Architectural Style: California Ranch  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 1948 (Zillow.com)  
 No building permits for this residence were found.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme: Residential architecture Area: City of Dana Point  
 Period of Significance: 1948 Property Type: Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
 This 1948 residence does not appear eligible for listing in the National Register of Historic Places (National Register) under any criteria. It is a common example of the California Ranch style, and its setting includes a mix of modern and historic-period residential development, as well as the freeway.

During the 1930s, the myth of the west became firmly embedded in popular culture and the popularity of minimal Ranch style homes grew. Initially, many of the Ranch houses in California developments mirrored the Federal Housing Administration's (FHA) guidelines for the minimum house, which encouraged blending rooms and functions. In 1940, David Bohannon developed the Hillsdale subdivision in the San Francisco area (Hess 2004). Because the project was so large, Bohannon had to develop new cost-effective approaches, such as the cutting yard, to streamline construction. The cutting yard was a staging and preparation area for materials that were delivered in large quantities. When there was no longer any use for the cutting yard, it was developed as a commercial setting (Ibid.). In addition to construction innovations, the Hillsdale project included changes to the standard Ranch house such as the inclusion of a front hall to improve the circulation pattern (Ibid.). In sales brochures, these houses were identified as California Ranch houses (Ibid.).

Character-defining features of California Ranch style residences include a one-story configuration; sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovescotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. (See Continuation Sheet)

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

\*B12. References:  
 City of Dana Point  
 Var. Building permits. Research provided by Windy Robles, City Clerk Specialist.  
 Hess, Alan  
 2004 *The Rancho House*, Harry N. Abrams, Incorporated, New York.

B13. Remarks:

\*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\*Date of Evaluation: October 2009

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #: (Assigned by recorder) 26375 Via Canon  
 \*Recorded by LSA Associates, Inc. \*Date: October 2009  Continuation  Update

**\*B10. Significance:**

Under Criterion A, the residence does not appear significant within the context of post-World War II residential development in Dana Point because it is one of millions of California Ranch homes constructed during the mid-20<sup>th</sup> century when agricultural lands gave way to residential subdivisions and associated commercial development. As such, it does not have a more significant association with this theme than most other residences dating to the same period in this area. Under Criterion B, no evidence was found indicating that anyone important in national, state, or local history is associated with this residence. Under Criterion C, the house appears to retain a good level of architectural integrity and historic character. However, the residence is a representative, but not a distinguished example of its type; it is modest in character and one of numerous residences of a common architectural style constructed throughout the region. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the property is not eligible for listing in the National Register and does not qualify as a historical resource under the California Environmental Quality Act.

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

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date / /

Page 1 of 2

\*Resource Name or #: 25862 Victoria

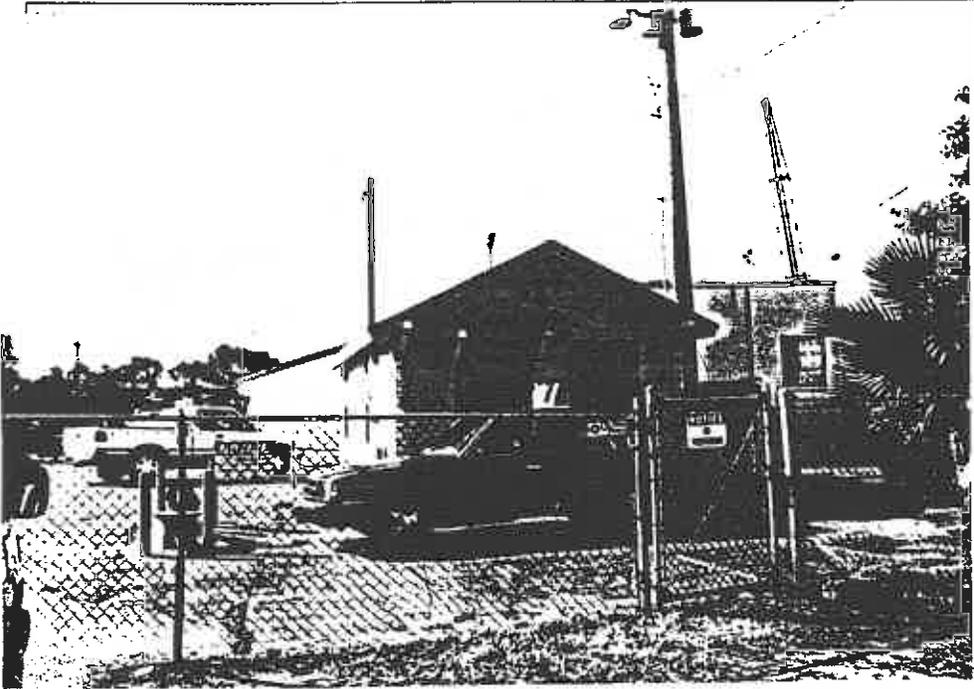
P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 25862 Victoria Blvd. City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 668-341-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This very small structure (approx 200 sq. ft.) sits behind a chain link fence in the middle of a mostly dirt lot with one other commercial warehouse or garage structure. It has a gable roof, clapboard siding, gable hood with knee braces over the door, and wood sash double-hung windows. It is in good condition and unaltered.

\*P3b. Resources Attributes: (List attributes and codes) HP4. Ancillary Building

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



P5b. Description of Photo: (View, date, etc.)

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920s

\*P7. Owner and Address:  
Lawrence F. Bucheim, Tr.  
PO Box 25  
San Juan Capistrano, CA 92624  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. #93  
Claremont, CA 91711

\*P9. Date Recorded: 05/22/1997

\*P10. Survey Type: (Describe)  
C--Comprehensive Survey

\*P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 6

Source Name or #: 25862 Victoria

Historic Name: \_\_\_\_\_

Common Name: \_\_\_\_\_

B3. Original Use: commercial

B4. Present Use: C-Commercial

\*B5. Architectural Style: Gable Roof Cottage

\*B6. Construction History: (Construction date, alterations, and date of alterations.)  
1920s A

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1925 Property Type commercial Applicable Criteria NA

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

This building was built for the Merlin Harlow garage. It was used to store vehicles and supplies. It meets General Criteria f, and j. However it is out of context and may not qualify for consideration in local planning unless it could be moved.

B11. Additional Resource Attributes: (List attributes and codes) HP4. Ancillary Building

\*B12. References:  
Orange Assessor's Records

Marty Yslas

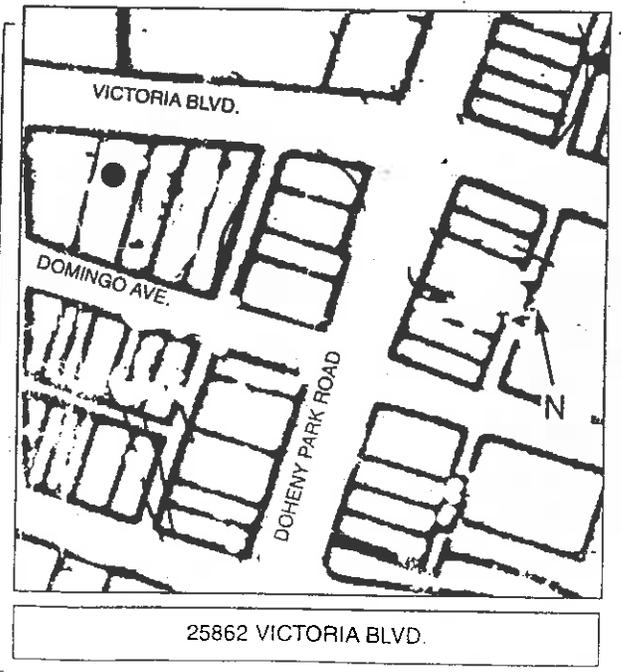
Carl Buchheim

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/23/1997

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRT # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

**PRIMARY RECORD**

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 25872 Victoria

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 25872 Victoria Blvd. City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 668-341-06

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

This bungalow is built in a rectangle plan with an offset gable roof. The lower gable covers a front room and an entry porch with a side-facing door. The porch is accessed through an arch on either side. The front arch has a quoin effect surround. On the left side is a shed roof entry extension. It is difficult to determine alterations. The house is in fair condition.

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

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



P5b. Description of Photo: (View, date, etc.) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1927 F

\*P7. Owner and Address:  
Jennie T. Loncono Tr.  
P.O.Box 2034  
Capistrano Beach, CA 92624  
P--Private

\*P8. Recorded by:(Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 05/22/1997

\*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 6

Source Name or #: 25872 Victoria

\*1. Historic Name: Loncono House

2. Common Name: Loncono House

B3. Original Use: Residential

B4. Present Use: R--Residential

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations.)  
1927 F Construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Large lot

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1920-1931 Property Type residence Applicable Criteria NA

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

This house was built by the Loncono family in 1927 and served the family for seventy years. Mr. Loncono was a plasterer and concrete worker and may have been responsible for many of the plaster buildings in Dana Point and San Juan Capistrano. It meets General Criterion j but has lost much of its context due to surrounding development.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*B12. References:  
Orange Assessor's Records

Marty Yslas

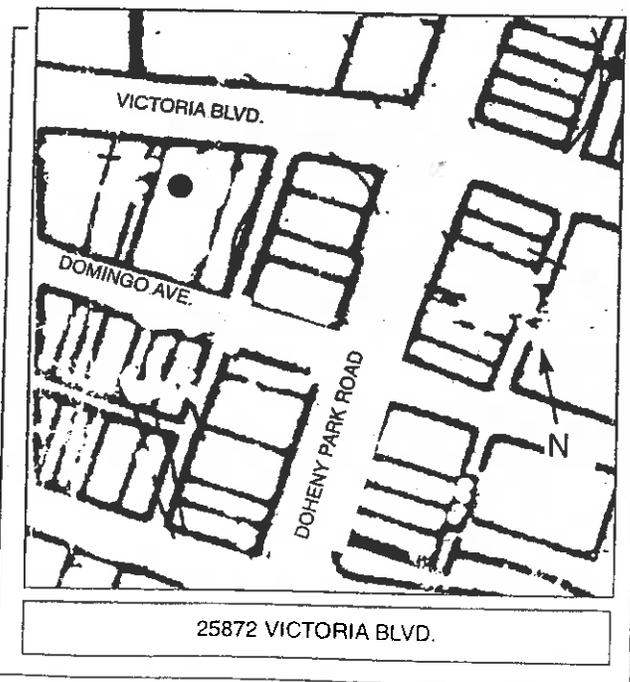
Carl Buchheim

B13. Remarks:  
Threats: Commercial development

\*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_

HRI # NA

Trinomial \_\_\_\_\_

NRHP Status Code 5S3

**PRIMARY RECORD**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34172 Doheny Park Rd.

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M.

c. Address 34172 Doheny Park Road City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)

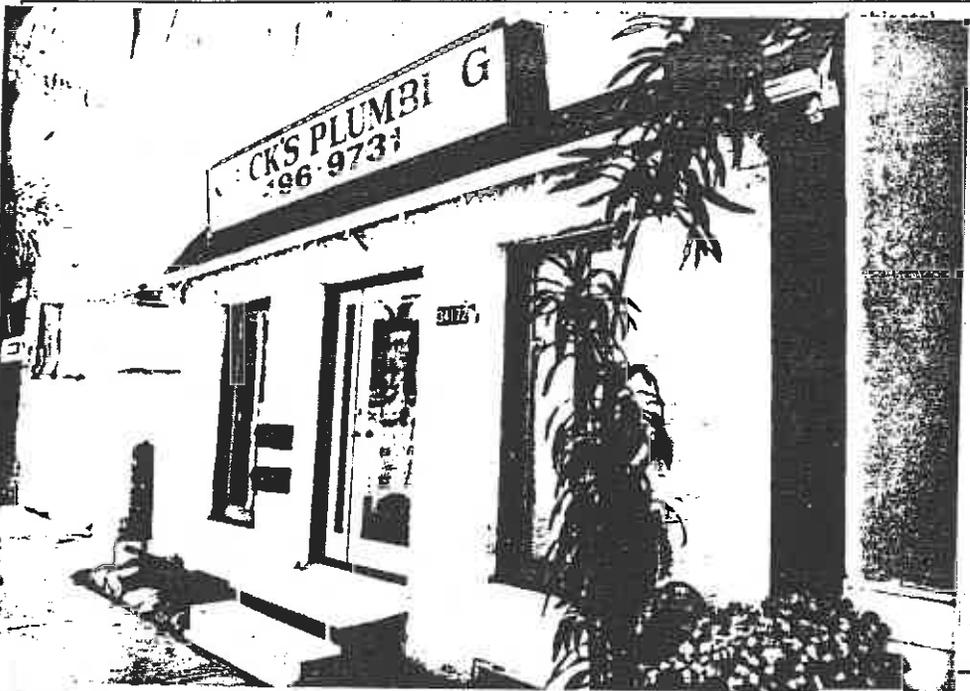
Assessor's Parcel Number: 668-351-15

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

This narrow, storefront structure has rough stucco and a central wood door flanked by tall, wood casements. The rectangular building has a gable roof hidden by a front parapet. It is now Chick's Plumbing Co. It is in fair condition. The steps, doors and windows have been altered.

\*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

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



P5b. Description of Photo: (View, date, etc.)

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920-21

\*P7. Owner and Address:  
Chris Edmondson Beckwith Chapman  
34172 Doheny Park Rd. PO Box 207  
Capistrano Beach, CA 92624 Fifth ID  
P-Private 83236

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe)

C--Comprehensive Survey

\*P11. Report Citation: (Cite survey report/other sources or "none")

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**e 2 of 2\*NRHP Status Code 5S3\*Resource Name or #: 34172 Doheny Park Rd.B1. Historic Name: First Post OfficeB2. Common Name: Chick's PlumbingB3. Original Use: CommercialB4. Present Use: C-Commercial\*B5. Architectural Style: Storefront

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

1922-21 construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana PointPeriod of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This building was built about 1920-21. It served as the first post office for Serra or Capistrano Beach. It also housed a taxi service owned by Mr. Guss where people could hire a car to Santa Ana or Los Angeles. In later years, before it was a plumbing business, it served as a garage. This structure meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

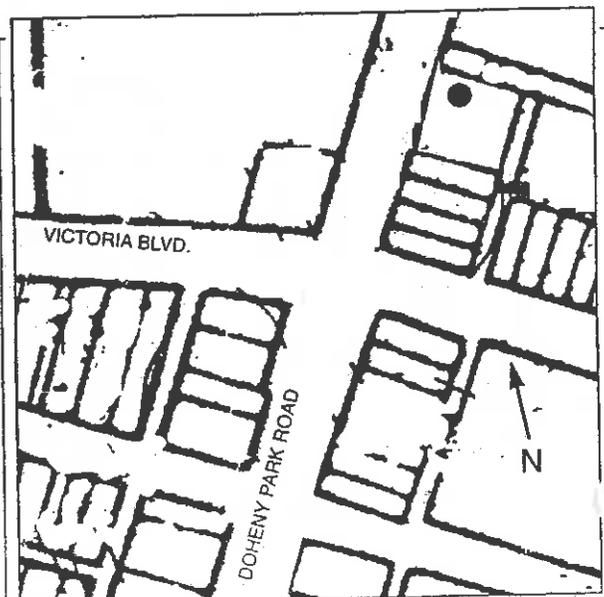
\*B12. References:

Orange Assessor's RecordsSee Appendix 1A

B13. Remarks:

Threats: Commercial development\*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/26/1996

(This space reserved for official comments.)



34172 DOHENY PARK RD.

\*Required information

# PRIMARY RECORD

Primary # 30-177587  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_  
Date    /    /   

Page 1 of 2

\*Resource Name or #: 34182 Doheny Park Rd.

P1. Other Identifier: \_\_\_\_\_  
P2. Location:  Not for Publication  Unrestricted  
b. USGS 7.5' Quad \_\_\_\_\_ a. County Orange  
c. Address 34182 Doheny Park Road Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M. \_\_\_\_\_  
d. UTM: (Give more than one for large and/or linear feature) City Dana Point Zip 92624  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
Assessor's Parcel Number: 668-35-16  
351

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This storefront building, now occupied by Beach Cities Glass, appears to have been built pre 1940. It is rectangular with a flat roof and stepped parapet. The masonry walls have been stuccoed. The front has plate glass windows and a recessed entryway in the center. The area above and below the windows has applied paneling of a later date. An early photo shows this building as having wood window frames with fixed transom panes above and rectangular insets in the parapet. It is identified as J.A. Waldy's realstate office. (Walker, p122.) The structure is in good condition.

Jb. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

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



P5b. Description of Photo: (View, date, etc.)  
\_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920s

\*P7. Owner and Address:  
Charles K. Krill, Tr.  
32124 Via Buena  
San Juan Capistrano, CA 92675  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe)

C--Comprehensive Survey

1. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

: 2 of 2

\*NRHP Status Code SS3

\*Resource Name or #: 34182 Doheny Park Rd.

B1. Historic Name: Miguelena Grocery

B2. Common Name: Beach Cities Glass

B3. Original Use: Commercial B4. Present Use: C-Commercial

\*B5. Architectural Style: Storefront

\*B6. Construction History: (Construction date, alterations, and date of alterations.)  
1920s construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This building was built in the 1920s. It is shown as J.A. Waldy's real estate office (Walker, p 122.) It later became a pool hall and then the Joe Miguelena Grocery Store. It meets General Criteria c, d and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

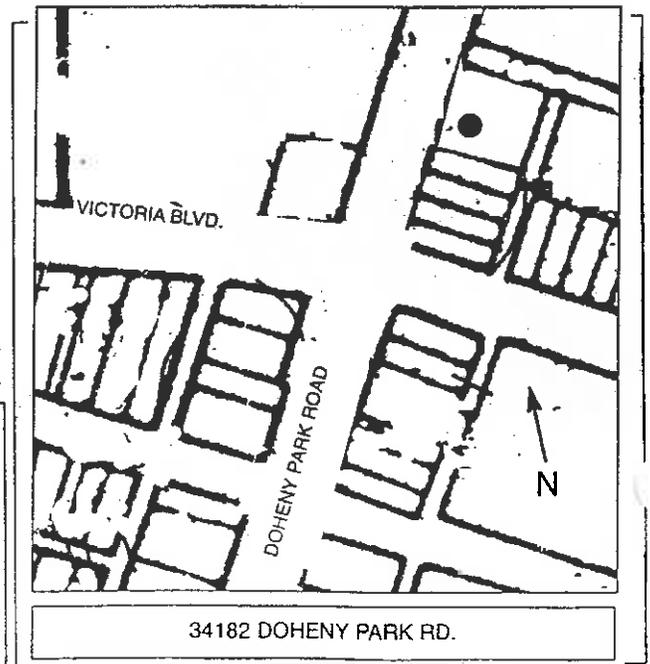
\*B12. References:  
Orange Assessor's Records

See Appendix 1A

B13. Remarks:  
Threats: Commercial development

\*B14. Evaluator: Judy Wright & Mary Stoddard  
Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34215 Doheny Park Rd.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 34215 Doheny Park Road City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)  
Assessor's Parcel Number: 668-341-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This structure is a one-story storefront with a flat, tile capped parapet. On the parapet is a painted sign "Pacific Blue Water." The storefront consists of a double bay with center door and a single bay to the right. The front wall is clad with stucco. The side walls are attached to adjacent buildings, and the rear faces an alley and the original wall is hidden by an addition.

\*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

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

P5b. Description of Photo: (View, date, etc.)

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1930s

\*P7. Owner and Address:  
Thomas F. Storey, Tr.  
26862 Via Corta P.O. Box 1191  
San Juan Capistrano, CA 92675  
P--Private 92693

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, Ca 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe)



Report Citation: (Cite survey report/other sources or "none")

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**Page 2 of 2\*NRHP Status Code 5S3Source Name or #: 34215 Doheny Park Rd.B1. Historic Name: Frank Berano RestaurantB2. Common Name: Pacific Blue WaterB3. Original Use: CommercialB4. Present Use: C--Commercial\*B5. Architectural Style: Storefront

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

1930s construction Alts. Rear addition (date unknown)\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: yes

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana PointPeriod of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This building was constructed in the 1930s as a hamburger restaurant run by Frank Berano. It has served a series of retail uses since then. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

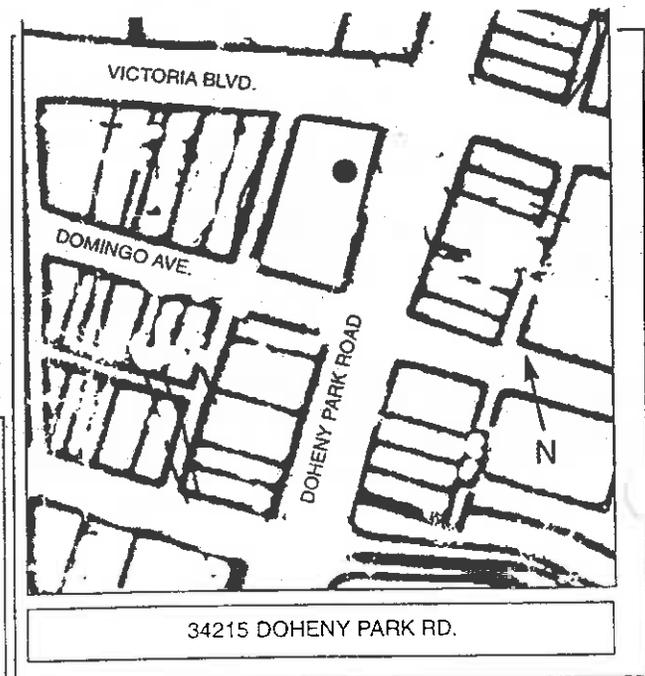
\*B12. References:

Orange Assessor's RecordsSee Appendix 1A

B13. Remarks:

Threats: Commercial development\*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/26/1996

(This space reserved for official comments.)



34215 DOHENY PARK RD.

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34221 Doheny Park Rd.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 24221 Doheny Park Rd. City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 668-341-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This storefront building is very narrow and shares brick sidewalls with adjacent stores. The front is all glass and aluminum above a two foot wall. The parapet is covered by a parapet sign (South Shores Florist).

\*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)  
P5b. Description of Photo: (View, date, etc.) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940s

\*P7. Owner and Address:  
Thomas F. Storey, Tr.  
26862 Via Corta P.O. Box 1191  
San Juan Capistrano, CA 92675  
P--Private 92693

\*P8. Recorded by:(Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave.  
Claremont, Ca 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe)  
C--Comprehensive Survey



\*P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code \_\_\_\_\_

Source Name or #: 34221 Doheny Park Rd.

B1. Historic Name: \_\_\_\_\_

B2. Common Name: South Shores FloristB3. Original Use: CommercialB4. Present Use: C--Commercial\*B5. Architectural Style: Storefront

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

1940s construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana PointPeriod of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This structure was built in the 1940s for Mickey and Ramona Yslas' dress shop. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*B12. References:

Orange Assessor's Records

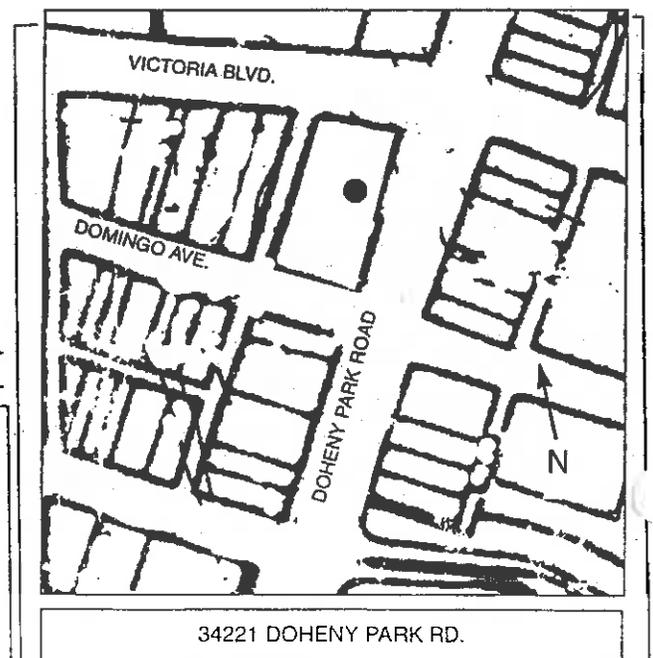
See Appendix 1A

B13. Remarks:

Threats: Commercial development

\*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/26/1996

(This space reserved for official comments.)



\*Required information

# PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date / /

Page 1 of 2

\*Resource Name or #: 34225 Doheny Park Rd.

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 34225 Doheny Park Road City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-341-02,03 One building

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

The storefront building at 34225 now houses Stockwell Interiors. The original building is almost invisible because of remodeling to the front and additions to the rear. Looking carefully one can see the original parapets which are stepped, and stucco clad. The side walls are attached to adjacent buildings.

\*P3b. Resources Attributes: (List attributes and codes) HP6, Commercial Building, 1-3 Stories

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

P5b. Description of Photo: (View, date, etc.)



\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1924

\*P7. Owner and Address:  
Thomas Storey, Tr.  
26862 Via Corta P.O. Box 1191  
San Juan Capistrano, CA 92675  
P--Private 92693

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 05/22/1997

\*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 552 (53)

2 of 2  
Source Name or #: 34225 Doheny Park Rd.

B1. Historic Name: \_\_\_\_\_

B2. Common Name: Stockwell Interiors

B3. Original Use: Commercial

B4. Present Use: C--Commercial

\*B5. Architectural Style: Storefront

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

1924 F Construction Alts: Rear addition; front remodel (dates unknown)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This structure meets General Criteria c, d and j. Even though it has been extensively remodeled, it should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*B12. References:

Orange Assessor's Records

See Appendix 1A

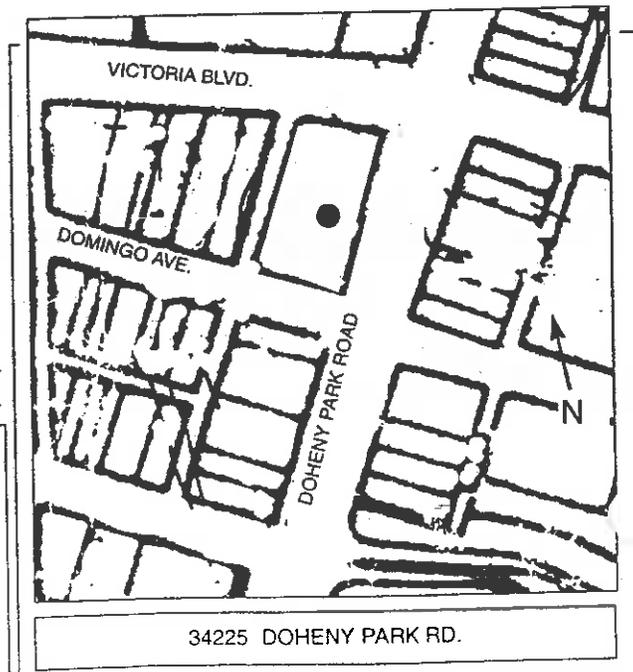
B13. Remarks:

Threats: Commercial development

\*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



\*Required information

PRIMARY RECORD

Primary # 30-177593  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34231 Doheny Park Rd.

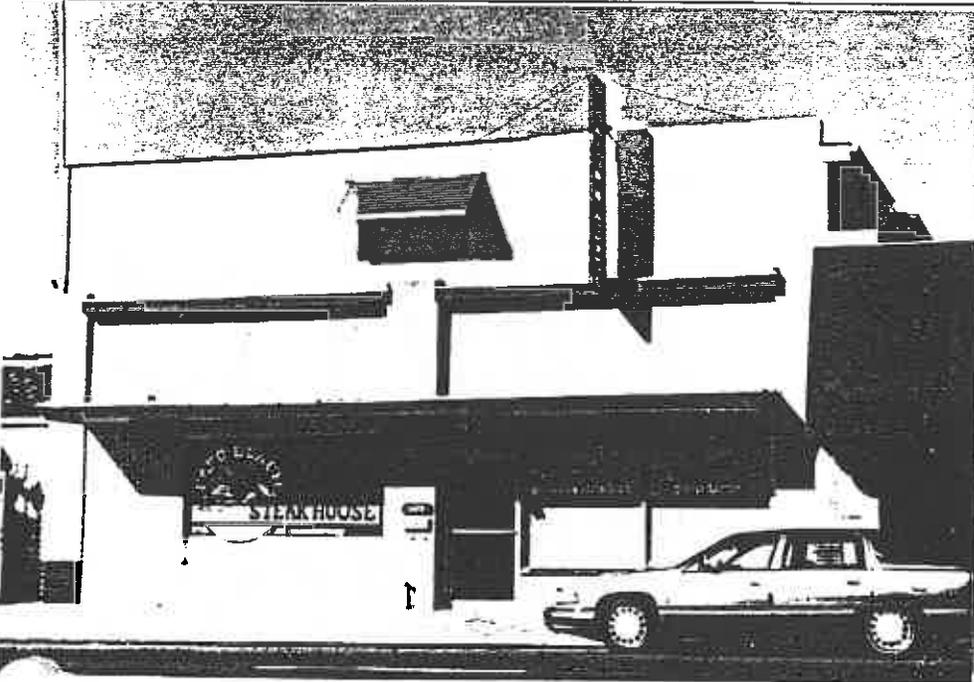
P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 24231 Doheny Park Road City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 668-351-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This storefront building is two-story with a flat roof and parapet. The block walls are clad with stucco on the front. The front facade is designed with two bays between brick piers. The bays have been partially filled in but there is still display glass and an entry door. There is one centered window on the second floor.

\*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

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



P5b. Description of Photo: (View, date, etc.) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1949 F

\*P7. Owner and Address:  
Thomas Storey, Tr.  
26862 Via Corta PO Box 1191  
San Juan Capistrano, CA 92675  
P--Private 92693

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe) \_\_\_\_\_

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2\*NRHP Status Code 5S3Resource Name or #: 34231 Doheny Park Rd.B1. Historic Name: Capistrano Beach Post OfficeB2. Common Name: Capo Beach Steak House(con't in adjacent bldg.)B3. Original Use: commercialB4. Present Use: C--Commercial\*B5. Architectural Style: storefront

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

1949 Construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Commercial Development Area Dana PointPeriod of Significance 1914-1950 Property Type commercial Applicable Criteria NA

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

This building was built in 1949 by Marty Yslas. It was the second home for the Capistrano Beach Post Office. Two apartments were built upstairs where the Yslas family lived. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*B12. References:

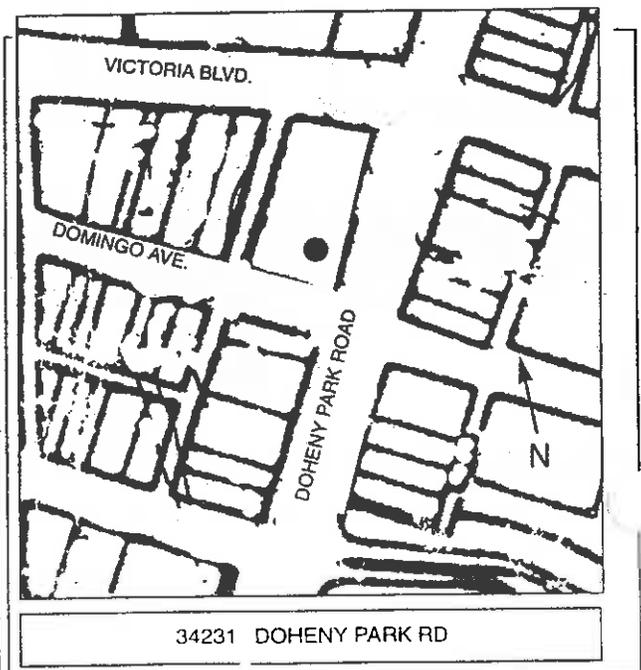
Orange Assessor's Records

See Appendix 1A

B13. Remarks:

Threats: Commercial development\*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/23/1997

(This space reserved for official comments.)



34231 DOHENY PARK RD

PRIMARY RECORD

Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34248 Via Santa Rosa

P1. Other Identifier: \_\_\_\_\_

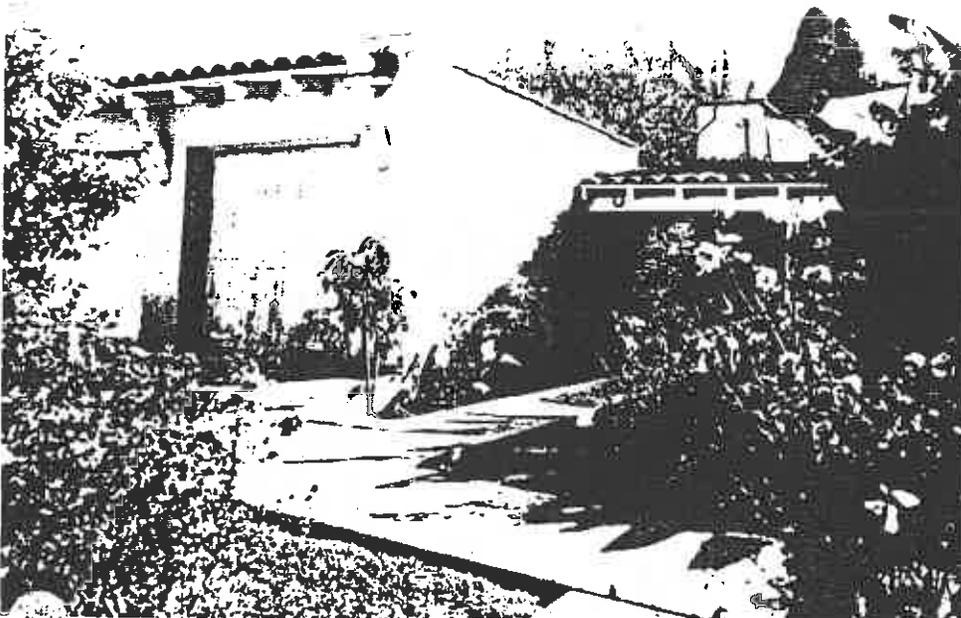
\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 34248 Via Santa Rosa City Dana Point Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 668-373-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This Spanish Colonial Revival residence is difficult to see with the dense landscaping. It has a flat roof with notched parapet and a tile shed roof over the porch. In the front is a matching garage that may have been built at a later date. It is in good condition.

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

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

P5b. Description of Photo: (View, date, etc.)



\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1927 F

\*P7. Owner and Address:  
Jack Cullen Saunderson, Jr.  
34240 Via Santa Rosa *OK*  
Capistrano Beach, CA-92624  
P--Private

\*P8. Recorded by:(Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 07/05/1997

\*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

\*NRHP Status Code 5S3Source Name or #: 34248 Via Santa RosaB1. Historic Name: Deitz HouseB2. Common Name: Saunderson HouseB3. Original Use: ResidentialB4. Present Use: R--Residential\*B5. Architectural Style: Spanish Colonial Revival

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

1927 Construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Architecture Area Dana PointPeriod of Significance 1925-1931 Property Type residence Applicable Criteria NA

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

This house was built in 1927 by Mrs. Deitz. It was later lived in by Carl Buchheim and his wife Katherine when they were first married. After W.W. II, the Buchheims moved to San Juan Capistrano where Mr. Buchheim served as the first mayor. It meets General Criteria e, f, and j and is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*B12. References:

Orange Assessor's Records

Marty Yslas

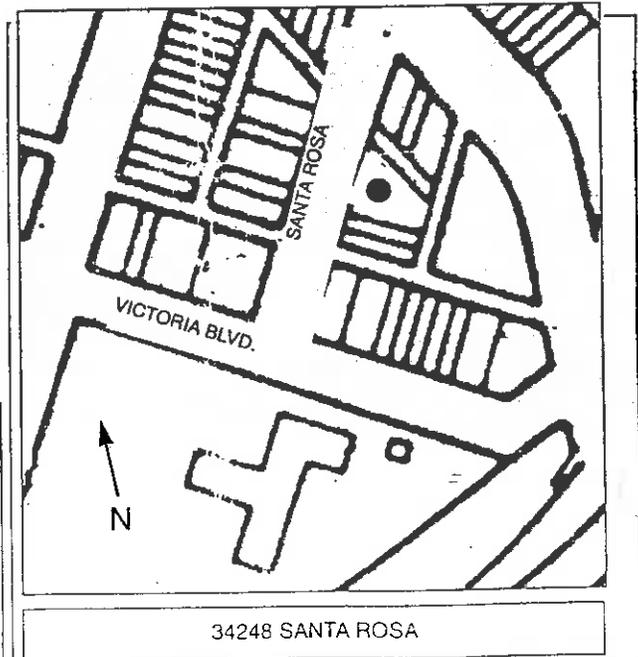
Carl Buchheim

B13. Remarks:

Threats: Unknown

\*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/26/1997

(This space reserved for official comments.)



34248 SANTA ROSA

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

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 2

\*Resource Name or #: 34506 Via Verde

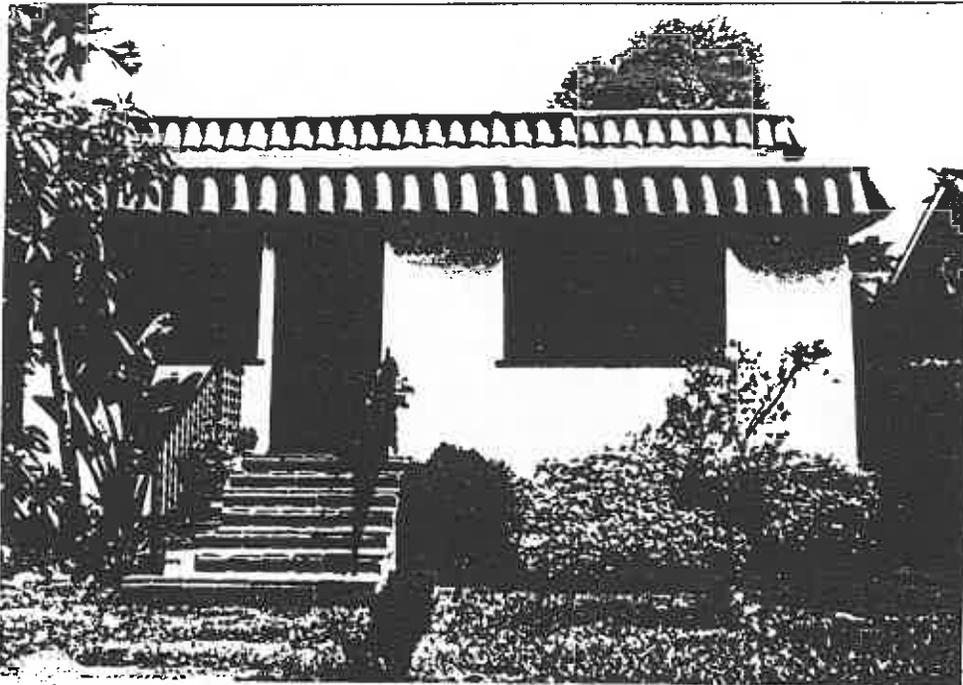
P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 34506 Via Verde City Capistrano Beach Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 691-392-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This, one-story, rectangular plan house has some features of the Spanish Colonial Revival style such as stucco walls and tile mansard but has been remodeled extensively including aluminum windows on the front. This whole front facade seems to have been altered. There is a gate across the drive and a detached structure at the rear of the property. It is in excellent condition.

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

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



P5b. Description of Photo: (View, date, etc.) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1927 F

\*P7. Owner and Address:  
Frank Reilly  
34506 Via Verde  
Capistrano Beach, CA-92624  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 05/22/1997

\*P10. Survey Type: (Describe)  
C--Comprehensive Survey

\*P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Source Name or #: 34506 Via Verde

Historic Name: Doheny House 392-08

B2. Common Name: Reilly House

B3. Original Use: Residential B4. Present Use: R--Residential

\*B5. Architectural Style: Spanish Colonial Revival (altered)

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

1927 F

Alts: extensive (date unknown)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

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

This is an original Doheny House. It meets General Criteria a, b, d, e, and j. Although not eligible for listing in the National Register and not a representative example of the architecture during the period of significance, it is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*B12. References:

Orange Assessor's Records

(See Appendix II)

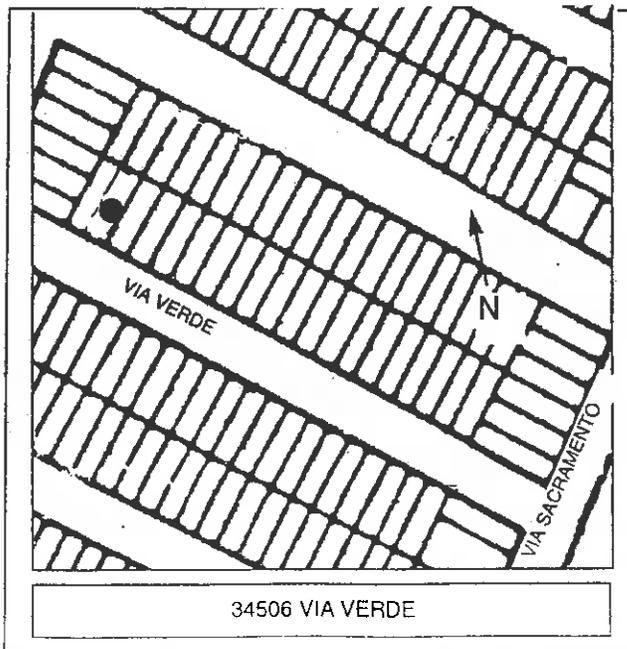
B13. Remarks:

Threats: Inappropriate alterations

\*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # NA  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date 1/1

Page 1 of 2

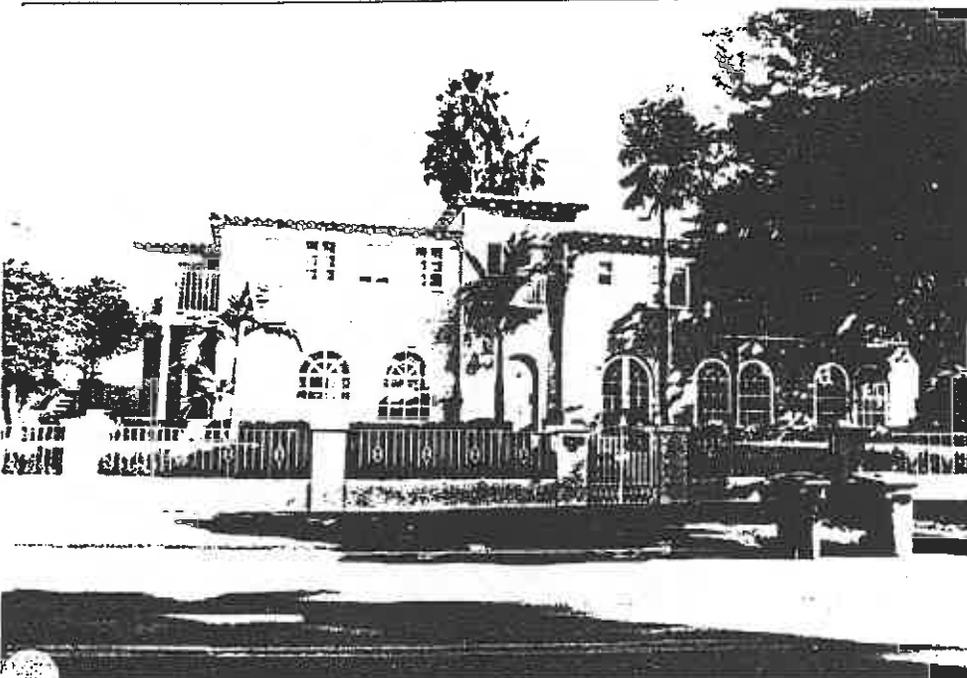
\*Resource Name or #: 34532 Camino Capistrano

\*P1. Other Identifier: \_\_\_\_\_  
\*P2. Location:  Not for Publication  Unrestricted a. County Orange  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_  
c. Address 34532 Camino Capistrano City Capistrano Beach Zip 92624  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)  
Assessor's Parcel Number: 691-372-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This two-story, Spanish Colonial Revival house is built in a large, irregular rectangle. It has a low pitch, red tile, complex hip roof with short overhangs and exposed rafter tails. The arched entry is located in an integral tower with a hip roof rising above the other roofs. The house features stucco walls, an under roof balcony, and wood casement and fixed palladian windows. The palladians windows are not original. Across the front of the property is a low stucco wall with iron fencing between square stucco columns. The house is in excellent condition.

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

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



P5b. Description of Photo: (View, date, etc.) \_\_\_\_\_

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1929 F

\*P7. Owner and Address:  
Carl & Jo Ann Mitrak Donald Burnes  
34532 Camino Capistrano  
Capistrano Beach, CA 92624  
P--Private

\*P8. Recorded by: (Name, affiliation, address)  
Judy Wright & Mary Stoddard  
AEGIS  
112 Harvard Ave. S 93  
Claremont, CA 91711

\*P9. Date Recorded: 05/22/1997

\*P10. Survey Type: (Describe)  
C--Comprehensive Survey

\*P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 5S2

Source Name or #: 34532 Camino Capistrano

B1. Historic Name: Doheny House

B2. Common Name: Mitrak House

B3. Original Use: Residential

B4. Present Use: R--Residential SF

\*B5. Architectural Style: Spanish Colonial Revival

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

1929 F Alts. New palladian windows (1980sA)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Property wall

B9a. Architect: Roy Kelly

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

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

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is a representative example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*B12. References:

Orange Assessor's Records

(See Appendix II)

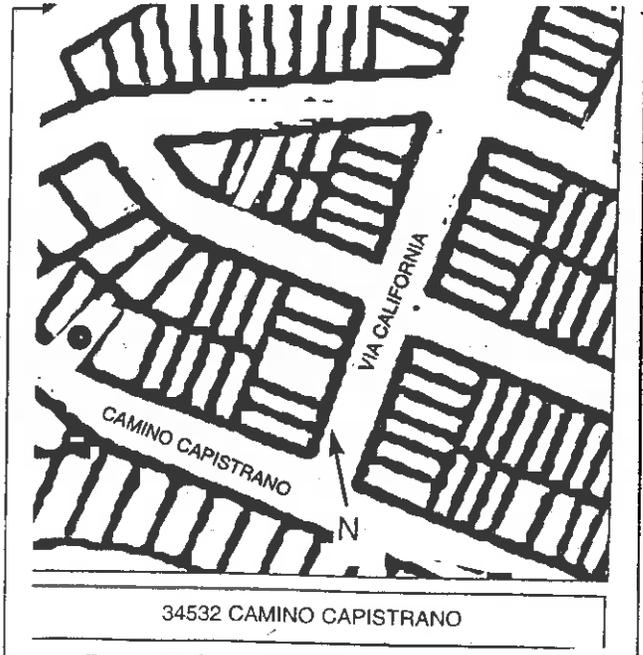
B13. Remarks:

Threats: Unknown

\*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/02/1996

(This space reserved for official comments.)



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

Primary #:  
HRI # :  
Trinomial:  
NRHP Status Code: 3CS

Update or Supplement      Other Listings:  
Review Code:      Reviewer:      Date:

Page 1 of 12

\*Resource Name or Number (Assigned by Recorder): Adobe Wall and Arched Entry Portal, Doheny State Beach

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County:

\*b. USGS 7.5' Quad: Date:      :T      :R      ;      1/4 of      1/4 of      Section:      ; B.M.

c. Address:      City:      Zip:

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

POINT B:      mE/      mN POINT C:      mE/      mN POINT D:      mE/      mN

UTM Coordinates determined with Global Positioning System

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

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

Located in the park's southern half, the 3'-high by (approx.) 2'-wide adobe and adobe-clad wall is divided into two sections. The south section runs along the park's eastern boundary, between the north/south access road west of the Pacific Coast Highway (PCH) for some 345' south of the park's exit road onto the PCH. The north wall section begins across the exit road at a point adjacent to the north wall of an arched adobe and adobe-clad arched entry portal and precedes northward some 155' before terminating near the approach to San Juan Creek. A modern chain-link fence and a copse of medium-height shrubs run along the wall sections' western boundary, separating them from the rest of the park.

\*P3b. Resource Attributes (List Attributes and Codes): HP29-Landscape Architecture; HP35-CCC/WPA Property

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



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

Adobe Portal & N Wall; Looking NW; 11-April-03; Doheny Portal/NWall\_11\_04\_20003

\*P6. Date Constructed/Age and Sources   
Prehistoric  Historic  Both: 1935

\*P7. Owner and Address:

California Dept. of Parks & Recreation;  
Box 942896; Sacramento, CA 94396

\*P8. Recorded by (Name, affiliation,  
address): Alexander D. Bevil  
Historian II, CA State Parks, Southern  
Service Center, 8885 Rio San Diego  
Drive, Ste #270, San Diego, CA

\*P9. Date Recorded  Updated   
12-May-03; 22-May-08

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

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

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

Primary #:  
HRI#:

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 12

\*NRHP Status Code: 3CS

\*Resource Name or Number (Assigned by Recorder): Adobe Wall and Arched Entry Portal, Doheny State

Beach

**B1. Historic Name:** Boundary Wall & Gateway Doheny State Park

**B2. Common Name:** Adobe Wall and Arched Entry Portal, Doheny Beach State Park

**B3. Original Use:** Pedestrian Entry Portal and Park Boundary Wall **B4. Present Use:** Park Point of Automobile Egress and Boundary Wall

**\*B5. Architectural Style:** Spanish Eclectic

**\*B6. Construction History (Construction date, alterations, and date of alterations):** Completed 1935; work done by CCC crews included setting stakes, grading and filling in depressions, digging trenches for and placing cobblestone wall footings, form setting, laying brick and installing fired clay roofing tile, cleaning up and general hauling away debris. Chain-link fence installed ca. 1970.

**\*B7. Moved?**  No  Yes  Unknown **Date:**

**Original Location:**

**\*B8. Related Features:** Non-contributing chain-link fence running parallel to adobe wall sections' west elevations; non-contributing grassy lawn area and medium-height shrubs along east and west elevations, respectively.

**B9a. Architect:** National Park Service

**B9b. Builder:** California Conservation Corps

**\*B10. Significance: Theme** CCC-era Park Rustic Architecture

**Area** Doheny State Beach/Southern California

**Period of Significance** 1935

**Property Type** Landscape Architecture

**Applicable Criteria** A/B/C

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

Built four years after the park's 1931 acquisition, the adobe wall and arched entry portal are associated with the park's early development and with the work of the Civilian Conservation Corps (CCC) crews during the Great Depression. Specifically, they represent the work of six CCC Companies, 467, 904, 912, 916, 1945, and 6425. While initially camped at Doheny State Beach (DSP-1), the CCC crews operated out of the nearby San Clemente State Beach (SP-27), which served as the base camps for construction and conservation activities at several other area state beaches as well. The arch and wall sections' simple vernacular Spanish Eclectic style represents a particular style and period of architecture, the mid-1930s to early 1940s Park Rustic style. Designed by the National Park Service and implemented by the CCC, their adobe block construction, simple adobe cladding epitomizes the NPS' environmentally sensitive designs that adapted local building traditions and materials for use in contemporary park buildings throughout the state. Originally serving as the park's original entrance, the arched portal and wall sections are now regarded as the last surviving original buildings, structures, and campsites belonging to a larger CCC-era historic landscape. However, because much of the CCC's built legacy has not survived intact over the past 70+ years, the adobe wall and entry portal act as the material expression of the organization's work that is a tangible link to our collective past.

**B11. Additional Resource Attributes (List attributes and codes):** HP29-Landscape Architecture; HP35-CCC/WPA Property

**\*B12. References:**

See Continuation Sheet

**B13. Remarks:**

**\*B14. Evaluator:** Alexander D. Bevil, Historian II, CA  
State Parks, Southern Service Center, 8885 Rio San Diego  
Drive, Ste #270, San Diego, CA 92108

**\*Date of Evaluation:** 12 May 2005; updated 27 May 2008

(This space reserved for official comments.)

(Sketch Map)

See attached DPR 523K

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DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary #:

HRI#/Trinomial:

Page 3 of 12

\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 27 May 2008

 Continuation  Update**\*B12. References:**

California State Parks. *Facility Inventory Listing, Dist 409-Pendleton Coast District, Unit 610-Doheny SB*, 6 July 1998.

California State Parks Commission. "Postwar Progress Report, 1948.

California State Museum. *Civilian Conservation Corps Images: Document Work during the 1930s. Doheny State Beach*. Compact Disk. Vol. 3. Sacramento: Author, 2002.

Doheny State Beach Interpretive Association. Photo Gallery. *Doheny by Air*, Date Unknown, ca. 1933.  
[Http://www.dohenystatebeach.org/pg-hp-01.htm](http://www.dohenystatebeach.org/pg-hp-01.htm)

"Entrance to Doheny Beach State Park," Photo # 4645, ca. 1938, SSC Archive Collection.

Engbeck, Joseph H. *By the People, for the People: the Work of the Civilian Conservation Corps in California State Parks, 1931-1941*, 2002.

United States Department of the Interior. *Topographical Survey Maps. Dana Point Quad*, 1948; and Updated 1975.

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

Primary #:  
HRI#

**LOCATION MAP**

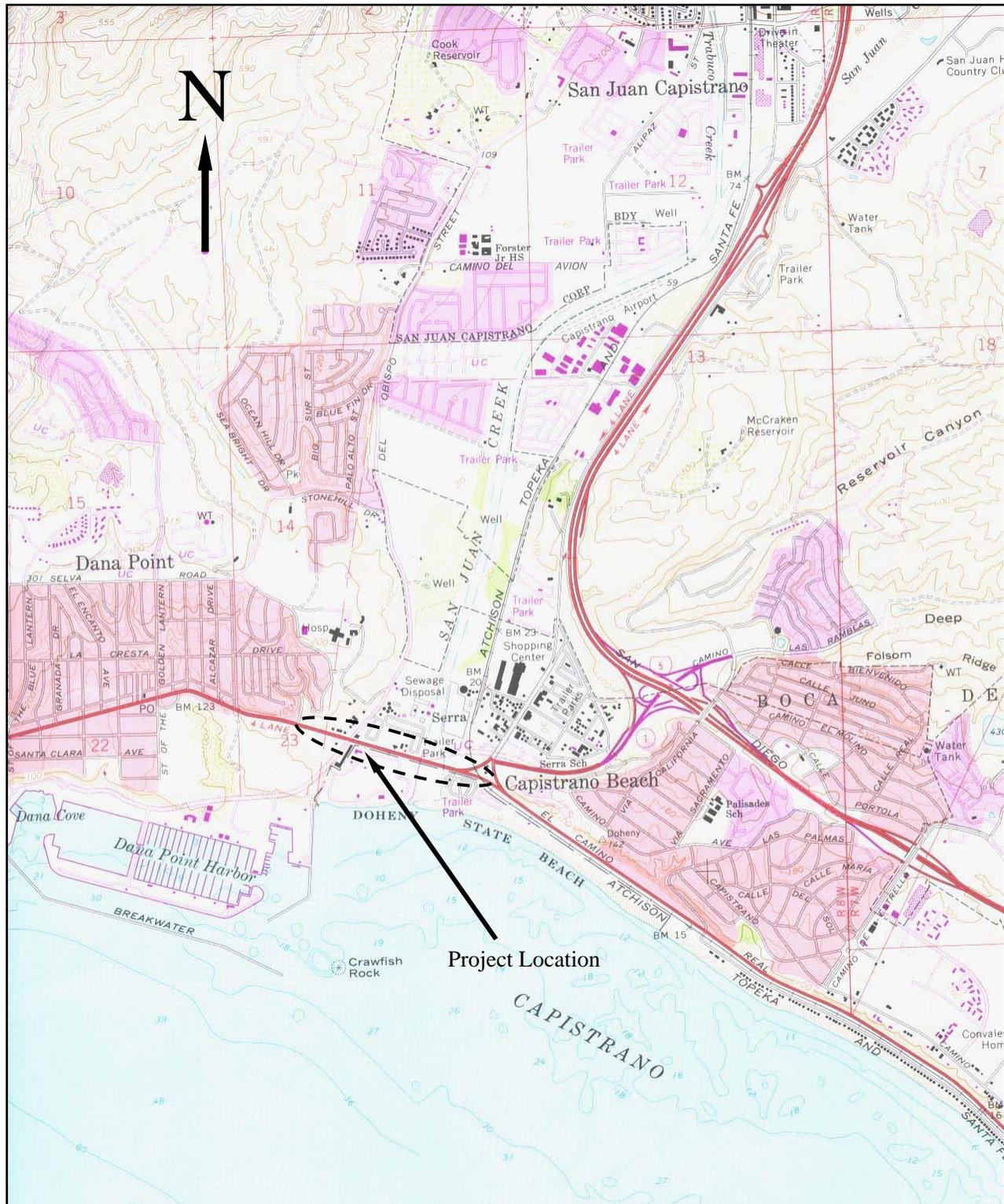
Trinomial:

Page 4 of 12 \*Resource Name or Number (Assigned by recorder): Adobe Wall and Arched Entry Portal, Doheny State Beach

\*Map Name: Dana Point

\*Scale: 1:24,000m

\*Date of Map: 1968; updated 1975



State of California - The Resources Agency  
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**SKETCH MAP**

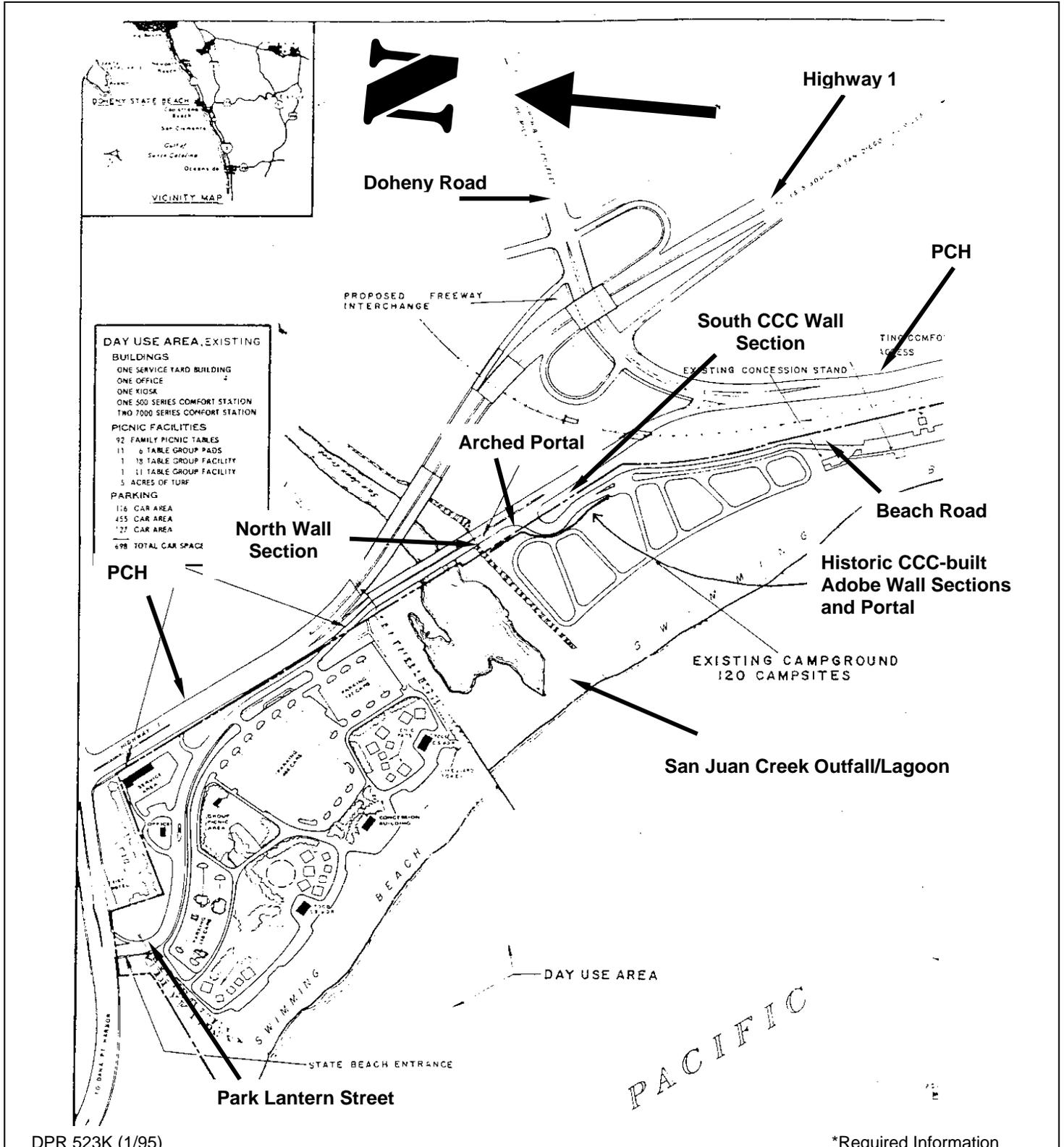
Primary #:  
HRI#  
Trinomial:

\*Resource Name or Number (Assigned by recorder): Adobe Wall and Arched Entry Portal, Doheny State Beach

\*Map Name: Sketch Map

\*Scale: Not to Scale

\*Date of Map: 22-May-2008



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

## CONTINUATION SHEET

Primary #:

HRI#/Trinomial:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 27 May 2008

Continuation

Update



Doheny State Beach Flyover, ca. 1933. The plane appears to be a Douglas DC-2, which was introduced on May 18, 1933. American Airways was founded in 1930. Under the right wing [arrow] is the site of the State Beach's future campground, which wasn't completed until 1935.

Source: Doheny State Beach Interpretive Association. *Photo Gallery. Doheny by Air*, Date Unknown [ca. 1933]. [Http://www.dohenystatebeach.org/pg-hp-01.htm](http://www.dohenystatebeach.org/pg-hp-01.htm)

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DEPARTMENT OF PARKS AND RECREATION

## CONTINUATION SHEET

Primary #:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 22 May 2008

Continuation  Update



Cobblestone Foundation and Footing Framing Wall Trench  
Cobblestones\_Framing  
DSP1-73\_525.tif  
California State Museum.  
*Civilian Conservation Corps Images: Document Work during the 1930s. Doheny State Beach.* Compact Disk. Vol. 3. Sacramento: Author, 2002.



Cobblestone Footing Wall Trench\_Cobblestones\_Framing  
DSP1-74\_526.tif  
California State Museum.  
*Civilian Conservation Corps Images: Document Work during the 1930s. Doheny State Beach.* Compact Disk. Vol. 3. Sacramento: Author, 2002.

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 27 May 2008

 Continuation  Update

Plastering Portal Oct 1936 3-317\_483.tif

California State Museum. *Civilian Conservation Corps Images: Document Work during the 1930s. Doheny State Beach*. Compact Disk. Vol. 3. Sacramento: Author, 2002.

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #:  
HRI#/Trinomial:

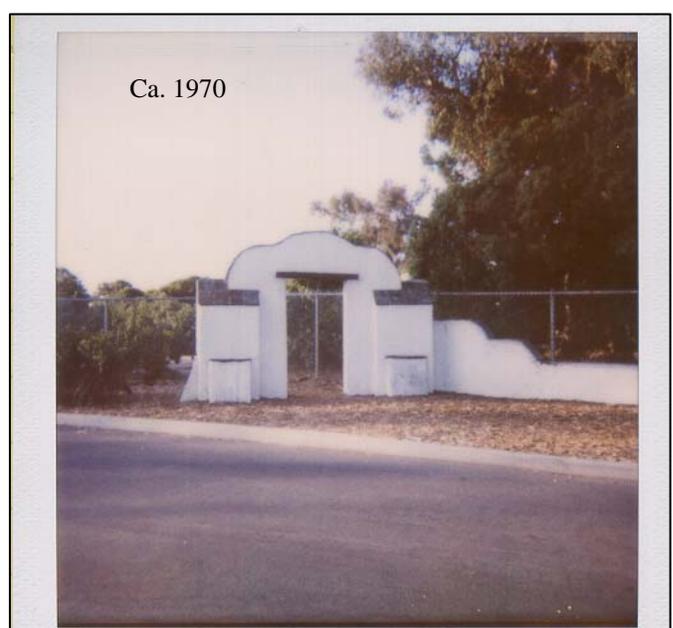
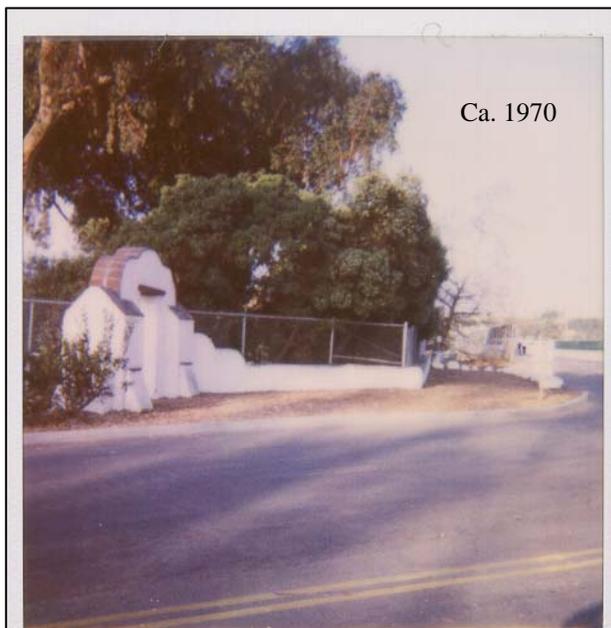
Page 9 of 12

\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 27 May 2008

Continuation     Update



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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 12 May 2005

 Continuation  Update

Pedestrian Entry Portal

Location: Doheny State Beach

Southwest Elevation, Looking North

Taken by: Alexander D. Bevil

Date: 10 April 2003

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

Primary #:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 12 May 2005

Continuation  Update



Pedestrian Entry Portal and  
 North Perimeter Wall  
 Location: Doheny State Beach  
 Southeast Elevation, Looking  
 Northwest  
 Taken by: Alexander D. Bevil  
 Date: 10 April 2003



Pedestrian Entry Portal and  
 North Perimeter Wall  
 Location: Doheny State Beach  
 Southeast Elevation, Looking  
 Northwest  
 Taken by: Alexander D. Bevil  
 Date: 10 April 2003

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #:

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\*Resource Name or Number (Assigned by recorder):

\*Recorded by: Alexander D. Bevil

\*Date: 12 May 2005

 Continuation  Update

South Perimeter Wall: North Terminus  
Location: Doheny State Beach  
Northeast Elevation, Looking South towards RR Trestle over Pacific Coast Highway  
Taken by: Alexander D. Bevil  
Date: 10 April 2003



South Perimeter Wall: South Terminus  
Location: Doheny State Beach  
Southeast Elevation, Looking Northwest toward Beach Road and Campground  
Taken by: Alexander D. Bevil  
Date: 10 April 2003



**Rincon Consultants, Inc.**

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March 26, 2020  
Project No: 15-02187

Ms. Kristen Bogue  
Senior Environmental Specialist  
Michael Baker International  
5 Hutton Centre Drive  
Suite 500  
Santa Ana, California 92707  
Via email: [kbogue@mbakerintl.com](mailto:kbogue@mbakerintl.com)

**Subject: Cultural Resources Study Update for the Capistrano Beach Village Zoning District Overlay Environmental Impact Report (EIR) Project, Dana Point, Orange County, California**

Dear Ms. Bogue:

Rincon Consultants, Inc. (Rincon) was retained by Michael Baker International to provide a cultural resources study update for the Capistrano Beach Village Zoning District Overlay Environmental Impact Report (EIR) Project (project), formerly known as the Doheny Village Plan EIR Project. Rincon previously completed a cultural resource study for the Doheny Village Plan EIR in August 2016. This update included an updated records search and an updated Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC). Rincon understands that an updated record search and Sacred Lands File (SLF) search are needed to confirm that the baseline conditions of the 2016 cultural resource study remain unchanged.

## Background Research

### Previous CHRIS Records Search Results

On January 7, 2016, Rincon conducted a records and literature search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The search was conducted to identify previous cultural resources studies and previously recorded cultural resources within a 0.5-mile radius of the project site. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list.

During the January 7, 2016 SCCIC records search 58 previously conducted studies within a 0.5-mile radius of the project site, 11 of which include a portion of the project site were identified.



The January 7, 2016 SCCIC records search also identified 29 cultural resources within a 0.5-mile radius of the project site, three of which are located within the project site: prehistoric archaeological site P-30-000021/CA-ORA-21, a Native American cemetery; historical archaeological site P-30-001337/CA-ORA-1337H, the remains of the historic-era Serra railroad depot; and historical building P-30-177594, a private residence. A discussion of the three resources located within the project site at the time of the 2016 records search can be found in the Cultural Resources Study for the Capistrano Beach Village Zoning District Overlay Environmental Impact Report (EIR) (Hoffman and Carmack 2016).

## Updated CHRIS Records Search Results

On March 12, 2020, Rincon conducted an updated records and literature search of the CHRIS at the SCCIC. The search was conducted to identify any previous cultural resources studies and previously recorded cultural resources within a 0.5-mile radius of the project area that had been recorded in the search area since the 2016 records search. The updated CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The full results of the records search can be found in Confidential Appendix A.

During the updated SCCIC records search eight additional cultural resources studies within a 0.5-mile radius of the project site were identified since the 2016 records search. Of the eight new studies identified, none include a portion of the project site.

The updated SCCIC records search also identified 14 additional cultural resources within a 0.5-mile radius of the project site. Of the newly identified 14 resources, eight (P-30-177553, P-30-177554, P-30-177586, P-30-177587, P-30-177589, P-30-177590, P-30-177591, and P-30-177593) are located within the project site. The eight resources are discussed in more detail below:

**Table 1. Additional Cultural Resources Within 0.5-mile of the Project Site**

Primary Number	Description	NRHP/CRHR/ Local Listing Eligibility Status	Recorded By and Year	Relationship to Project Site
30-001797	Thor's Hammer, San Juan Creek Jetty, Beach San Stabilization Control Groin at Doheny State Beach	3CS: Appears Eligible for CRHR as an Individual Property Through Survey Evaluation	Bevel, A.D. 2008	Outside
30-177553	Ancillary Building	6: Not Eligible	Wright, J. and M. Stoddard 1997	Inside



**Table 1. Additional Cultural Resources Within 0.5-mile of the Project Site**

Primary Number	Description	NRHP/CRHR/ Local Listing Eligibility Status	Recorded By and Year	Relationship to Project Site
30-177554	25872 Victoria Blvd., Single Family Property	6: Not Eligible	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177583	34162 Camino El Molino, Single Family Property	5S2: Individual Property that is Eligible for Local Listing or Designation	Wright, J. and M. Stoddard 1997	Outside
30-177584	34166 Caminio El Molino, Single Family Property	5S2: Individual Property that is Eligible for Local Listing or Designation	Wright, J. and M. Stoddard 1997	Outside
30-177586	34172 Doheny Park Rd., 1-3 Story Commercial Building	5S3: Appears to be Individually Eligible for Local Listing or Designation Through Survey Evaluation	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177587	34182 Doheny Park Rd., 1-3 Story Commercial Building	5S3: Appears to be Individually Eligible for Local Listing or Designation Through Survey Evaluation	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177589	34215 Doheny Park Rd., 1-3 Story Commercial Building	5S3: Appears to be Individually Eligible for Local Listing or Designation Through Survey Evaluation	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177590	34221 Doheny Park., 1-3 Story Commercial Building	Unknown	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177591	34225 Doheny Park Rd., 1-3 Story Commercial Building	5S3: Appears to be Individually Eligible for Local Listing or Designation Through Survey Evaluation	Wright, J. and M. Stoddard 1997	<b>Inside</b>
30-177592	34225 Via Lopez, Single Family Property	5S2: Individual Property that is Eligible for Local Listing or Designation	Wright, J. and M. Stoddard 1997	Outside
30-177593	34231 Doheny Park Rd., 1-3 Story Commercial Building	5S3: Appears to be Individually Eligible for Local Listing or Designation Through Survey Evaluation	Wright, J. and M. Stoddard 1997	<b>Inside</b>



**Table 1. Additional Cultural Resources Within 0.5-mile of the Project Site**

Primary Number	Description	NRHP/CRHR/ Local Listing Eligibility Status	Recorded By and Year	Relationship to Project Site
30-177631	Adobe Wall and Arched Entry Portal, Doheny State Beach; Landscape Architecture and New Deal Public Works Project	3CS: Appears Eligible for CRHR as an Individual Property Through Survey Evaluation	Bevil, A. 2003	Outside
30-177660	34156 Del Obispo Street J.B. Lantham Treatment Plant, Industrial Building	Unknown	Loder, M. 2018	Outside

*New Resources within the APE*

**P-30-177553**

Site P-30-177553 represents an historic-age structure of an exposed part of a reinforced concrete groin along the northwestern entrance to San Juan Creek. The structure is mostly covered by sand accumulated via creek outflow and tidal action, particularly after the 1971 completion of the Dana Harbor breakwaters. The resources namesake, "Thor's Hammer", is a large, flat, rectangular section of concrete affixed to an upright vertical concrete shaft. The latter continues below the sandy beach to the groin's westernmost terminus, which is buried below the beach's sandy surface. The structure is not eligible for listing to the CRHR.

**P-30-177554**

P-30-177554 is a bungalow style single family property located at 25872 Victoria Boulevard. The house was built by the Loncono family in 1927 and served the family for seventy years. Mr. Loncono was a plasterer and concrete worker and may have been responsible for many of the plaster buildings in Dana Point and San Juan Capistrano. The building was previously determined ineligible for listing to the CRHR. The property meets General Criterion J of the Dana Point Historic Resource Register but has lost much of its context due to surrounding development.

**P-30-177586**

P-30-177586 is a narrow, storefront structure that is now Chick's Plumbing Co. and is located at 34172 Doheny Park Road. The building was constructed around 1920-21 and served as the first post office for Serra or Capistrano Beach. The building also housed a taxi service owned by Mr. Guss. Prior to being used as a plumbing business, it served as a



garage. The building appears to be previously recommended individually eligible for local listing or designation through survey evaluation. The structure was previously recommended as meeting the General Criteria C, D, and J of the Dana Point Historic Resource Register and considered eligible for consideration in local planning.

**P-30-177587**

P-30-177587 is a storefront building occupied by Beach Cities Glass and is located at 34182 Doheny Park Road. The building was constructed in the 1920s and was known as the J.A. Waldy's real estate office. The building later became a pool hall and then the Joe Miguelena Grocery Store. The building appears to be previously recommended individually eligible for local listing or designation through survey evaluation. The building was previously recommended as meeting the General Criteria C, D, and J of the Dana Point Historic Resource Register and considered eligible for consideration in local planning.

**P-30-177589**

P-30-177589 is a one-story storefront located at 34215 Doheny Park Road. The building was constructed in the 1930s as a hamburger restaurant run by Frank Berano. It has served a series of retail uses since then. The building appears to be previously recommended individually eligible for local listing or designation through survey evaluation. The building was previously recommended as meeting the General Criteria C, D, and J of the Dana Point Historic Resource Register and considered eligible for consideration in local planning.

**P-30-177590**

P-30-177590 is a storefront building that is narrow and shares brick sidewalls with adjacent stores and is located at 24221 Doheny Park Road. The building was constructed in the 1940s for Mickey and Ramona Yslas' dress shop. The building was previously recommended as meeting the General Criteria C, D, and J of the Dana Point Historic Resource Register and considered eligible for consideration in local planning.

**P-30-177591**

P-30-177591 is a storefront building that now houses Stockwell Interiors and is located at 34225 Doheny Park Road. The building has been heavily altered but the original parapets which are stepped, and stucco clad are visible. The building appears to be previously recommended individually eligible for local listing or designation through survey evaluation. The building was previously recommended as meeting General Criteria C, D, and J of the Dana Point Historic Resource Register and considered eligible for consideration in local planning.

**P-30-177593**

P-30-177593 is a two-story storefront building that is located at 34231 Doheny Park Road. This building was built in 1949 by Marty Yslas. It was the second home for the Capistrano Beach Post Office. Two apartments were built upstairs where the Yslas family lived. The building appears to be previously recommended individually eligible for local listing or designation through survey evaluation. The building was previously recommended as meeting the General Criteria C, D, and J of the Dana Point Historic Resource Register and should be considered eligible for consideration in local planning.



## *Summary of Records Searches*

A total of 66 studies have been identified within a 0.5-mile radius of the project site as a combined result of the 2016 records search and the updated records search in 2020. Of those 66 studies, a total of 11 include a portion of the project site. Additionally, a total of 43 resources have been identified within a 0.5-mile radius of the project site as a combined result of the 2016 records search and the updated records search in 2020. Of those 43 resources, a total of 11 are within the project site to date: a prehistoric archaeological site P-30-000021/CA-ORA-21, a Native American cemetery; historical archaeological site P-30-001337/CA-ORA-1337H, the remains of the historic-era Serra railroad depot; a historical property P-3-177553, an ancillary building; a historical building P-30-177554, a single family residence; a historical building P-30-177586, a 1-3 story commercial building; a historical building P-30-177587, a 1-3 story commercial building; a historical building P-30-177589, a 1-3 story commercial building; a historical building P-30-177590, a 1-3 story commercial building; a historical building P-30-177591, a 1-3 story commercial building; a historical building P-30-177593, a 1-3 story commercial building; and a historical building P-30-177594, a single family property.

## Previous Native American Consultation Assistance and SLF Search

As part of the process of identifying cultural resources issues within or near the Plan area, and to assist the City of Dana Point with Native American government-to-government consultation in accordance with California Government Code 65352 (Senate Bill 18 of 2004; SB 18) and Assembly Bill 52 of 2014 (AB 52), Rincon originally contacted the Native American Heritage Commission (NAHC) on January 8, 2016. Rincon requested a review of the Sacred Lands Files (SLF), a list of Native American individuals and tribal organizations for tribal consultation per SB 18, and a list of Native American individuals and tribal organizations for tribal consultation per AB52. Rincon received responses via email on January 22 and 29, 2016 stating that the search of the SLF came back with negative results. At that time, the NAHC additionally provided a contact list of Native American individuals and tribal organizations that may have knowledge of cultural resources in or near the Plan area. On behalf of the City of Dana Point in 2016, Rincon drafted letters to each of the NAHC individuals and tribal organizations for the City to send in accordance with SB 18 and AB 52. Rincon also provided guidance to the City regarding Native American Consultation and draft tables for tracking consultation. The results of the original NAHC requests, draft letters, guidance, and tables are provided in Attachment B.

## Updated Native American Consultation Assistance and SLF Search

On March 10, 2020, Rincon sent a request the NAHC for an updated Local Government Tribal Consultation List and SLF search. The NAHC responded via email on March 18, 2020 stating the SLF search was negative. No additional outreach was completed. The results of the updated NAHC SLF request and the NAHC list of Native American tribal representatives are provided in Attachment B.



## Impacts Assessment and Recommendations

Impacts to resources and recommendations were originally made by Rincon in 2016. As this document summarizes the updated records search and SLF search, Rincon has also made adjustments to the impacts to resources and recommendations based on the additional research. The updated impacts and recommendation discussion is provided below.

### Archaeological Resources

#### *Significance Threshold*

Under CEQA, archaeological resources may meet the definition of a historical resource or unique archaeological resource. Any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project would cause damage to a unique archaeological resource, reasonable efforts must be made to preserve the resource in place or leave it in an undisturbed state. Mitigation measures are required to the extent that the resource could be damaged or destroyed by a project. Implementation of the following mitigation measures would mitigate to the greatest extent feasible the potential for future projects to impact archaeological resources.

#### *Impacts to Archaeological Resources*

The records search results indicate that the Doheny Village Plan area contains archaeological resources. While portions of the Plan area have been previously studied, future development or improvements related to changes in land use could potentially impact and cause significant adverse impacts to archaeological resources, such as CA-ORA-21, a prehistoric burial ground located within the Plan area. The following measures are recommended to assist in the avoidance and mitigation of potential impacts from future projects to historical resources in the Capistrano Beach Village Zoning District Overlay Plan area formerly known as the Doheny Village Plan area.

#### **Cultural Resources Mitigation Measure 1**

To determine the archaeological sensitivity of a proposed project area, archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the SCCIC and of the SLF maintained by the NAHC. The records searches will determine if the proposed project area has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in proposed project areas that are areas not covered with hardscaping and structures should be surveyed to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist will be able to classify the project area as having high, medium, or low sensitivity for archaeological resources.



### **Cultural Resources Mitigation Measure 2**

If potentially significant archaeological resources are identified through a Phase I archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).

### **Cultural Resources Mitigation Measure 3**

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources as there are known resources in the vicinity, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. Native American monitoring may also be required, and will be determined by the City. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. A treatment plan will be developed by the qualified archaeologist in consultation with the City and appropriate tribal entities.

### **Cultural Resources Mitigation Measure 4**

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area, but indicates the area to be of medium sensitivity for archaeological resources as there are known resources in the records search buffer but not in the vicinity of or adjacent to the APE or the project area is near land formations integral to settlement (i.e. a naturally occurring creek), an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted to evaluate the find and develop a treatment plan with the City and appropriate tribal entities.

### **Cultural Resources Mitigation Measure 5**

If human remains are exposed during ground-disturbing activities, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the



county coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the Orange County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the discovery within 48 hours or be granted site access. The MLD shall make a recommendation directly to the landowner in accordance with PRC Section 5097.98.

## Historical Resources

### *Significance Threshold*

Under CEQA, any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project will cause damage to a historical resource, reasonable efforts must be made to preserve the resource in place or left in an undisturbed state. Mitigation measures are required to the extent that the resource could be damaged or destroyed by a project. Projects that follow the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards) are typically mitigated below the level of significance.

### *Impacts to Historical Resources*

Six previously recorded historical resources, P-30-177594, P-30-177586, P-30-177587, P-30-177589, P-30-177591, and P-30-177593, are all located within the project area and are found eligible for local designation. In the 2016 report, it was stated that the project area was recently re-surveyed for built environment resources constructed before 1975 and no additional historical resources were identified. It is, however, possible that additional buildings may be considered historically significant after they become 50 years of age. Future development or improvements related to changes in land use could potentially impact historic buildings and structures and cause significant adverse impacts to historical resources. The following measures are recommended to assist in the avoidance and mitigation of potential impacts from future projects in the General Plan area to historical resources.

### **Cultural Resources Mitigation Measure 6**

Prior to any construction activities that may affect historical resources, a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's PQS in architectural history or history. This shall include a records search at the SCCIC to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated on the NRHP or CRHR. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.



**Cultural Resources Mitigation Measure 7**

To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Interior’s Standards for the Treatments of Historic Properties (Standards) shall be used to the maximum extent possible. The application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City.

**Cultural Resources Mitigation Measure 8**

If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriated in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.

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Please do not hesitate to contact us if you have any questions regarding these preliminary findings.

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in blue ink, appearing to be "Gena Granger".

Gena Granger, M.A., RPA  
Archaeologist and Project Manager

A handwritten signature in black ink, appearing to be "Breana Campbell-King".

Breana Campbell-King, M.A., RPA  
Senior Archaeologist and Project Manager

A handwritten signature in black ink, appearing to be "Christopher A. Duran".

Christopher A. Duran, M.A., RPA  
Principal



## References

Hoffman, Laura and Shannon Carmack

2016 *Cultural Resources Study for the Capistrano Beach Village Zoning District Overlay Environmental Impact Report (EIR), Orange County, California*. Rincon Consultants, Project No. 15-02187. Report on file at the Rincon Consultants Inc., Los Angeles Office, Los Angeles, California.



## Attachments

***Confidential Attachment A: Previous and Updated CHRIS Records Search Results***

***Attachment B: Previous and Updated Native American Consultation Assistance Documents***

# Confidential Attachment A

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Previous and Updated CHRIS Records Search Results

## Report List

### 15-02187 Doheny Village Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00166		1977	Desautels, Roger J.	Archaeological Survey Report on Lot 14 - Block 7 - Tract 862, Dana Point Orange County, California	Scientific Resource Surveys, Inc.	
OR-00248		1978	Breece, William H.	Archaeological Survey of San Juan-gpa 78-1, City of San Juan Capistrano, Orange County, California	Westec Services, Inc.	
OR-00499		1980	Desautels, Roger J.	Archaeological Survey Report on a 10+ Acre Parcel of Land Located in the Dana Point Area of the County of Orange	Scientific Resource Surveys, Inc.	
OR-00626	Paleo -	1981	Whitney-Desautels, Nancy A.	Historical/paleontological Survey Report on a 10 Acre Parcel Located in the Dana Point Area, County of Orange	Scientific Resource Surveys, Inc.	
OR-00636		1981	Desautels, Roger J.	Cultural Resources Report on the Proposed Extension of Stonehill Drive, San Juan Capistrano, County of Orange	Scientific Resource Surveys, Inc.	
OR-01264		1991	Sundberg, Frederick A. and Whitney-Desautels, Nancy	Archaeological Reassessment of the Dana Bluff Development (tract 11711) Dana Point, California	Scientific Resource Surveys, Inc.	
OR-02875		2002	Duke, Curt	Cultural Resource Assessment City of Dana Point North Creek Urban Runoff Diversion Project Orange County, California	LSA Associates, Inc.	
OR-03367		1977	Cottrell, Marie G.	Kato Property, San Juan Capistrano	Archaeological Research, Inc.	

## Resource List

### 15-02187 Doheny Village Update

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-001767	CA-ORA-001767H	Resource Name - Thor's Hammer; Other - Beach San Stabilization Control Groin at Doheny State Beach; Other - San Juan Creek Jetty	Site	Historic	AH11 (Walls/fences); HP11 (Engineering structure)	2008 (Alexander D. Bevil, CA State Parks, SSC)	
P-30-177553		Resource Name - 25862 Victoria	Building	Historic	HP04 (Ancillary building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177554		Resource Name - Loncono House	Building	Historic	HP02 (Single family property)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177583		Resource Name - Doheny House 2; Resource Name - Lee House	Building	Historic	HP02 (Single family property)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177584		Resource Name - Doheny House 3; Resource Name - Goodwin House	Building	Historic	HP02 (Single family property)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177586		Resource Name - First Post Office; Resource Name - Chick's Plumbing	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177587		Resource Name - Miguelena Grocery; Resource Name - Beach Cities Glass	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177589		Resource Name - Frank Berano Restaurant; Resource Name - Pacific Blue Water	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177590		Resource Name - South Shores Florist	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177591		Resource Name - Stockwell Interiors	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177592		Resource Name - Doheny House 58; Resource Name - Soto House	Building	Historic	HP02 (Single family property)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177593		Resource Name - Capistrano Beach Post Office; Resource Name - Capo Beach Steak House	Building	Historic	HP06 (1-3 story commercial building)	1997 (Judy Wright and Mary Stoddard, AEGIS)	

## Resource List

### 15-02187 Doheny Village Update

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177594		Resource Name - Deitz House; Resource Name - Saunderson House	Building	Historic	HP02 (Single family property)	1997 (Judy Wright and Mary Stoddard, AEGIS)	
P-30-177631		Resource Name - Adobe Wall and Arched Entry Portal, Doheny State Beach	Structure	Historic	HP29 (Landscape architecture); HP35 (New Deal Public Works Project)	2003 (Alexander Bevil, CA State Parks, SSC)	
P-30-177660		Resource Name - J.B. Latham Treatment Plant	Building	Historic	HP08 (Industrial building)	2018 (M. Loder, ESA)	OR-04620

# Attachment B

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Previous and Updated Native American Consultation Assistance Documents

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 FAX



January 22, 2016

Hannah Haas  
Rincon Consultants, Inc. / City of Dana Point

Sent by e-mail: hhaas@rinconconsultants.com  
Number of pages: 3

Re: Proposed Doheny Village Plan EIR, City of Dana Point, Orange County, California

Dear Ms. Haas:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced project.

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the NAHC for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC requests that lead agencies include in their notifications information regarding any cultural resources assessment that has been completed on a potential "area of project affect" (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;

- If the probability is low, moderate, or high that cultural resources are located in the APE.
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
- Any report that may contain site forms, site significance, and suggested mitigation measures.
- All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

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

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

Lead agencies or agencies potentially undertaking a project are encouraged to send more than one written notice to tribes that are traditionally and culturally affiliated to a potential APE during the 30-day notification period to ensure that the information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton  
Associate Governmental Program Analyst

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
January 22, 2016**

Juaneno Band of Mission Indians Acjachemen Nation  
Chairperson, Matias Belardes  
32161 Avenida Los Amigos Juaneno  
San Juan Capistrano , CA 92675  
(949) 293-8522  
(949) 444-4340 (Cell)

Juaneño Band of Mission Indians  
Sonia Johnston, Tribal Chairperson  
P.O. Box 25628  
Santa Ana , CA 92799 Juaneno  
sonia.johnston@sbcglobal.net

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
GTTribalcouncil@aol.com  
(626) 483-3564 Cell

Juaneno Band of Mission Indians Acjachemen Nation  
Joyce Perry, Tribal Manager  
4955 Paseo Segovia Juaneno  
Irvine , CA 92612  
kaamalam@gmail.com  
(949) 293-8522

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

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite 1100  
Los Angeles , CA 90067 Gabrielino  
(626) 676-1184 Cell

Juaneno Band of Mission Indians Acjachemen Nation  
Teresa Romero, Chairwoman  
31411-A La Matanza Street Juaneno  
San Juan Capistrano , CA 92675  
tromoero@juaneno.com  
(949) 488-3484  
(530) 354-5876 Cell

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina , CA 91723  
gabrielenoindians@yahoo.com Gabrielino  
(626) 926-4131

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Tribal Chair/Cultural Resources  
P.O. Box 490 Gabrielino Tongva  
Bellflower , CA 90707  
gtongva@verizon.net  
(562) 761-6417 Voice/Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Doheny Village Plan EIR Project, City of Dana Point, Orange County, California.

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 - Fax



January 29, 2016

Hannah Haas  
Rincon Consultants, Inc. / City of Dana Point

Resent via e-mail: hhaas@rinconconsultants.com

RE: Proposed Doheny Village Plan EIR, City of Dana Point, Orange County, California County  
Revised

Dear Ms. Haas:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes traditionally and culturally affiliated with the area of Los Angeles County that may have cultural places located within the boundaries of the project referenced above.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of tribal cultural resources.

The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes on the attached list, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton  
Associate Governmental Program Analyst



**Rincon Consultants, Inc.**

5135 Avenida Encinas, Suite A  
Carlsbad, California 92008

760 918 9444

FAX 918 9449

info@rinconconsultants.com

www.rinconconsultants.com

August 11, 2016  
Rincon Project No. 15-02187

Attn: Ms. Kristen Bogue  
Michael Baker International  
14725 Alton Parkway  
Irvine, CA 92618-2027

**Subject: Cultural Resources Study for the Doheny Village Plan EIR, Dana Point, Orange County, California**

Dear Ms. Bogue:

Rincon Consultants, Inc. (Rincon) was retained to conduct a cultural resources study for the Doheny Village Plan EIR Project in Dana Point, Orange County, California (Doheny Village Plan). The proposed project involves a General Plan Amendment, Zone Text Amendment, and Local Coastal Plan Amendment, and is subject to the California Environmental Quality Act (CEQA). In support of this project, Rincon conducted a California Historical Resources Information System (CHRIS) records search and assisted the City of Dana Point with Native American government-to-government consultation in accordance with California Government Code 65352 (Senate Bill 18 of 2004; SB 18) and Assembly Bill 52 of 2014 (AB 52). This report includes a brief summary of cultural background information; review of known archaeological and built environment resources; and programmatic mitigation measures to be incorporated into the Doheny Village Plan EIR.

**Regulatory Framework**

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of a proposed project.

**National Register of Historic Places**

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A



property is eligible for the NRHP if it is significant under one or more of the following criteria:

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

### **California Register of Historical Resources**

CEQA (Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it: 1) retains substantial integrity, and 2) meets at least one of the following California Register criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.



4. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from 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 (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register... (CEQA Guidelines, Section 15064.5[b][2][A]).

#### **Dana Point Historic Resource Register**

The treatment and management of historic resources in Dana Point is addressed in Chapter 9.7.250 (Historic Resources) of the Dana Point Municipal Code (Code). The Code was adopted by City Council in 2001 and it initiated a historic preservation program consisting of various preservation incentives and regulations; a means of inventorying Dana Point's known historic resources (called the Inventory); and a process wherein historic resources could be designated at the municipal level and listed in a local register (called the Dana Point Historic Resource Register). Listing in the local Register is a voluntary process that requires the consent and participation of property owners. In order to be eligible for listing in the local Register, a resource must satisfy Criterion (j) and at least two of the other criteria listed below:

- Criterion A: buildings, structures, or places that are key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district;
- Criterion B: structures that help retain the characteristics of the town that was 50 years ago;
- Criterion C: structures that contribute to the unique urban quality of a downtown;
- Criterion D: structures contributing to the architectural continuity of the street;
- Criterion E: structures that are identified with a person or person [sic] who significantly contributed to the culture and/or development of the city, state, or nation;



- Criterion F: structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation;
- Criterion G: structures that illustrate the development of California locally and regionally
- Criterion H: buildings retaining the original integrity of and/or illustrating a given period;
- Criterion I: structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation;
- Criterion J: structures that are least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional significance

## Cultural Background

The section below presents a brief summary of regional cultural and historic background, ethnography, and local history.

### Prehistoric Overview

During the 20th century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace’s (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California summarized in the table below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Jones and Klar (2007).

**Table 1. Prehistoric Cultural Chronology**

Period	Key Characteristics	Date Range
Early Man	Diverse mixture of hunting and gathering with a greater emphasis on hunting	CA. 10,000–6000 B.C.
Milling Stone	Subsistence strategies centered on collecting plant foods and small animals Extended and loosely flexed burials	6000–3000 B.C.



**Table 1. Prehistoric Cultural Chronology**

<b>Period</b>	<b>Key Characteristics</b>	<b>Date Range</b>
Intermediate	Shift toward a hunting and maritime subsistence strategy, along with a wider use of plant foods Trend toward greater adaptation to regional or local resources fully flexed burials, placed face-down or face-up, and oriented toward the north or west	3000 B.C.–A.D. 500
Late Prehistoric	Increase in the use of plant food resources in addition to an increase in land and sea mammal hunting Increase in the diversity and complexity of material culture Increased use of the bow and arrow Increase in population size and larger, more permanent villages	A.D. 500–Historic Contact

### **Ethnography**

The project area is in an area historically occupied by the Juaneño, people who were associated with Mission San Juan Capistrano during the Spanish Period in California (Bean and Shipek 1978; Kroeber 1925). While Kroeber distinguished the Juaneño from their southern neighbors, the Luiseño, based on the fact that the Luiseño were administered by Mission San Luis Rey, the two groups were in actuality one ethnic group (Bean and Shipek 1978). Today many of the Juaneño and Luiseño prefer to identify themselves as descendants of the Acjachemen Nation. In the following section, the term Luiseño will be used to refer to both groups.

The Luiseño occupied territory along the coast between Aliso Creek and Agua Hedionada Creek that extended inland to Santiago Peak in the north and the east side of Palomar Mountain in the south, including Lake Elsinore and the Valley of San Jose (Bean and Shipek 1978). The Luiseño language belongs to the Cupan group of the Takic subfamily of languages (previously known as Southern California Shoshonean), along with their northern and eastern neighbors, the Gabrielino and Cahuilla (Bean and Shipek 1978).

Luiseño social structure was more rigid than other Takic-speaking groups, possibly in part because of a higher population density. They were strongly patrilineal and resided in permanent villages of between a few dozen to several hundred people, each of which was politically independent and claimed its own territory, including seasonal camps. Ties between villages were maintained through various economic, religious, and social networks (Bean and Shipek 1978).

Plant foods were by far the largest part of the traditional inland diet, with acorns representing the most important staple item (Bean and Shipek 1978). In part because of this, villages were located near reliable water sources, as large quantities of water were necessary to process acorn products. The Luiseño ate a wide variety of other plant foods, including grasses, seeds, cactus fruits, yucca, bulbs, roots, tubers, mushrooms, and other items. The Luiseño also hunted and trapped game animals such as deer, rabbit, and birds. The sea was a very important source of protein, possibly providing up to 60 percent of protein for coastal villages (White 1962). The



Luiseno caught sea mammals and fish, and gathered shellfish such as abalone, mussels, clams, and scallops.

## **History**

Post-Contact history for the state of California is generally divided into three periods: the Spanish period (1769-1822), Mexican period (1822-1848), and American period (1848-present). Although brief visits were made by Spanish, Russian, and British explorers from 1529 to 1769, the Spanish period in California begins with the establishment in 1769 of a settlement at San Diego. The settlement included a presidio and the first of Alta California's 21 missions, which were constructed between 1769 and 1823. Independence from Spain marks the beginning of the Mexican period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, marks the beginning of the American period when California became a territory of the United States.

### *Orange County*

Many of the ranchos in the area now known as Orange County remained intact after 1848, though many were sold shortly thereafter and subsequently consolidated into extensive properties owned by a select few. The late 19<sup>th</sup> Century discovery of gold in the Santa Ana Mountains brought more people to the region, adding to what was already a notable influx of people drawn by the available cultivatable land (Dumke 1944). The completed new segments of the Atchison, Topeka, & Santa Fe Railroad and the Southern Pacific Railroads also contributed to the region's growth, making it more accessible to the masses (Dumke 1944). As a result of the population boom and establishment of numerous successful farms, orchards, vineyards, and ranches, Orange County was established in 1889, consisting of 780 square miles of former Los Angeles County.

Orange County continued to grow throughout the next century, though prior to World War II it remained a largely agricultural area. Disneyland opened in 1955, and increasing numbers of commercial and residential developments were constructed in the second half of the century. The construction of several large freeways connected Orange County with the rest of the state, including the Santa Ana Freeway (Interstate 5), which passed through Anaheim in 1956, and the Riverside Freeway (State Highway 91), which passed through Fullerton in 1963. The transportation connectivity to the metropolitan Los Angeles industrial and commercial areas fueled extensive suburban residential growth, and then secondarily localized commercial and industrial development, including the John Wayne Airport and the University of California at Irvine. Today, Orange County retains a connection to its agricultural beginnings but is better known for its amusement parks, beaches, and upscale housing developments.

### *Local History*

Dana Point began as a resort community called "San Juan by-the-Sea," which was developed in the area of present-day Doheny Village after the Atchison, Topeka and Santa Fe Railroad built a line to the area in the 1880s. However, the speculative town



struggled through an economic slump and essentially dwindled away. Agriculture replaced real estate development and the community was re-named Serra. In the early 1920s the San Juan Point Corporation subdivided 900 acres into a new community called Dana Point, but financial difficulties led to foreclosure. The tract was acquired in 1926 by a group of investors including Harry Chandler, publisher of the *Los Angeles Times*, and Sidney Woodruff, developer of the Hollywoodland tract. Woodruff planned Dana Point to be a Mediterranean-themed community oriented around tourism, recreation and leisure. Simultaneously, the community of Capistrano Beach was being planned slightly to the south. A new coastal highway (the antecedent of Pacific Coast Highway) supported the two communities' development. However, both were slow to develop, and in 1929 the Capistrano Beach tract was sold to the Petroleum Securities Company, a corporation owned by the Doheny family. Various improvements were made to the town site, but development was meager. The Great Depression halted growth through most of the 1930s and 1940s (ARG 2016).

Dana Point, like many other communities in the region, experienced extensive growth following World War II. The Capistrano Bay area was affected by the construction of Interstate 5 during the late 1950s. Lots that had been created in Dana Point and Capistrano Beach in the 1920s but had remained unimproved for decades began to be developed with housing, businesses and public and private institutions. A fully operational harbor was constructed during the late 1960s. When the city of Dana Point was formally incorporated in 1989 it included in its area portions of three communities: Dana Point, Capistrano Beach, and Monarch Beach, giving its built environment an eclectic character (ARG 2016).

Doheny Village is a small community with a variety of property types located between Dana Point and Capistrano Beach. It was first subdivided as the town of San Juan-by-the-Sea in 1887 at the southern end of a freight and passenger railroad line. Subsequently called Serra, in the 1920s-1930s the area's grammar school and post office were located there. Several streets in modern-day retain their original 19<sup>th</sup> century names, such as Domingo, Las Vegas, Santa Rosa, Victoria, and Sepulveda (ARG 2016).

## **Background Research**

### **CHRIS Records Search**

Rincon conducted a literature search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton on January 7, 2016. The search was conducted to identify previous cultural resources studies and previously recorded cultural resources within a 0.5-mile radius of the project area. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list.



*Previous Cultural Resources Studies within 0.5 mile of the Project Site*

The SCCIC records search identified 58 previously conducted studies within a 0.5-mile radius of the project site, 11 of which include a portion of the project site (Table 2).

**Table 2.** Previous Studies Within 0.5 Mile of the Project Site

<b>SCCIC Report No.</b>	<b>Author</b>	<b>Year</b>	<b>Study</b>	<b>Relationship to Project Site</b>
OR-00061	Desautels, R. J.	1976	Archaeological Survey Report on Parcel 35 – Tract # 932 – Located in Dana Point, California	Outside
OR-00076	Desautels, R. J.	1976	Archaeological Survey Report on Parcel 2 of a Portion of the Rancho Pg's" 118 & 119 of Patents Records of Los Angeles County, in the Unincorporated Territory of the County of Orange, California	Outside
OR-00102	Desautels, R. J.	1976	Archaeological Survey Report on Lots 21, 22, 23, and 24 in Block 3 – Tract # 735 Located in the Capistrano Beach Area of the County of Orange	<b>Within</b>
OR-00279	Carrico, R. L.	1979	Archaeological Survey of the Las Ramblas Professional Building Project Property San Juan Capistrano	Outside
OR-00512	Romero, J. B.	1935	Orange County, California, Indian Campsites	<b>Within</b>
OR-00535	Van Horn, D. M.	1980	Archaeological Survey Report: A ca. 500 Acre Tract of Land in the Vicinity of McCracken Reservoir and Forster Canyon in the City of San Juan Capistrano	Outside
OR-00536	Drover, C. M.	N/D	City of San Juan Capistrano, General Plan Program, Historic/Archaeological Element	<b>Within</b>
OR-00625	Whitney-Desautels, N. A.	1981	Archaeological/Paleontological Report on 0.85 Acres Located in Capistrano Beach, County of Orange	Adjacent
OR-00833	Whitney-Desautels, N. A.	1986	Archaeological Assessment of the Price Club Development Near San Juan Capistrano, Orange County, California	<b>Within</b>
OR-00958	McKenna, J. and R. Hathaway	1989	Historical, Archaeological, and Paleontological Investigations of the Forster Canyon Planned Development, San Juan Capistrano	Outside
OR-00973	Cooper, J. and V. Mason	1989	Cultural Resources and Paleontological Surveys of Hampton Hills, Tract 13785 Dana Point, Orange County, California	Outside
OR-00995	Becker, K. M.	1989	Cultural Resources Reconnaissance of the Rosan Ranch Property, San Juan Capistrano	Outside
OR-01011	Sorensen, Jerrell H.	1990	Archival Research for Interstate 5, from the Confluence with I-405 to Route 1, Capistrano	Outside



**Table 2.** Previous Studies Within 0.5 Mile of the Project Site

<b>SCCIC Report No.</b>	<b>Author</b>	<b>Year</b>	<b>Study</b>	<b>Relationship to Project Site</b>
OR-01090	Bissell, R. M.	1991	Cultural Resources Reconnaissance of the Rosan Ranch Property and Test Excavation of a Portion of Archaeological Site CA-ORA-1107, San Juan Capistrano, Orange County, California	Outside
OR-01172	Demcak, C. R.	1991	Cultural Resources Assessment for the Serra Reclaimed Water Project Facilities, South Orange County, California	Outside
OR-01178	Demcak, C. R.	1991	Boundaries of the Ari Survey in 1975	<b>Within</b>
OR-01204	Demcak, C. R. and S. R. Van Wormer	1987	Archaeological Investigations at CA-ORA-27a, CA-ORA-882, CA-ORA-1042, and CA-ORA-870: Chiquita Canyon Water Reclamation Plant Project, South Orange County, California Appendix A: Historic Resources Survey for the Chiquita Land Outfall Pipeline	Outside
OR-01215	Bissell, R. M.	1992	A Supplement to a Report Titled Cultural Resources Reconnaissance of Ten Areas for Possible Park Locations, City of San Juan Capistrano, Orange County, California	Outside
OR-01260	Shinn, J. R.	1993	Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California	<b>Within</b>
OR-01261	Shinn, J. R.	1993	Archaeological Literature and Records Review for the Capistrano Beach Water Facility, Capistrano Beach California	<b>Within</b>
OR-01298	Shinn, J. R.	1993	Addendum Report of Cultural Resource Assessment for the Capistrano Beach Water Facility, Capistrano Beach, California	<b>Within</b>
OR-01336	Cottrell, M. G., D. S. Dibble, C. Cameron, and S. Van Wormer	1986	Cultural Resources Assessment and Excavation for the Proposed Stonehill Drive Extension Located in Southwestern Orange County, California	Outside
OR-01434	Maxon, P. O.	1995	Archaeological Survey and Impact Assessment of the Proposed Upgrade to the Capistrano Beach Water District Waste Water Treatment Facility	Outside
OR-01506	LSA Associates, Inc.	1996	Cultural Resources Assessment for the Home Depot – San Juan Capistrano Site	Outside
OR-01602	Petershagen, G. F. and J. D. Tordoff	1991	Historic Study Report for Proposed HOV Lanes along Interstate 5 in San Juan Capistrano, Orange County, California	Outside
OR-01603	Huey, G.	1991	Historic Property Survey Report for Interstate (I-5) Improvements from State Route 1 in the City of San Juan Capistrano to Approximately 1,000 Feet North of El Toro Road in the Community of Lake Forest, Orange County, California	Outside



**Table 2.** Previous Studies Within 0.5 Mile of the Project Site

<b>SCCIC Report No.</b>	<b>Author</b>	<b>Year</b>	<b>Study</b>	<b>Relationship to Project Site</b>
OR-01604	Huey, G.	1991	Archaeological Survey Report for Interstate 5 (I-5) Improvements from State Route 1 in the City of San Juan Capistrano to Approximately 1,000 Feet North of El Toro Road in the Community of Lake Forest, Orange County, California	Outside
OR-01616	Conkling, S. W., and D. K. B. McLean	1997	An Evaluation of the Dolph House, 34000 Capistrano by the Sea, Dana Point, Orange County, California	Outside
OR-01684	Maxon, P. O.	1995	Archaeological Survey and Impact Assessment of the Capistrano Beach Water District Stonehill Road Right of Way Acquisition	Outside
OR-01695	Maxon, P. O.	1998	Cultural Resources Reconnaissance and Impact Assessment of the Proposed Capistrano Beach Water District Grading and Flood Control Project	Adjacent
OR-01739	Brechbiel, B. A.	1997	Cultural Resources Survey Report for a Pacific Bell Mobile Services Telecommunications Facility: CM 077-035 in the City of Dana Point, California	Outside
OR-01819	Strudwick, I. H. and S. W. Conkling	1997	Cultural and Paleontological Resources Assessment for Blue Sky Properties, San Juan Capistrano, Orange County, California	Outside
OR-01850	Padon, B.	1998	Archaeological and Paleontological Archival Review for the Capistrano by the Sea Project	Outside
OR-01869	Bonner, W. H. and D. Hocking	1994	Grading Monitoring Report Archaeology and History MCI Trenching Project, San Juan Capistrano, Orange County, California	Outside
OR-02054	Bonifacio, M.	2000	Cultural Resources Monitoring of the Rosan Ranch Property, San Juan Capistrano, Orange County, California	Outside
OR-02055	Unknown	1987	Stonehill Drive Extension Historical Property Survey Report and Request for Determination of Eligibility	Outside
OR-02214	Duke, C.	2000	Cultural Resource Assessment for Pacific Bell Wireless Facility CM 372-02, County of Orange, CA	Outside
OR-02317	Cottrell, M. G.	1976	Letter Report	<b>Within</b>
OR-02527	Desautels, R. J.	1973	Dana Bluffs, Ltd. Tentative Tract 7901	Outside
OR-02529	Duke, C.	2002	Cultural Resource Assessment – Capistrano Beach Drainage System Phase 2, Coast Highway and Palisades Drive, City of Dana Point, Orange County, California	Outside



**Table 2.** Previous Studies Within 0.5 Mile of the Project Site

<b>SCCIC Report No.</b>	<b>Author</b>	<b>Year</b>	<b>Study</b>	<b>Relationship to Project Site</b>
OR-02566	Delu, A.	2000	Results of Archaeological Monitoring Blue Sky Properties, City of San Juan Capistrano, Orange County, California	Outside
OR-02872	Sinopoli, C.	2002	Historical Resources Compliance Report for the Relinquishment of a Segment of State Route 1 (PCH) to the City of Dana Point from the Northern City Limits to San Juan Creek, in the City of Dana Point, Orange County, California	Outside
OR-02873	Mason, R. D.	2003	Cultural Resources Records Search and Reconnaissance Survey Report for the Dana Point Harbor Revitalization Project, City of Dana Point, Orange County	<b>Within</b>
OR-02877	Duke, C.	2002	Cultural Resources Assessment Cingular Wireless Facility No. SC 056-01 Orange County, California	Outside
OR-02923	Duke, C.	2001	Cultural Resources Assessment Cingular Wireless Facility No. SC 056-01 Orange County, California	Outside
OR-02924	Duke, C.	2000	Review of Pacific Bell Wireless Facility CM 372-02, County of Orange, California	Outside
OR-03333	Billat, L.	2006	Faith Lutheran Church/LA-2549a, 34381 Calle Portola, Dana Point, Orange County, California 92624	Outside
OR-03373	Arrington, C. and N. Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	<b>Within</b>
OR-03390	Price, B. A., and D. H. Price	2007	Cultural Resources Inventory for the Proposed Non-Domestic/Recycled Water Master Plan Update, City of San Juan Capistrano, Orange County, California	Outside
OR-03765	Lichtenstein, R. J., B. A. Price, and D. H. Price	2009	Cultural Resources inventory and Site Assessment for the Proposed San Juan Capistrano Non-Domestic/ Recycled Water Master Plan Update, Orange County, California	Outside
OR-03826	Demcak, C.	2009	Report of Cultural Resources Assessment for Two Proposed MNWD Pipelines, Component A (Mission Viejo) and Component B (Dana Point), South Orange County, California	Outside
OR-03832	Solis, L. and N. Orsi	2009	Archaeological Monitoring of the Doheny State Beach	Outside
OR-03969	Tibbet, C., C. Sinopoli, and G. G. Moser	2010	Historic Property Survey Report for Proposed Widening of Interstate 5 (I-5) between Avenida Pico and San Juan Creek Road	Outside



**Table 2.** Previous Studies Within 0.5 Mile of the Project Site

<b>SCCIC Report No.</b>	<b>Author</b>	<b>Year</b>	<b>Study</b>	<b>Relationship to Project Site</b>
OR-04193	O'Neil, S.	2012	Phase I Cultural Resources Inventory for the Doheny Hotel Project, The City of Dana Point, Orange County, California	Outside
OR-04223	Flynn, C.	2011	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California	Outside
OR-04309	Unknown	2014	Draft Initial Study 34202 Del Obispo Street City of Dana Point	Outside
OR-04331	Hasleton, F.	2014	Draft Environmental Impact Report Volume I, 34202 Del Obispo Street Project City of Dana Point	Outside
OR-04413	Strucwick, I.	2013	Cultural Resources Records Search and Survey of the Surfside Inn Pedestrian Overcrossing Project, City of Dana Point, Orange County, California	Outside

*Previously Recorded Resources within 0.5 mile of the Project Site*

The SCCIC records search also identified 29 cultural resources within a 0.5-mile radius of the project site (Table 3), three of which are located within the project site: prehistoric archaeological site P-30-000021/CA-ORA-21, a Native American cemetery; historical archaeological site P-30-001337/CA-ORA-1337H, the remains of the historic-era Serra railroad depot; and historical building P-30-177594, a private residence. These resources are discussed in more detail below.

**Table 3.** Previously Recorded Cultural Resources Within 0.5-mile of the Project Site

<b>Primary Number</b>	<b>Description</b>	<b>NRHP/CRHR/ Local Listing Eligibility Status</b>	<b>Recorded By and Year</b>	<b>Relationship to Project Site</b>
30-000021	Burial ground	Unevaluated	Romero 1949	<b>Within</b>
30-000118	Shell midden	Unevaluated	Bakker, Hafner, and McKinney 1966	Outside
30-000484	Shell midden	Unevaluated	T. Cooley and M. Cottrell 1975	Outside
30-000836	Lithic scatter	Unevaluated	L. Mitchell 1979	Outside
30-000837	Lithic scatter	Unevaluated	L. Mitchell 1979; P. Fulton 2010	Outside
30-000838	Lithic scatter	Unevaluated	L. Mitchell 1979; R. Lichtenstein 2007; P. Fulton 2010	Outside



**Table 3.** Previously Recorded Cultural Resources Within 0.5-mile of the Project Site

<b>Primary Number</b>	<b>Description</b>	<b>NRHP/CRHR/ Local Listing Eligibility Status</b>	<b>Recorded By and Year</b>	<b>Relationship to Project Site</b>
30-001107	Shell midden	Unevaluated	S. Dibble 1986; K. Becker 1991; RMW Paleo Associates 1999; A. Delu 2000	Outside
30-001337	Serra Railroad Depot	Unevaluated	S. Van Wormer 1985; J. R. Shinn 1993; P. Maxon 1998	<b>Within</b>
30-100159	Isolated flake	Ineligible	K. Becker 1989	Outside
30-100160	Isolated mano	Ineligible	K. Becker 1989	Outside
30-176489	Vejar-Pryor Adobe	Unevaluated	S. Van Wormer 1985	Outside
30-176663	Burlington Northern Santa Fe Railway	Ineligible	D. Ballester and B. T. Tang 2002; S. McCormick 2007; M. K. Meiser 2012	Adjacent
30-177046	26601 Via California; single-family residence	Ineligible	C. Tibbet 2009	Outside
30-177047	26375 Via Canon; single-family residence	Ineligible	C. Tibbet 2009	Outside
30-177048	34283 Via Lopez; single-family residence	Eligible for local listing	D. Perkins and S. Perkins 1997; C. Tibbet 2009	Outside
30-177049	34285 Via Lopez; single-family residence	Ineligible	C. Tibbet 2009	Outside
30-177050	34295 Via Lopez; single-family residence	Ineligible	C. Tibbet 2009	Outside
30-177051	34301 Via Lopez; single-family residence	Ineligible	C. Tibbet 2009	Outside
30-177052	34360, 62, and 64 Via Velez; multi-family residence	Eligible for local listing	J. Wright and M. Stoddard 1997; C. Tibbet 2009	Outside
30-177499	34000 Capistrano by the Sea; single-family residence	Potentially eligible	J. Wright and M. Stoddard 1997	Outside
30-177555	26545 Via Sacramento; single-family residence	Eligible for local listing	J. Wright and M. Stoddard 1997	Outside
30-177556	26565 Via Sacramento; single-family residence	Ineligible	J. Wright and M. Stoddard 1997	Outside



**Table 3.** Previously Recorded Cultural Resources Within 0.5-mile of the Project Site

<b>Primary Number</b>	<b>Description</b>	<b>NRHP/CRHR/ Local Listing Eligibility Status</b>	<b>Recorded By and Year</b>	<b>Relationship to Project Site</b>
30-177594	34248 Via Santa Rosa; single-family residence	Eligible for local listing	J. Wright and M. Stoddard 1997	<b>Within</b>
30-177596	34311 Pacific Coast Highway; motel complex	Eligible for local listing	J. Wright and M. Stoddard 1997	Outside
30-177597	34352 Pacific Coast Highway; single-family residence	Eligible for local listing	J. Wright and M. Stoddard	Outside
30-177598	34365 Via San Juan; single-family residence	Ineligible	J. Wright and M. Stoddard 1997	Outside
30-177599	34506 Via Verde; single-family residence	Ineligible	J. Wright and M. Stoddard 1996	Outside
30-177600	34532 Camino Capistrano; single-family residence	Eligible for local listing	J. Wright and M. Stoddard 1997	Outside
30-177603	34812 Pacific Coast Highway; motel complex	Eligible for local listing	J. Wright and M. Stoddard	Outside

**P-30-000021/CA-ORA-21**

Site P-30-000021/CA-ORA-21 is a prehistoric archaeological site described in the site record as burial grounds in the real estate subdivision of Doheny Park, known previously as Rancho Boca de la Playa. No detailed description of the site is provided. The site’s location is described in the site record as located within Township 8 South, Range 7 West, on the border between Sections 24 and 13 and also as within Section 18. Possibly more accurate locational information is provided by Romero (1935) in study OR-512, who describes the site as located just east of San Juan Creek. Romero further notes that “the Indians in this section held their burials in Section 17, known today as Doheny Park and was known previously as Rancho Boca de la Playa.” The SCCIC maps the location as within Doheny Village, in an area that has been intensely developed and is currently the site of commercial buildings, roads, parking lots, and associated infrastructure. It is likely that the site has been impacted by these developments, if the mapped location is accurate. The site has not been formally evaluated for listing in the CRHR; if a subsurface component of the site is present, it is likely it would be eligible for listing.



**P-30-001337/CA-ORA-1337H**

Site P-30-001337/CA-ORA-1337H is the remains of the historic-era Serra railroad depot of the Atchison, Topeka, and Santa Fe Railroad. The site consists of a sign reading "Serra," concrete foundation and piers adjacent to the railroad tracks. No indication of buried cultural deposits is noted in the site record. The site has not been formally evaluated for listing in the CRHR.

**P-30-177594**

Building P-30-177594 is a historic-era Spanish Colonia Revival private residence with a flat roof and notched parapet located at 34240 Via Santa Rosa. The building was in good condition when it was recorded in 1997. It was built in 1927 and its residents include Carl and Katherine Buchheim; Mr. Buchheim later moved to San Juan Capistrano, where he became the town's first mayor. The building has been recommended ineligible for listing in the NRHP but has not been formally evaluated for listing in the CRHR. It is eligible for local listing in the Dana Point Historic Resource Register.

**City of Dana Point Historic Resources Inventory Update**

The City of Dana Point completed a citywide historic resources survey and inventory update in 2016 that included the entire project area. The results of this study found that, after review of the California Historical Resources Inventory and the Dana Point Historic Resource Register, 40 designated resources are in the City of Dana Point. One resource is a historic vessel that is listed in the National Register of Historic Places (NRHP) and CRHR; the remaining 39 resources are individually listed in the local register. No historic districts were identified within the city. None of the designated resources identified within the study are located within the project area.

The 2016 survey report stated that within Doheny Village a few very modest dwellings were constructed in the 1920s in what was once called Serra and later re-named Capistrano Beach. Residences built in the 1920s and 1930s represent the earliest pattern of development in the area. The survey report advises that it is possible that other remnant features of early development may exist in and around Doheny Village.

The city's Historic Architectural Resources Inventory was updated from the previously existing list dating from 1997. Various properties within Doheny Village were recommended to be removed from the city's inventory due to alterations and loss of integrity, or because the property had been demolished since the previous survey had been conducted. The following properties in the project area were recommended to be removed from the city's Historic Architectural Resources Inventory:

**Table 4.** Summary of Properties Recommended to be Removed from the Dana Point Historic Architectural Resources Inventory

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<b>Location of Property</b>	<b>Property Type</b>	<b>1997 Local Listing Status</b>	<b>Summary Statement Why Property No Longer Appears Eligible</b>
34172 Doheny Park Rd	Commercial	Potentially eligible	Extensively altered; does not retain integrity
34221 Doheny Park Rd	Commercial	Potentially eligible	Extensively altered; does not retain integrity
34222 Doheny Park Rd	Commercial	Potentially eligible	Demolished
34225 Doheny Park Rd	Commercial	Potentially eligible	Extensively altered; does not retain integrity
34231 Doheny Park Rd	Commercial	Potentially eligible	Extensively altered; does not retain integrity
25846 Domingo Ave	Unknown	Ineligible	Demolished
25862 Domingo Ave	Unknown	Ineligible	Demolished
25801 Las Vegas Ave	Unknown	Ineligible	Demolished
25872 Victoria Blvd	Commercial	Ineligible	Extensively altered; does not retain integrity
25882 Victoria Blvd	Unknown	Ineligible	Demolished

## **Native American Consultation Assistance**

As part of the process of identifying cultural resources issues within or near the Plan area, and to assist the City of Dana Point with Native American government-to-government consultation in accordance with California Government Code 65352 (Senate Bill 18 of 2004; SB 18) and Assembly Bill 52 of 2014 (AB 52), Rincon contacted the Native American Heritage Commission (NAHC) on January 8, 2016. Rincon requested a review of the Sacred Lands Files (SLF), a list of Native American individuals and tribal organizations for tribal consultation per SB 18, and a list of Native American individuals and tribal organizations for tribal consultation per AB52. Rincon received responses via email on January 22 and 29, 2016 stating that the search of the SLF came back with negative results. The NAHC additionally provided a contact list of nine Native American individuals and tribal organizations that may have knowledge of cultural resources in or near the Plan area. On behalf of the City of Dana Point, Rincon drafted letters to each of the NAHC individuals and tribal organizations for the City to send in accordance with SB 18 and AB 52. Rincon also provided guidance to the City regarding Native American Consultation and draft tables for tracking consultation. The results of the NAHC requests, draft letters, guidance, and tables are provided in Attachment A.

## **Impacts Assessment and Recommendations**

### **Archaeological Resources**

#### *Significance Threshold*

Under CEQA, archaeological resources may meet the definition of a historical resource or unique archaeological resource. Any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance



of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project would cause damage to a unique archaeological resource, reasonable efforts must be made to preserve the resource in place or leave it in an undisturbed state. Mitigation measures are required to the extent that the resource could be damaged or destroyed by a project. Implementation of the following mitigation measures would mitigate to the greatest extent feasible the potential for future projects to impact archaeological resources.

### ***Impacts to Archaeological Resources***

The records search results indicate that the Doheny Village Plan area contains archaeological resources. While portions of the Plan area have been previously studied, future development or improvements related to changes in land use could potentially impact and cause significant adverse impacts to archaeological resources, such as CA-ORA-21, a prehistoric burial ground located within the Plan area. The following measures are recommended to assist in the avoidance and mitigation of potential impacts from future projects in the Doheny Village Plan area to historical resources.

#### **Cultural Resources Mitigation Measure 1**

To determine the archaeological sensitivity of a proposed project area, archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the SCCIC and of the SLF maintained by the NAHC. The records searches will determine if the proposed project area has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in proposed project areas that are undeveloped to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist will be able to classify the project area as having high, medium, or low sensitivity for archaeological resources.

#### **Cultural Resources Mitigation Measure 2**

If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's Archaeological Resource Management Reports (ARMR):



Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).

### **Cultural Resources Mitigation Measure 3**

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. Native American monitoring may also be required. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

### **Cultural Resources Mitigation Measure 4**

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

### **Cultural Resources Mitigation Measure 5**

If human remains are exposed during ground-disturbing activities, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the Orange County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the discovery within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.



## **Historical Resources**

### ***Significance Threshold***

Under CEQA, any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project will cause damage to a historical resource, reasonable efforts must be made to preserve the resource in place or left in an undisturbed state. Mitigation measures are required to the extent that the resource could be damaged or destroyed by a project. Projects that follow the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards) are typically mitigated below the level of significance.

### ***Impacts to Historical Resources***

One previously recorded historical resource, a residence at 34248 Via Santa Rosa is located within the project area, which was found eligible for local designation. The project area was recently re-surveyed for built environment resources constructed before 1975 and no additional historical resources were identified. It is possible that additional buildings may be considered historically significant after they become 50 years of age. Future development or improvements related to changes in land use could potentially impact historic buildings and structures and cause significant adverse impacts to historical resources. The following measures are recommended to assist in the avoidance and mitigation of potential impacts from future projects in the General Plan area to historical resources.

### **Cultural Resources Mitigation Measure 6**

Prior to any construction activities that may affect historical resources, a historical resources assessment shall be performed by an architectural historian or historian who meets the National Parks Service Professional Qualification Standards in architectural history or history. This shall include a records search at the SCCIC to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated on the NRHP or CRHR. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.

### **Cultural Resources Mitigation Measure 7**

To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource not impair its significance, the Standards shall be used to the maximum extent possible. The application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. Prior to any



construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City.

#### **Cultural Resources Mitigation Measure 8**

If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the PQS. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriated in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.

---

Please do not hesitate to contact us if you have any questions regarding these preliminary findings.

Sincerely,  
**RINCON CONSULTANTS, INC.**

Laura Hoffman, M.A., RPA  
Cultural Resources Principal Investigator

Shannon Carmack, B.A.  
Senior Architectural Historian

***Attachment A: Native American Consultation Assistance Documents***



## References Cited

### Architectural Resources Group (ARG)

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### Bean, Lowell J., and Florence Shipek

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### Byrd, Brian F., and L. Mark Raab

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- 1983 Chronology Building for Coastal Orange County: The Case from CA-ORA-119-A. *Pacific Coast Archaeological Society Quarterly* 19(2):1-34.

### Koerper, Henry C., Roger D. Mason, and Mark L. Peterson

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Romero, John B.

- 1935 *Orange County, California, Indian Campsites*. On file, South Central Coastal Information Center, California State University, Fullerton.

Wallace, William

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- 1978 Post-Pleistocene Archaeology, 9000 to 2000 B.C. In *California*, edited by Robert F. Heizer, pp. 25-36. Handbook of North American Indians, Vol. 8, William G. Sturtevant, general editor, Smithsonian Institution, Washington D.C.

White, Raymond C.

- 1962 Luiseño Social Organization. *University of California Publications in American Archaeology and Ethnology* 48(2): 91-194. Berkeley: University of California Press.

# Attachment A

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Native American Consultation Assistance Documents

**Local Government Tribal Consultation List Request  
Native American Heritage Commission**

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

**Type of List Requested**

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

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

**Local Action Type:**

General Plan  General Plan Element  General Plan Amendment

Specific Plan  Specific Plan Amendment  Pre-planning Outreach Activity

**Required Information**

**Project Title:** Doheny Village Plan EIR

**Local Government/Lead Agency:** City of Dana Point

**Contact Person:** Hannah Haas

**Street Address:** 5135 Avenida Encinas, Suite A

**City:** Carlsbad, CA **Zip:** 92008

**Phone:** 760-918-9444 **Fax:** 760-918-9449

**Email:** hhaas@rinconconsultants.com

**Specific Area Subject to Proposed Action**

**County:** \_\_\_\_\_ **City/Community:** Dana Point

**Project Description:**

The proposed project entails the development of a residential and commercial development in Dana Point, Orange County, California. The project requires a General Plan Amendment, Zone Text Amendment, and Local Coastal Plan Amendment.

**Additional Request**

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

**USGS Quadrangle Name(s):** Dana Point

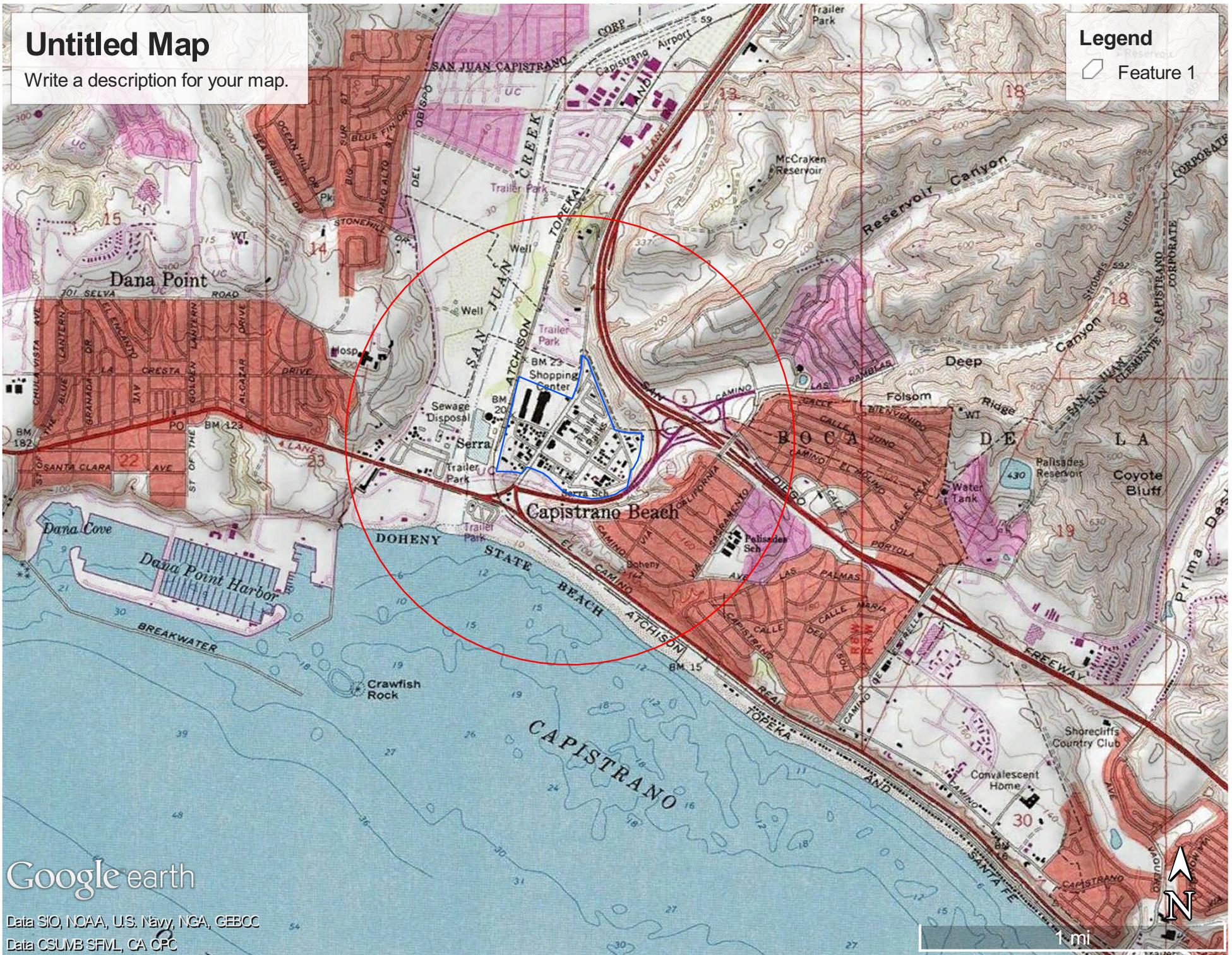
**Township:** 8S **Range:** 8W **Section(s):** 23, 24

# Untitled Map

Write a description for your map.

**Legend**

□ Feature 1



Google earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data CSUMB SFML, CA OPC

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 FAX



January 22, 2016

Hannah Haas  
Rincon Consultants, Inc. / City of Dana Point

Sent by e-mail: hhaas@rinconconsultants.com  
Number of pages: 3

Re: Proposed Doheny Village Plan EIR, City of Dana Point, Orange County, California

Dear Ms. Haas:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced project.

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the NAHC for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC requests that lead agencies include in their notifications information regarding any cultural resources assessment that has been completed on a potential "area of project affect" (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;

- If the probability is low, moderate, or high that cultural resources are located in the APE.
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
- Any report that may contain site forms, site significance, and suggested mitigation measures.
- All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

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

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

Lead agencies or agencies potentially undertaking a project are encouraged to send more than one written notice to tribes that are traditionally and culturally affiliated to a potential APE during the 30-day notification period to ensure that the information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton  
Associate Governmental Program Analyst

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
January 22, 2016**

Juaneno Band of Mission Indians Acjachemen Nation  
Chairperson, Matias Belardes  
32161 Avenida Los Amigos Juaneno  
San Juan Capistrano , CA 92675  
(949) 293-8522  
(949) 444-4340 (Cell)

Juaneño Band of Mission Indians  
Sonia Johnston, Tribal Chairperson  
P.O. Box 25628  
Santa Ana , CA 92799 Juaneno  
sonia.johnston@sbcglobal.net

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
GTTribalcouncil@aol.com  
(626) 483-3564 Cell

Juaneno Band of Mission Indians Acjachemen Nation  
Joyce Perry, Tribal Manager  
4955 Paseo Segovia Juaneno  
Irvine , CA 92612  
kaamalam@gmail.com  
(949) 293-8522

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

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite 1100  
Los Angeles , CA 90067 Gabrielino  
(626) 676-1184 Cell

Juaneno Band of Mission Indians Acjachemen Nation  
Teresa Romero, Chairwoman  
31411-A La Matanza Street Juaneno  
San Juan Capistrano , CA 92675  
tromero@juaneno.com  
(949) 488-3484  
(530) 354-5876 Cell

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina , CA 91723  
gabrielenoindians@yahoo.com Gabrielino  
(626) 926-4131

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Tribal Chair/Cultural Resources  
P.O. Box 490 Gabrielino Tongva  
Bellflower , CA 90707  
gtongva@verizon.net  
(562) 761-6417 Voice/Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Doheny Village Plan EIR Project, City of Dana Point, Orange County, California.

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 - Fax



January 29, 2016

Hannah Haas  
Rincon Consultants, Inc. / City of Dana Point

Resent via e-mail: hhaas@rinconconsultants.com

RE: Proposed Doheny Village Plan EIR, City of Dana Point, Orange County, California County  
Revised

Dear Ms. Haas:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes traditionally and culturally affiliated with the area of Los Angeles County that may have cultural places located within the boundaries of the project referenced above.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of tribal cultural resources.

The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes on the attached list, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton  
Associate Governmental Program Analyst



## Doheny Village Zoning District Update EIR Tribal Consultation Tracking Sheet

Tribal Contacts	Date Letter Sent to Contact	Date of Response	Comments/Concerns
Juaneño Band of Mission Indians Acjachemen Nation Mattias Belardes, Chairperson 32161 Avenida Los Amigos San Juan Capistrano, CA 92675 (949) 293-8522 (949) 444-4340	4/21/2020		<ul style="list-style-type: none"><li>- Certified receipt received on 4/24/2020</li><li>- Contacted phone number and spoke to Joyce Perry, who confirmed response to comments from 4/20/2020 on behalf of Acjachemen Nation</li></ul>
Gabrielino/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA 91778 <a href="mailto:GTTribalcouncil@aol.com">GTTribalcouncil@aol.com</a> (626) 483-3564	4/21/2020		<ul style="list-style-type: none"><li>- Certified receipt received on 4/23/2020</li></ul>
Gabrielino/Tongva Nation Sandonne Goad, Chairperson 106 ½ Judge John Aiso St., #231 Los Angeles, CA 90012 <a href="mailto:sgoad@gabrielino-tongva.com">sgoad@gabrielino-tongva.com</a> (951) 807-0479	4/21/2020		<ul style="list-style-type: none"><li>- Left message on voicemail on 5/1/2020</li><li>- Letter returned to sender on 5/5/2020</li></ul>
Juaneño Band of Mission Indians Acjachemen Nation Teresa Romero, Chairwoman 31411-A La Matanza Street San Juan Capistrano, CA 92675 <a href="mailto:tr Romero@juaneno.com">tr Romero@juaneno.com</a> (949) 488-3484	4/21/2020		<ul style="list-style-type: none"><li>- Left message on voicemail on 5/1/2020</li></ul>



(530) 354-5876 (cell)			
Gabrielino Tongva Indians of California Tribal Council Robert F. Dorame, Tribal Chair/Cultural Resources P.O. Box 490 Bellflower, CA 90707 <a href="mailto:gtongva@verizon.net">gtongva@verizon.net</a> (562) 761-6417	4/21/2020		<ul style="list-style-type: none"> <li>- Phone call on 5/1/2020</li> <li>- Certified receipt received on 5/5/2020</li> </ul>
Juaneño Band of Mission Indians Sonia Johnston, Tribal Chairperson P.O. Box 25628 Santa Ana, CA 92799 <a href="mailto:Sonia.johnston@sbcglobal.net">Sonia.johnston@sbcglobal.net</a>	4/21/2020		<ul style="list-style-type: none"> <li>- Letter returned to sender 4/24/2020</li> </ul>
Juaneño Band of Mission Indians Acjachemen Nation Joyce Perry, Tribal Manager 4955 Paseo Segovia Irvine, CA 92603 <a href="mailto:kaamalam@gmail.com">kaamalam@gmail.com</a> (949) 293-8522	4/20/2020	4/20/2020	<ul style="list-style-type: none"> <li>- Request to consult, notify when DEIR becomes available, keep updated as project progresses</li> <li>- Project located in extremely sensitive area, in the core of our ancestral territory</li> <li>- Request that EIR includes mitigation measures that require the presence of native and archeo monitors during all ground disturbing activities</li> <li>- Treatment plan for the inadvertent discovery of cultural resources</li> </ul>
Gabrielino-Tongva Tribe Linda Candelaria, Co-Chairperson 1999 Avenue of the Stars, Suite 1100 Los Angeles, CA 90067 (626) 676-1184	4/21/2020		<ul style="list-style-type: none"> <li>- :Letter returned to sender on 4/24/2020</li> <li>- Left message on voicemail on 5/1/2020</li> </ul>
Gabrielino Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina, CA 91723 <a href="mailto:gabrielinoindians@yahoo.com">gabrielinoindians@yahoo.com</a> (626) 926-4131	4/21/2020		<ul style="list-style-type: none"> <li>- Certified receipt received on 4/23/2020</li> <li>- Left message on voicemail on 5/1/2020</li> </ul>



Soboba Band of Luiseño Indians Joseph Ontiveros P.O. Box 487 San Jacinto, CA 92581	4/21/2020		- Certified receipt received on 4/23/2020
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CERTIFIED MAIL

FIRST-CLASS MAIL  
Hasler  
04/21/2020  
US POSTAGE \$006.90

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2020 APR 24 PM 1:42  
CITY OF DANA POINT  
CITY CLERK'S DEPARTMENT

4-23  
5-11



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CITY OF DANA POINT  
Harboring the Good Life  
33282 Golden Lantern, Dana Point, CA 92629-1805

712

Juaneno Band of Mission Indians  
Sonia Johnston, Tribal Chairperson  
RETURN TO SENDER  
BOX CLOSED  
NO FORWARD

- REASON CHECKED
- Moved, Left No Address/Unable To Forward
  - Unclaimed
  - No Such Street
  - Insufficient Address
  - Not Known
  - Refused
  - No Such Number

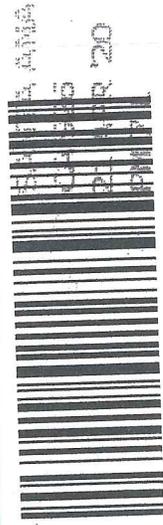
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04/21/2020  
US POSTAGE \$006.90

ZIP 92629  
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CITY OF DANA POINT  
Harboring the Good Life  
33282 Golden Lantern, Dana Point, CA 92629-1805

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite 1100  
Los Angeles, CA 9006

NIXIE 919 DE 1 0004/29/20  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 92629180599 \*0777-02462-21-40

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92629180599

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Juaneno Band of Mission Indians  
 Acjachemen Nation  
 Teresa Romero, Chairwoman  
 31411-A La Matanza Street  
 San Juan Capistrano, CA 92675



9590 9402 4907 9032 7837 52

2. Article Number (Transfer from service label)

7019 2280 0001 0579 8227

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Joe Lopez*

- Agent
- Addressee

B. Received by (Printed Name)

Joe Lopez

C. Date of Delivery

5/15/2020

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 4907 9032 7837 69

2. Article Number (Transfer from service label)

7019 2280 0001 0579 8234

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*San Nicholas*

B. Received by (Printed Name)

San Nicholas 4-28-20

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Soboba Band of Luiseno Indians  
 Joseph Ontiveros  
 PO Box 487  
 San Jacinto, CA 92581



9590 9402 4907 9032 7836 91

2. Article Number (Transfer from service label)

7019 2280 0001 0579 8289

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Billy Garsito*

- Agent
- Addressee

B. Received by (Printed Name)

Billy Garsito

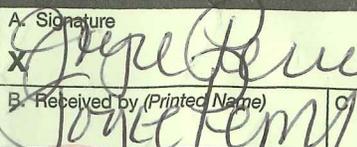
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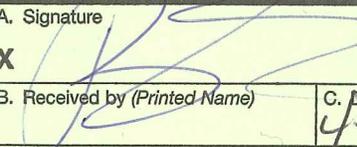
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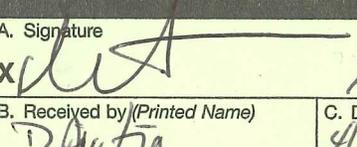
D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery            Joyce Perry</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Juaneno Band of Mission Indians            Acjachemen Nation            Joyce Perry, Tribal Manager            4955 Paseo Segovia            Irvine, CA 92603</p>	<p>3. Service Type</p> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>9590 9402 4907 9032 7837 83</p> <p>7019 2280 0001 0579 8258</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery            4-23-20</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Gabrielino Band of Mission Indians            Kizh Nation            Andrew Salas, Chairperson            PO Box 393            Covina, CA 91723</p>	<p>3. Service Type</p> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>9590 9402 4907 9032 7837 14</p> <p>7019 2280 0001 0579 8203</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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<p>1. Article Addressed to:</p> <p>Juaneno Band of Mission Indians            Acjachemen Nation            Chairperson Mattias Belardes            32161 Avenida Los Amigos            San Juan Capistrano, CA 92675</p>	<p>3. Service Type</p> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>9590 9402 4907 9032 7837 21</p> <p>7019 2280 0001 0579 8197</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 4907 9032 7837 38

Number (Transfer from service label)

7019 2280 0001 0579 8272

000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

4/23

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gabrielino-Tongva Tribe  
 Linda Candelaria, Co-Chairperson  
 1999 Avenue of the Stars, Suite 1100  
 Los Angeles, CA 90067



9590 9402 4907 9032 7837 90

Number (Transfer from service label)

00 0001 0579 8241

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

4/23/20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt



April 20, 2020

Juaneño Band of Mission Indians  
Sonia Johnston, Tribal Chairperson  
P.O. Box 25628  
Santa Ana, CA 92799

**RE: Invitation to Consult Per Senate Bill 18 and Assembly Bill 52 Notification - Doheny Village Zoning District Update EIR**

Dear Ms. Johnston:

This letter is to formally invite you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding a proposed project in the City of Dana Point (City). As you are aware, SB 18 requires local governments to consult with California Native American Tribes before amending or adopting any general plan or specific plan, or designating land as open space for the purpose of protecting traditional tribal cultural places or sacred sites. The proposed project would require a general plan and zoning code amendment; therefore, it is subject to the requirements of SB 18.

The project is also subject to the California Environmental Quality Act (CEQA) in accordance with Assembly Bill 52 (AB 52; Public Resources Code Section 21080.3.1). California Native American Tribes may request consultation regarding possible significant effects that implementation of the proposed project may have on tribal cultural resources. A request must be made in writing to the City and must identify a lead contact person. If consultation is requested, the City will begin the consultation process within 30 days.

The project site consists of approximately 80 acres bounded by the City of San Juan Capistrano and Interstate 5 (I-5) on the north, the I-5 off-ramp to Pacific Coast Highway (PCH) on the east, PCH on the south, and the Southern California Regional Rail Authority/Orange County Transportation Authority railroad right-of-way on the west.

The purpose and intent of the proposed Doheny Village Zoning District Update (Update) is to preserve and enhance the eclectic combination of commercial, light industrial, and residential mixed uses in Doheny Village. The Update provides the following three new zoning districts specific to the project area: Village Commercial/Industrial (V-C/I), Village Commercial/Residential (V-C/R), and Village Main Street (V-MS). Allowed uses, development standards (e.g., lot size, setback, density, open space, landscaping requirements), special development standards (e.g., maximum density, accessory uses and structures, parking requirements, sign programs, and art-in-public-places program), and special use standards are also proposed for each of the three new zoning districts, and would be comprehensively integrated into the Dana Point Municipal Code as Chapter 9.14, *Doheny Village Districts*.

In addition to a Zoning Code Amendment, implementation of the proposed project would require a General Plan Amendment to reflect the new zoning district classifications via

*Harboring the Good Life*

appropriate land use designations, development intensity, and density standards. A Local Coastal Program Amendment would also be required to reflect the new land use and zoning district classifications.

The City is committed to fulfilling the goals of SB 18 and AB 52 and believes that tribal participation in the planning process is crucial. The City contacted the Native American Heritage Commission (NAHC) to request a list of tribes that should be consulted about the proposed project and your tribe is on the list.

The intent of consultation is to provide an opportunity for local governments and interested tribes to work together early in the planning process toward the protection of Native American cultural places and resources that might not appear on cultural resource registries. This is an opportunity for your tribe to participate in the process for this project. SB 18 defines Native American Places as:

- I. Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine
- II. Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the CA Register of Historic Resources including historic or prehistoric ruins and any burial ground, archaeological, or historic site

Under AB 52, a Request for Consultation about the project must be made within thirty (30) days of this notice and under SB 18, a Request for Consultation about the project must be made within ninety (90) days of this notice. If your tribe provides information during the consultation process, any sensitive information shared with the City regarding cultural places and/or sacred sites will be kept strictly confidential and will not be divulged to the public.

If your tribe would like to consult pursuant to SB 18 or AB 52 about the proposed project, please contact me by phone at (949) 248-3570 or by email at [bdeines@danapoint.org](mailto:bdeines@danapoint.org).

Sincerely,



Belinda Ann Deines  
Principal Planner  
City of Dana Point

Enclosure: Site Vicinity



Source: Google Maps Pro, 2020

Project Site

NOT TO SCALE



**Michael Baker**  
INTERNATIONAL

08/2020 | JUN 150136

DOHERTY VILLAGE ZONING DISTRICT UPDATE PROJECT  
NOTICE OF PREPARATION

# Site Vicinity

Exhibit 2



April 15, 2021

Juaneño Band of Mission Indians Acjachemen Nation  
Mr. Mattias Belardes  
32161 Avenida Los Amigos  
San Juan Capistrano, CA 92675

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Mr. Belardes:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

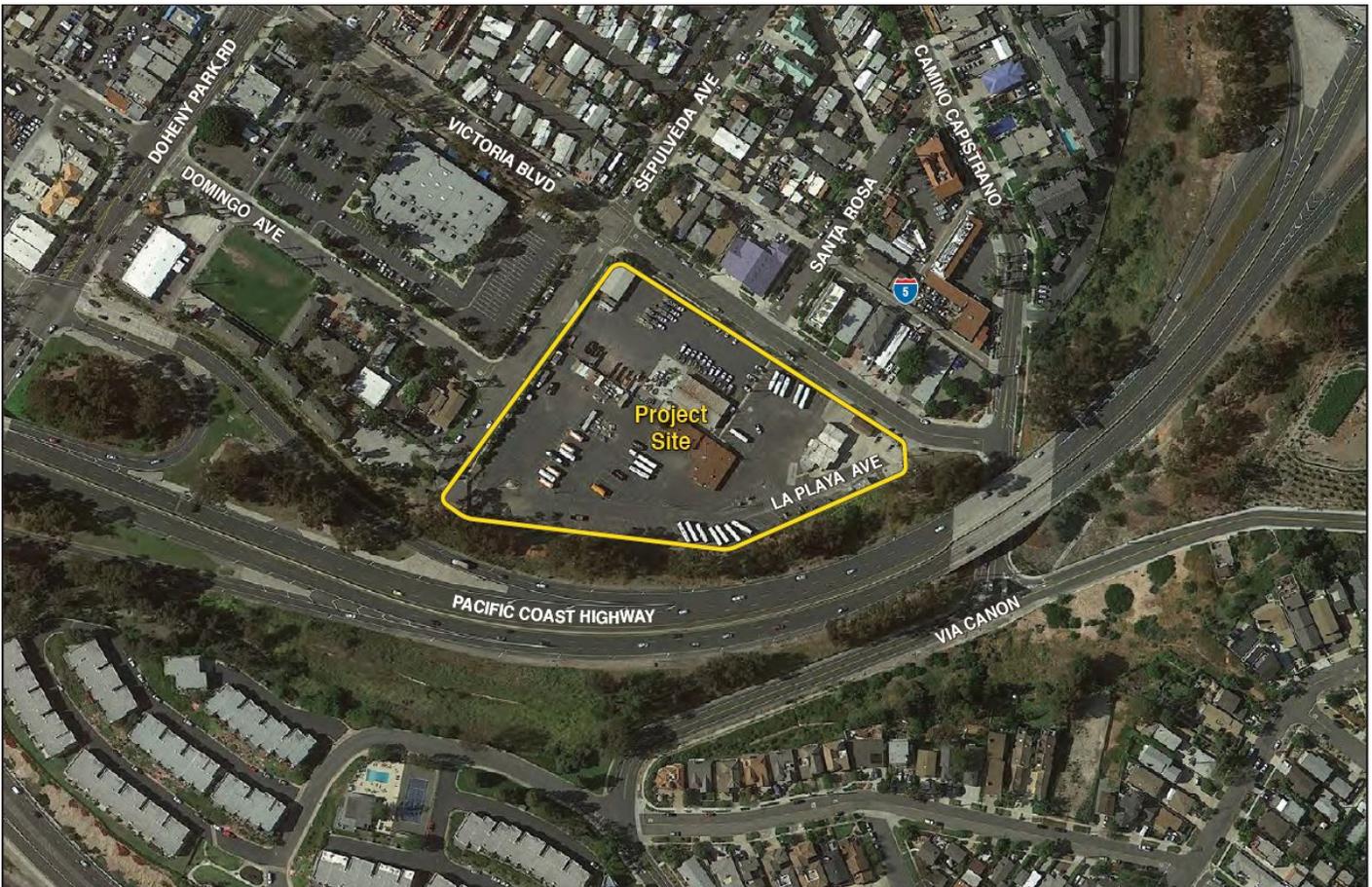
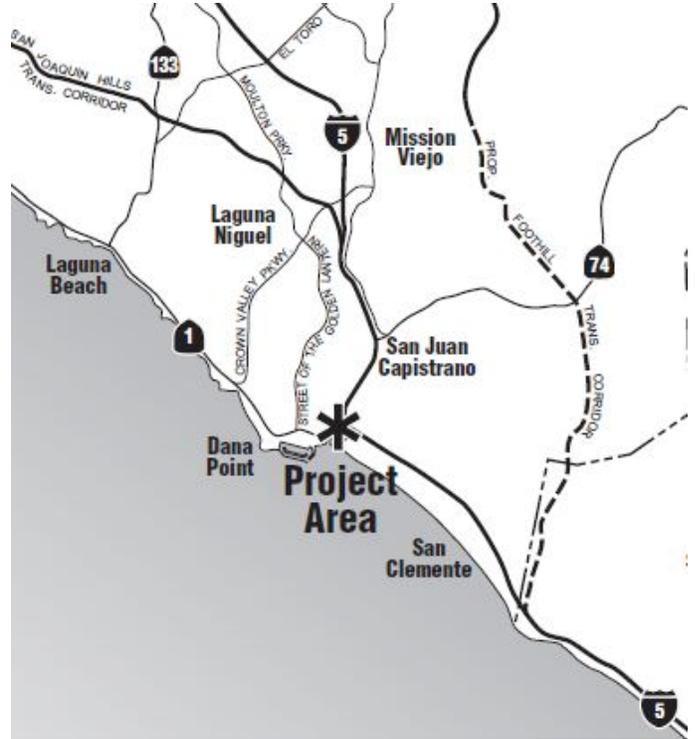
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Juaneño Band of Mission Indians  
Ms. Sonia` Johnston  
P.O. Box 25628  
Santa Ana, CA 92799

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Ms. Johnston:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

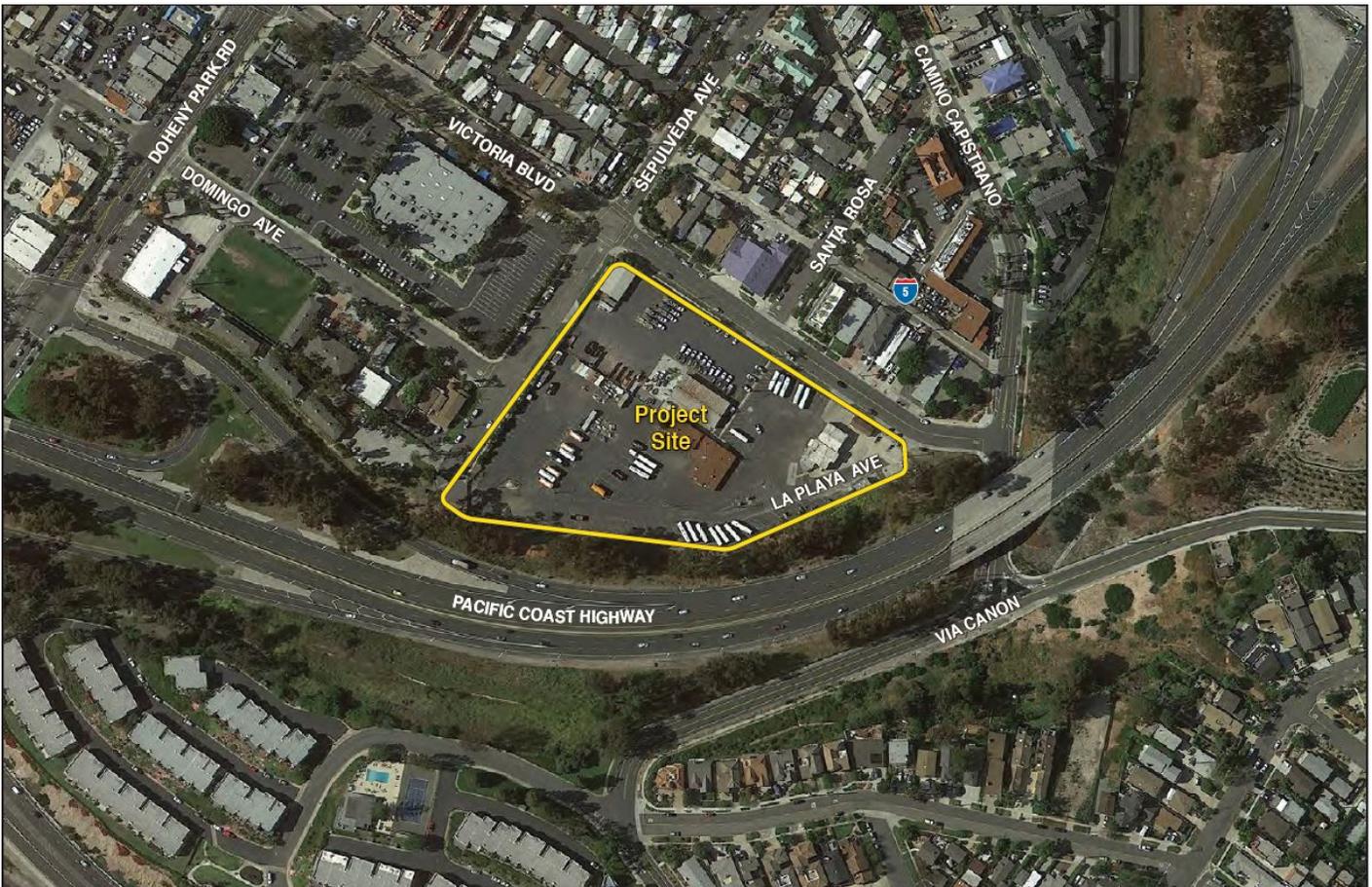
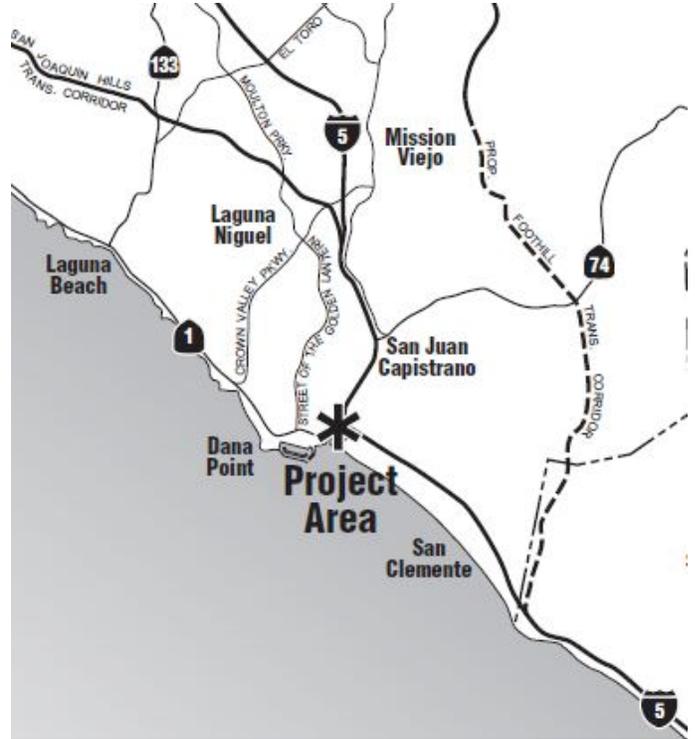
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Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Juaneño Band of Mission Indians Acjachemen Nation -Romero  
Ms. Heidi Lucero  
31411-A La Matanza Street  
San Juan Capistrano, CA 92675

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Ms. Lucero:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

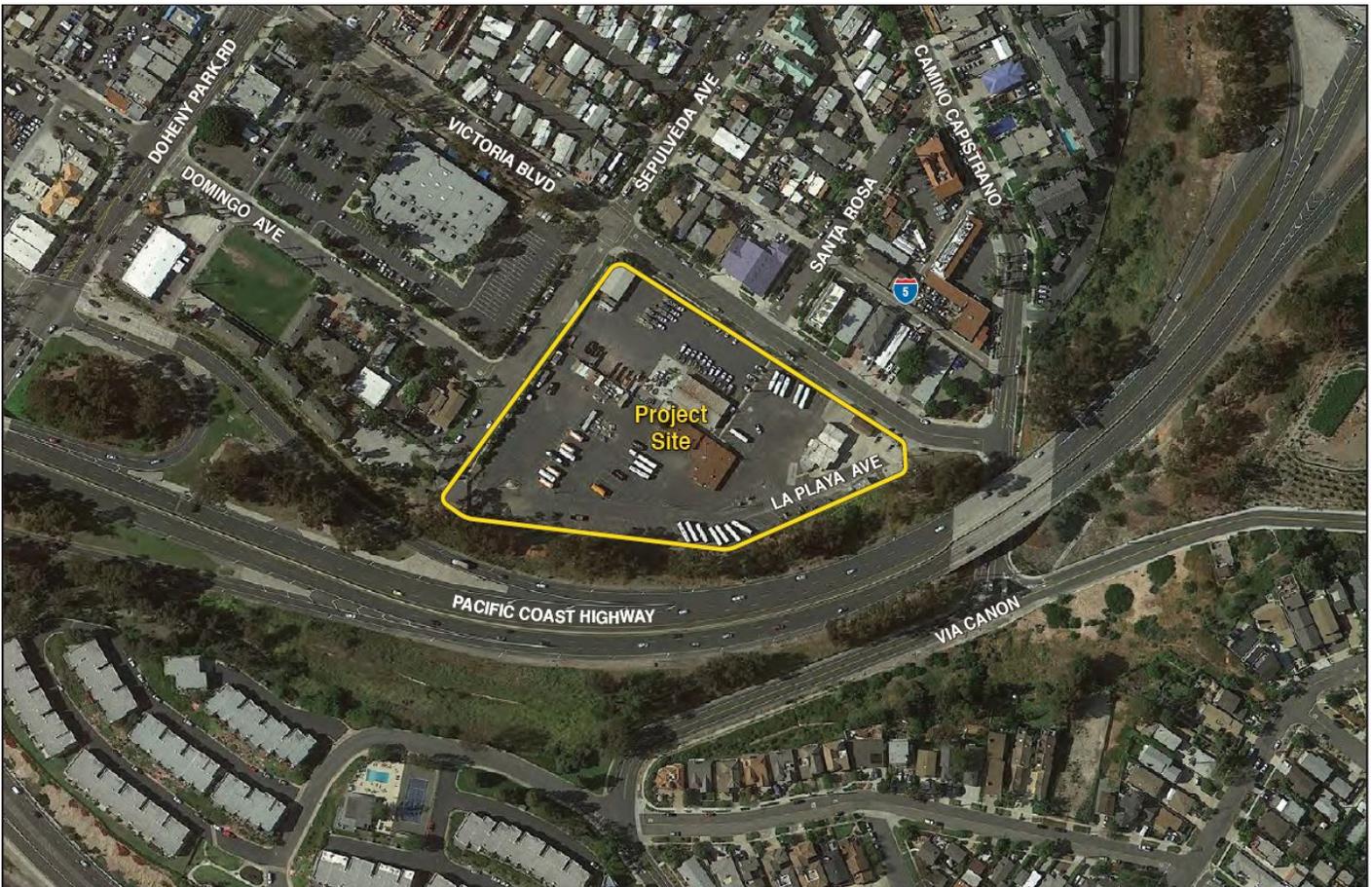
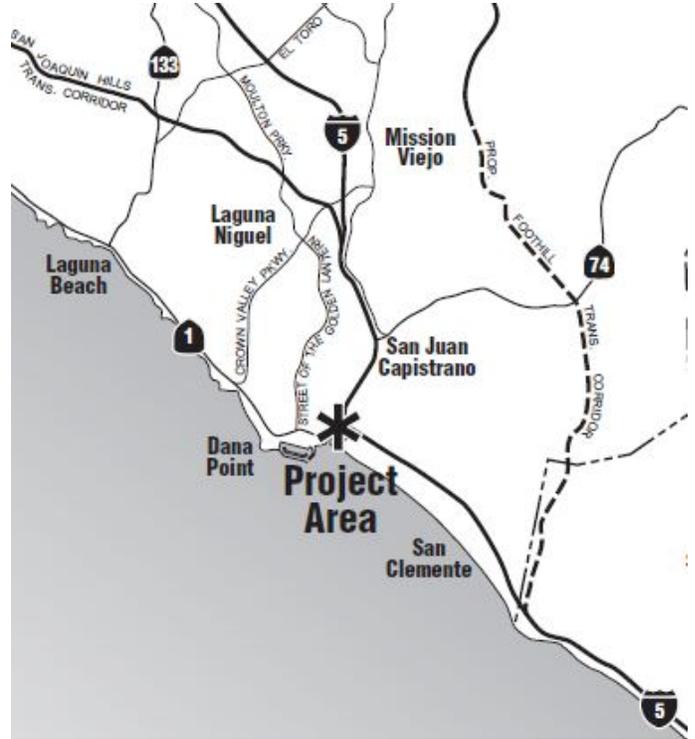
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Juaneño Band of Mission Indians Acjachemen Nation  
Ms. Teresa Romero  
31411-A La Matanza Street  
San Juan Capistrano, CA 92675

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Ms. Romero:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

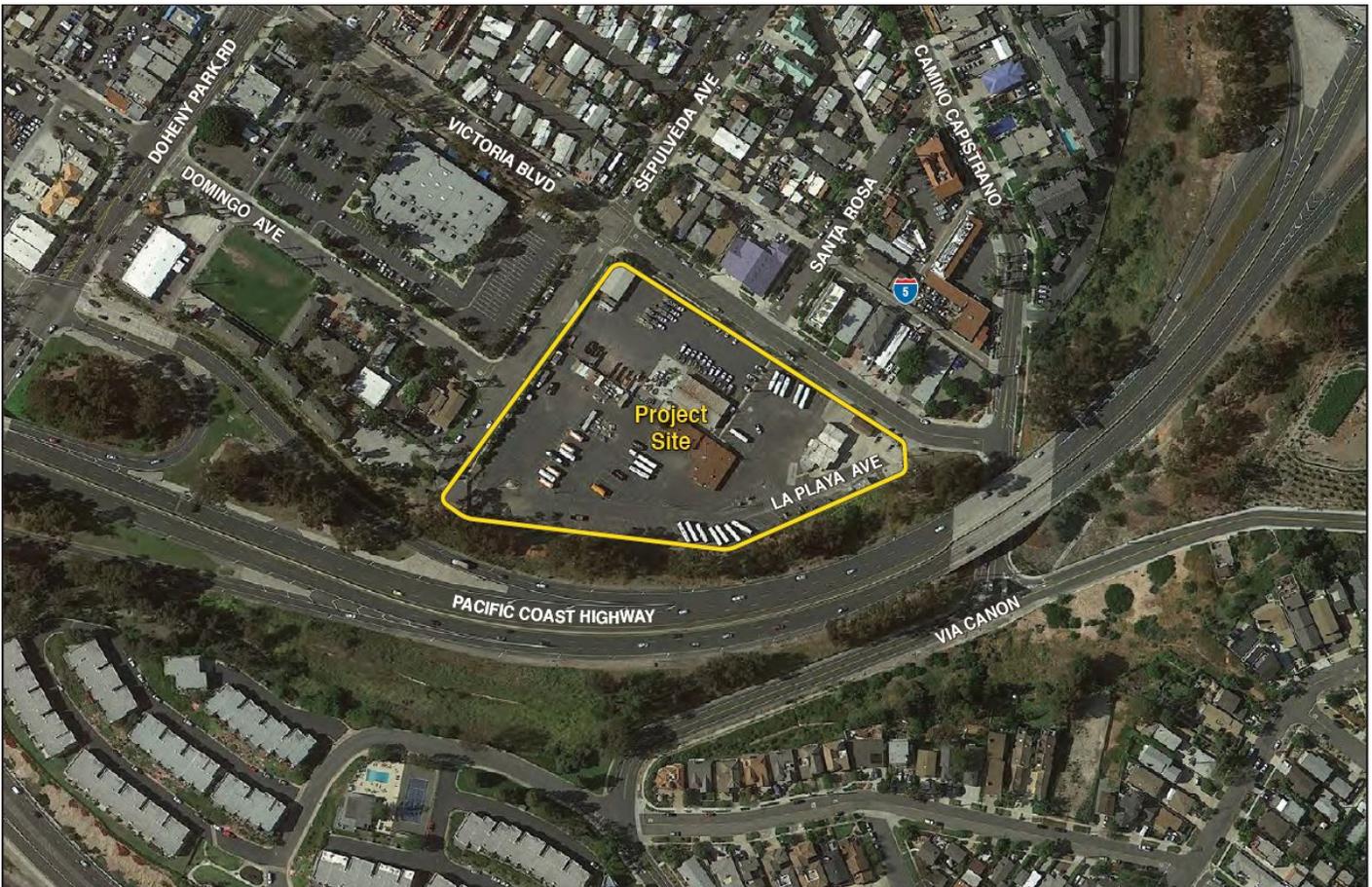
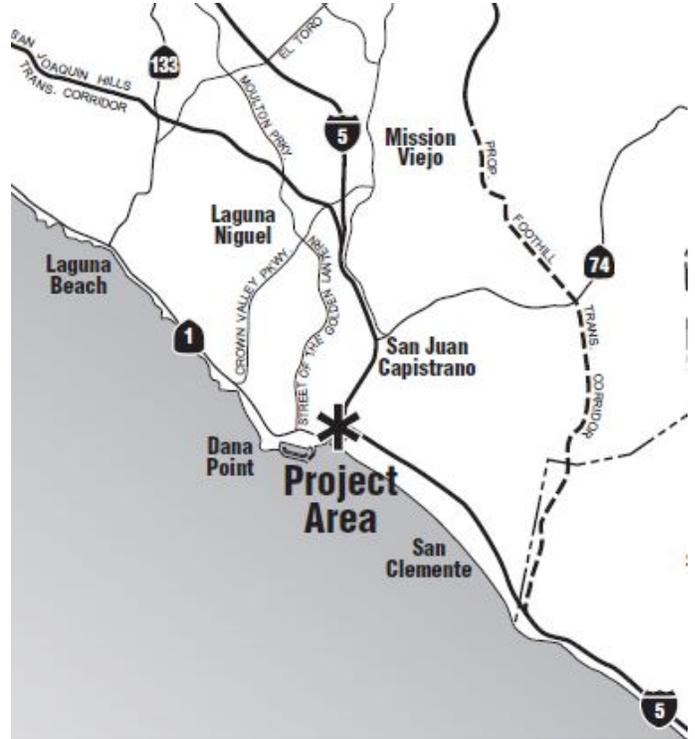
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

La Jolla Band of Luiseno Indians  
Mr. Fred Nelson  
22000 Highway 76  
Pauma Valley, CA 92061

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Mr. Nelson:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

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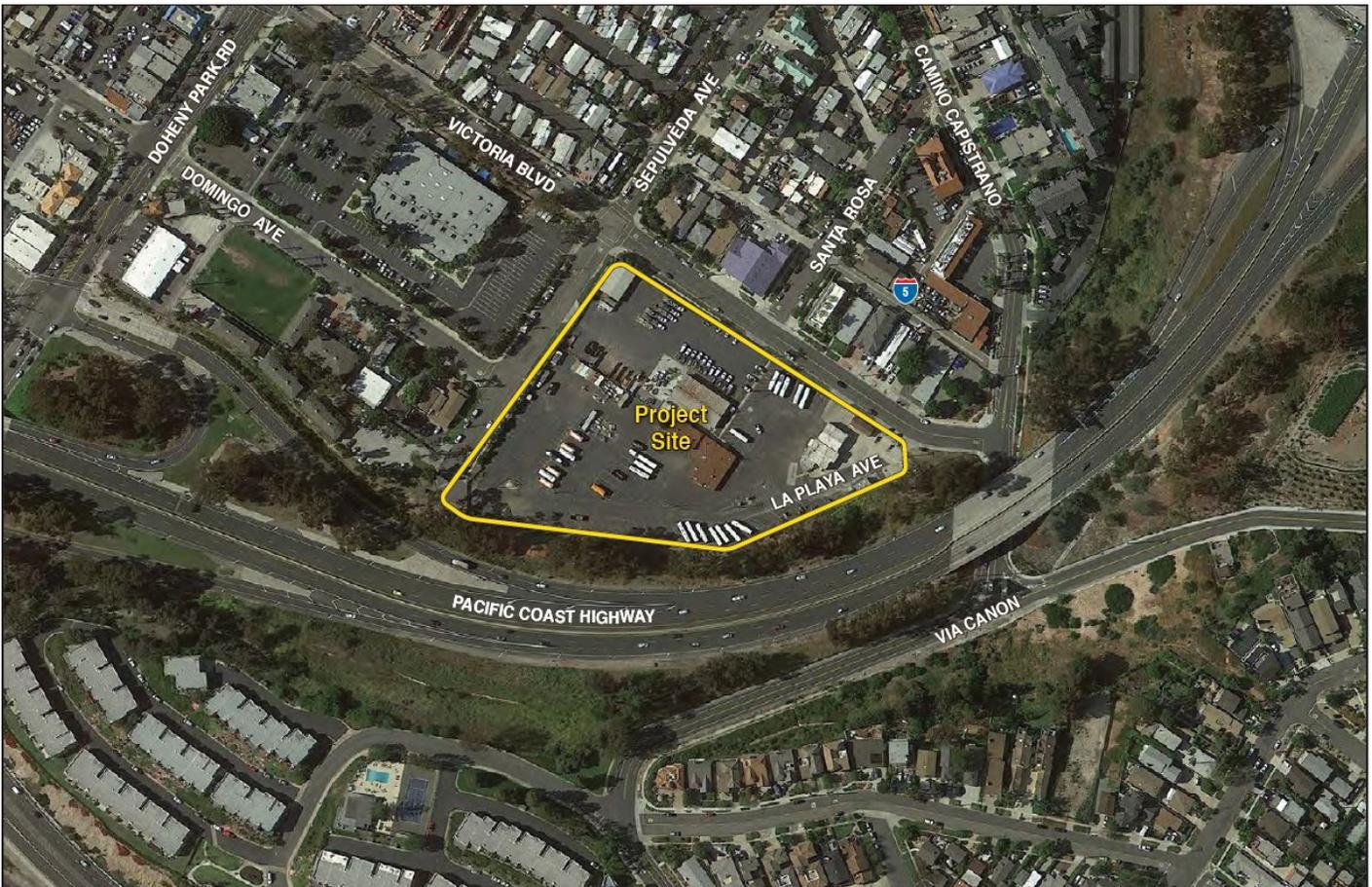
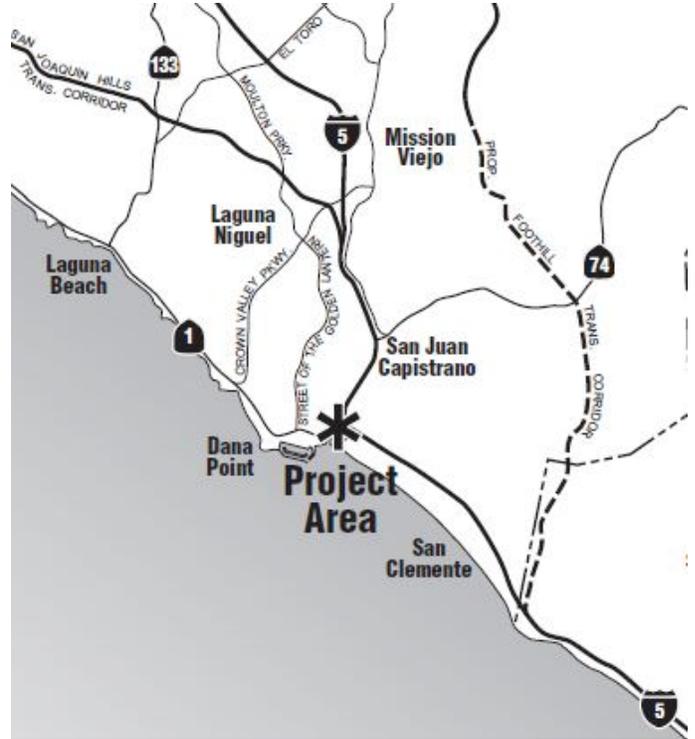
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Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Pala Band of Mission Indians  
Ms. Shasta Gaughen  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Ms. Gaughen:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

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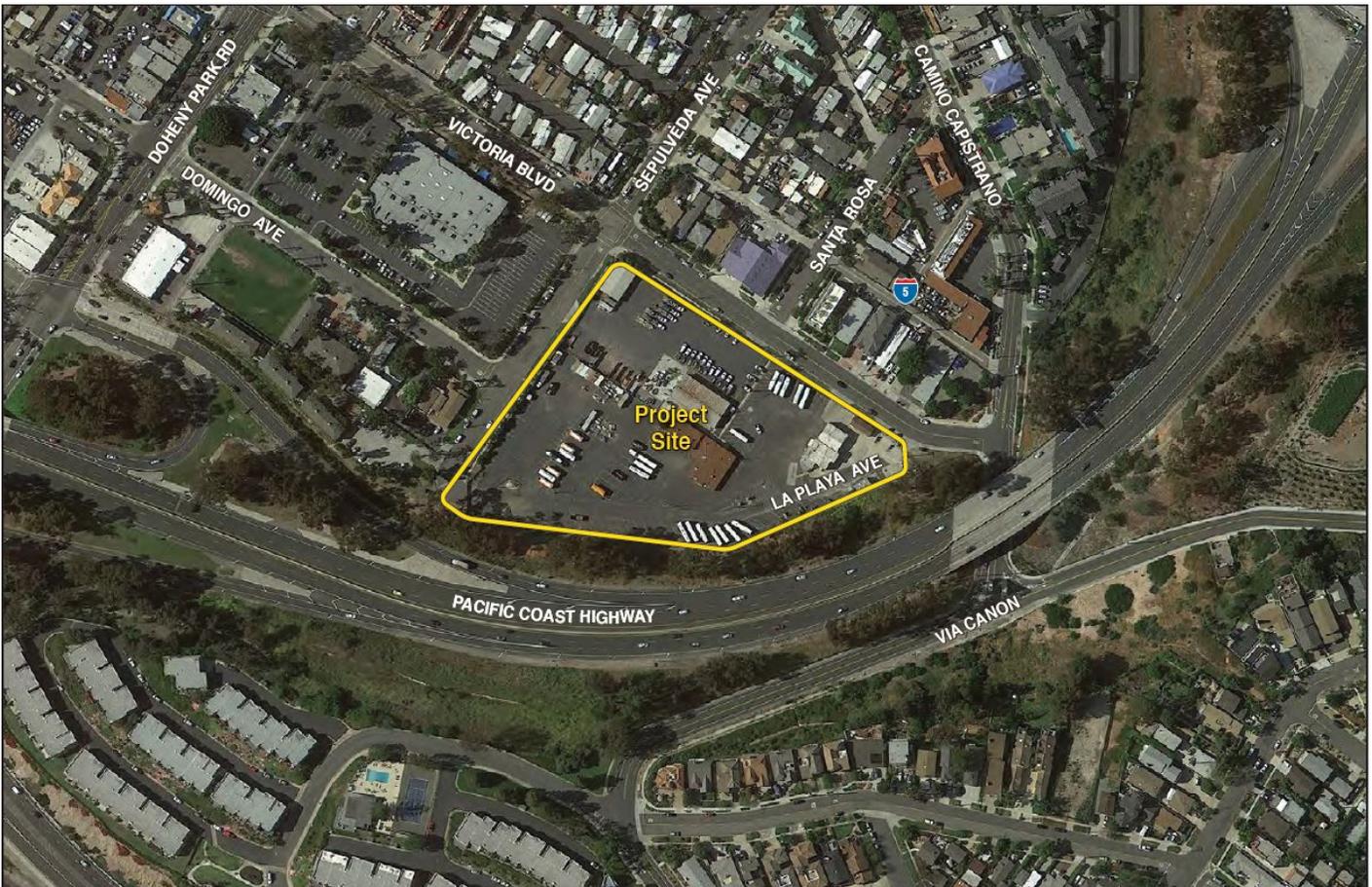
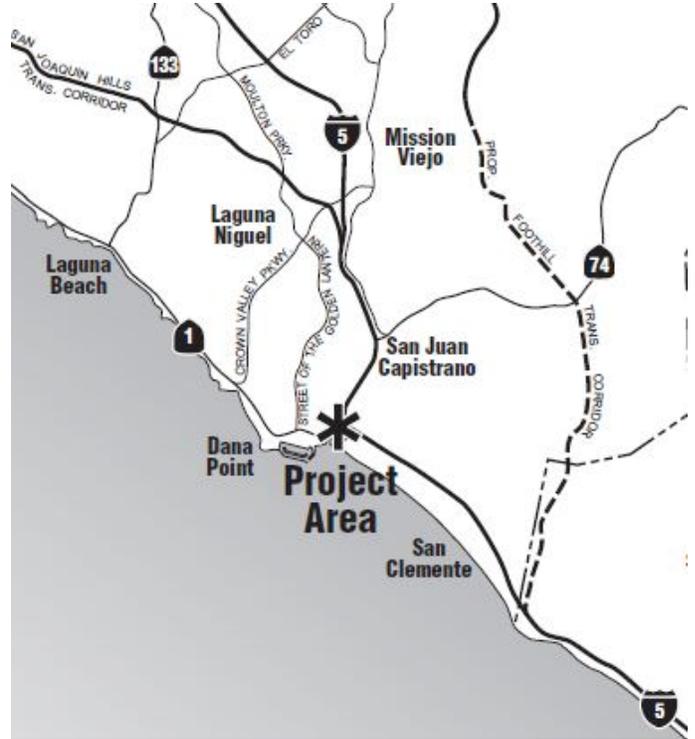
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Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Pauma Band of Luiseno Indians  
Mr. Temet Aguilar  
P.O. Box 369  
Pauma Valley, CA 92061

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Mr. Aguilar:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

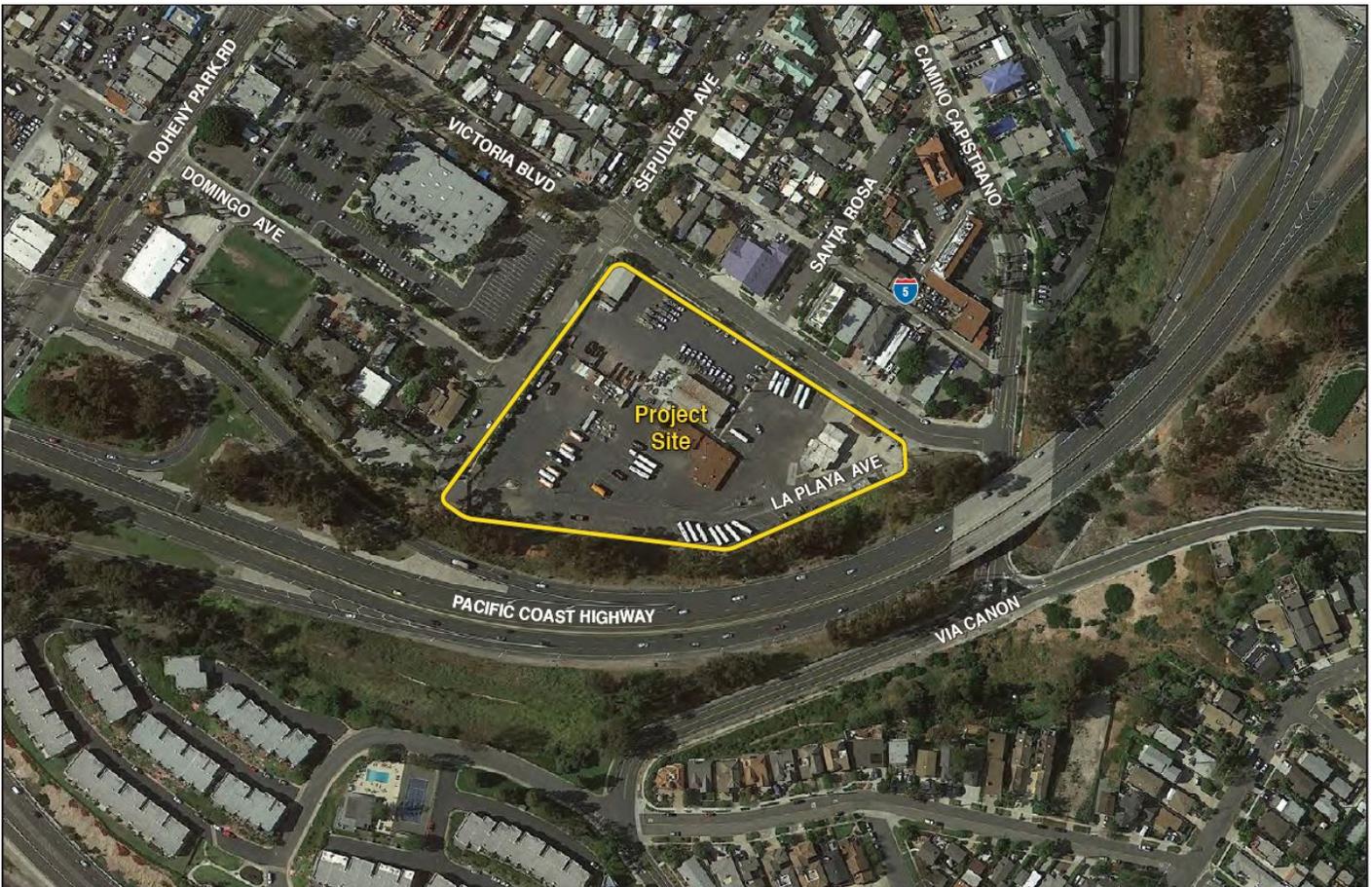
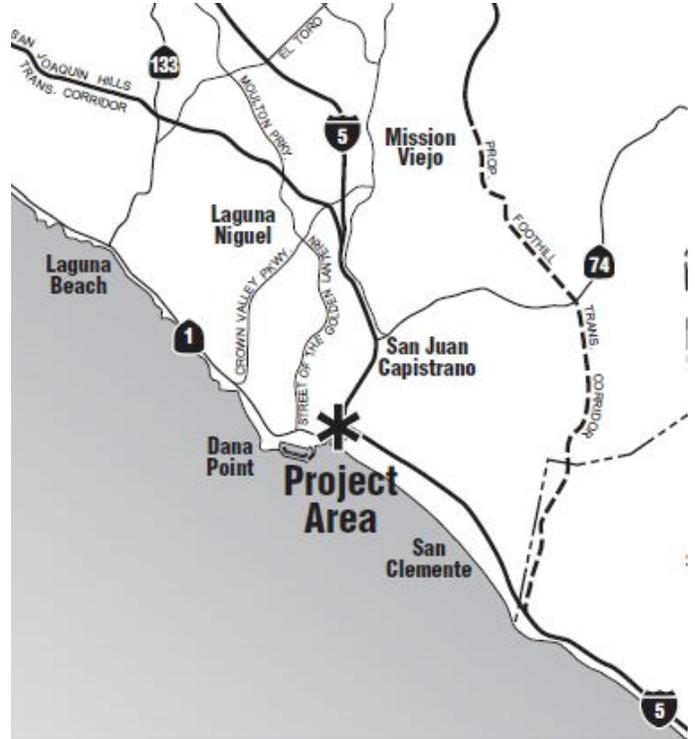
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at (949) 248-3570 or via e-mail at [bdeines@danapoint.org](mailto:bdeines@danapoint.org). Thank you for your assistance.

Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Rincon Band of Luiseno Indians  
Mr. Bo Mazzetti  
One Government Center Lane  
Valley Center, CA 92082

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Mr. Mazzetti:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

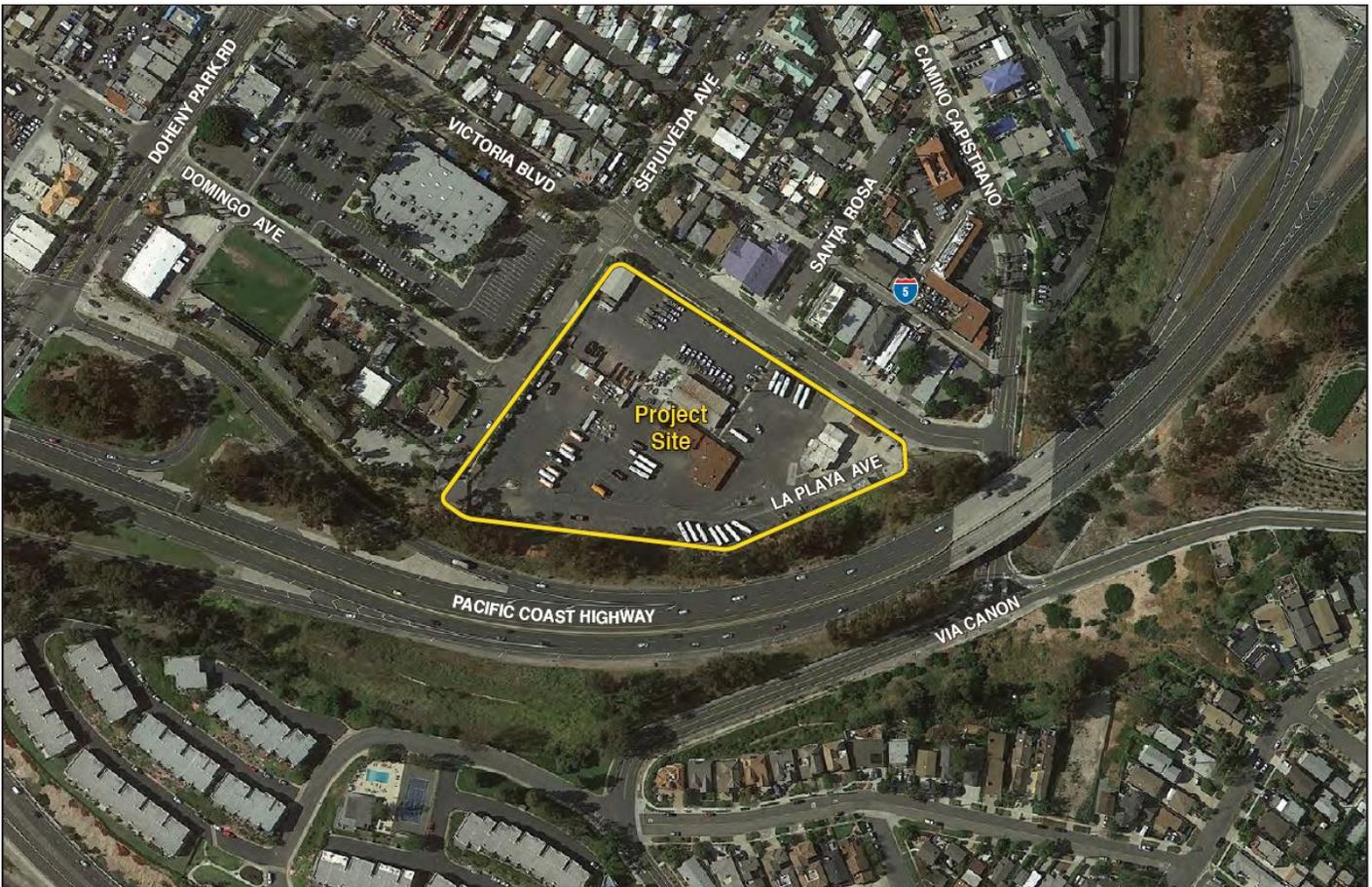
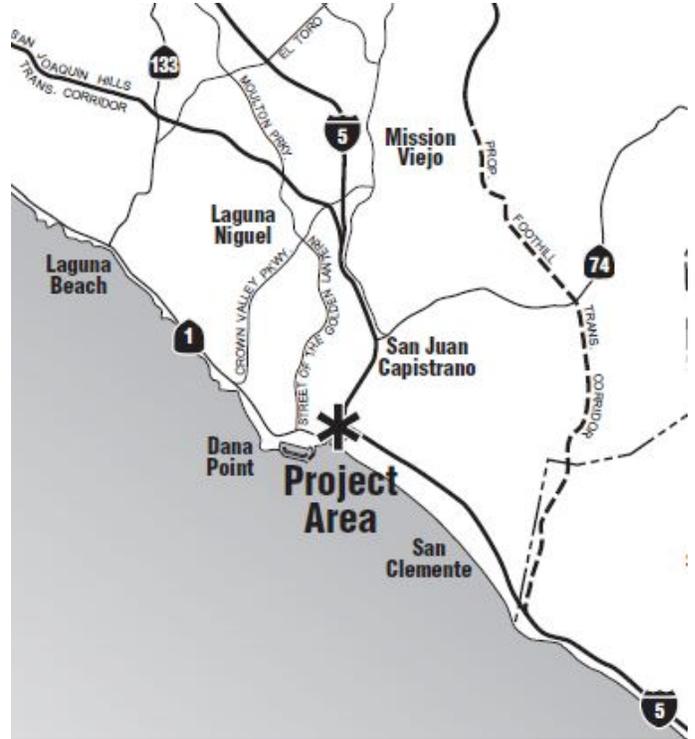
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Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

Rincon Band of Luiseno Indians  
Ms. Cheryl Madrigal  
One Government Center Lane  
Valley Center, CA 92082

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Ms. Madrigal:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

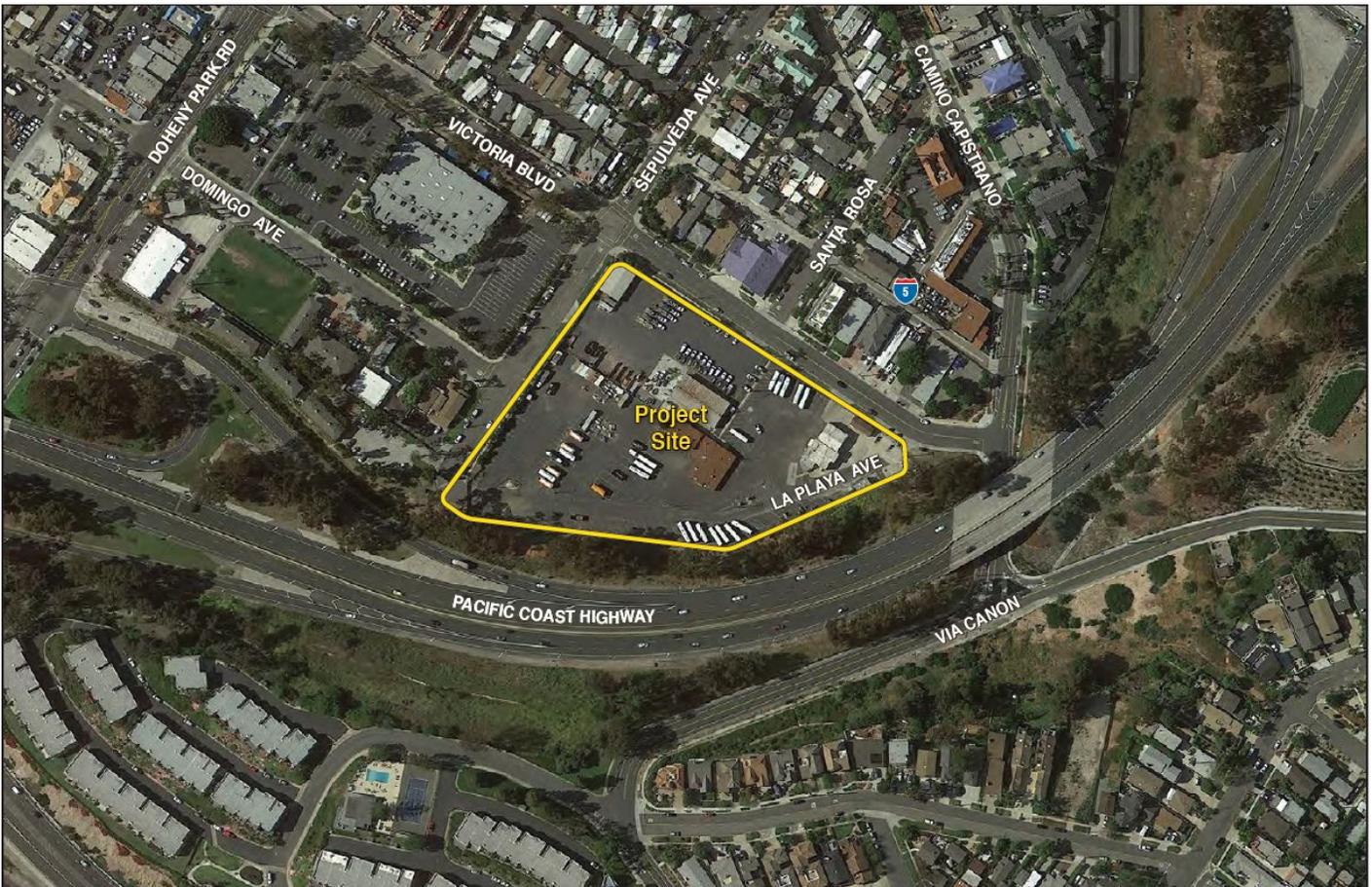
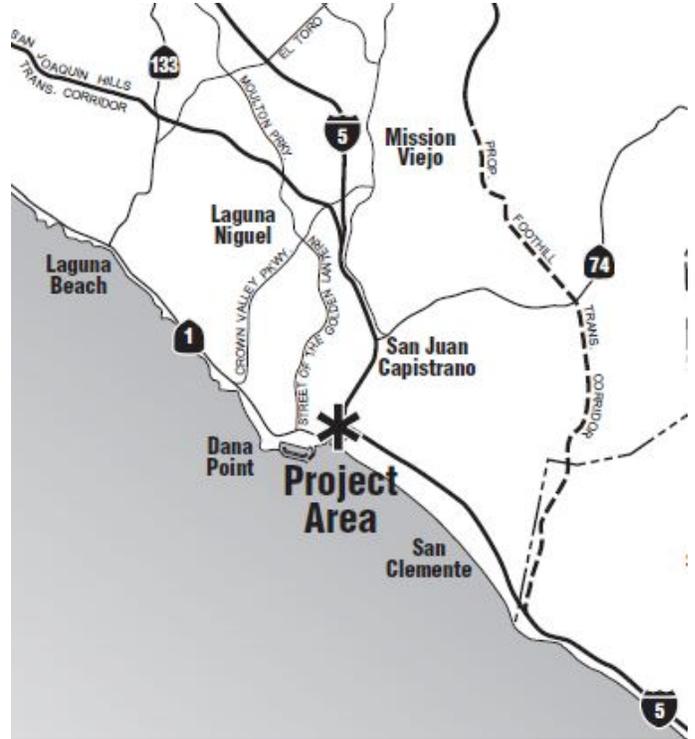
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

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Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

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

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear Mr. Cozart:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by CEQA lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

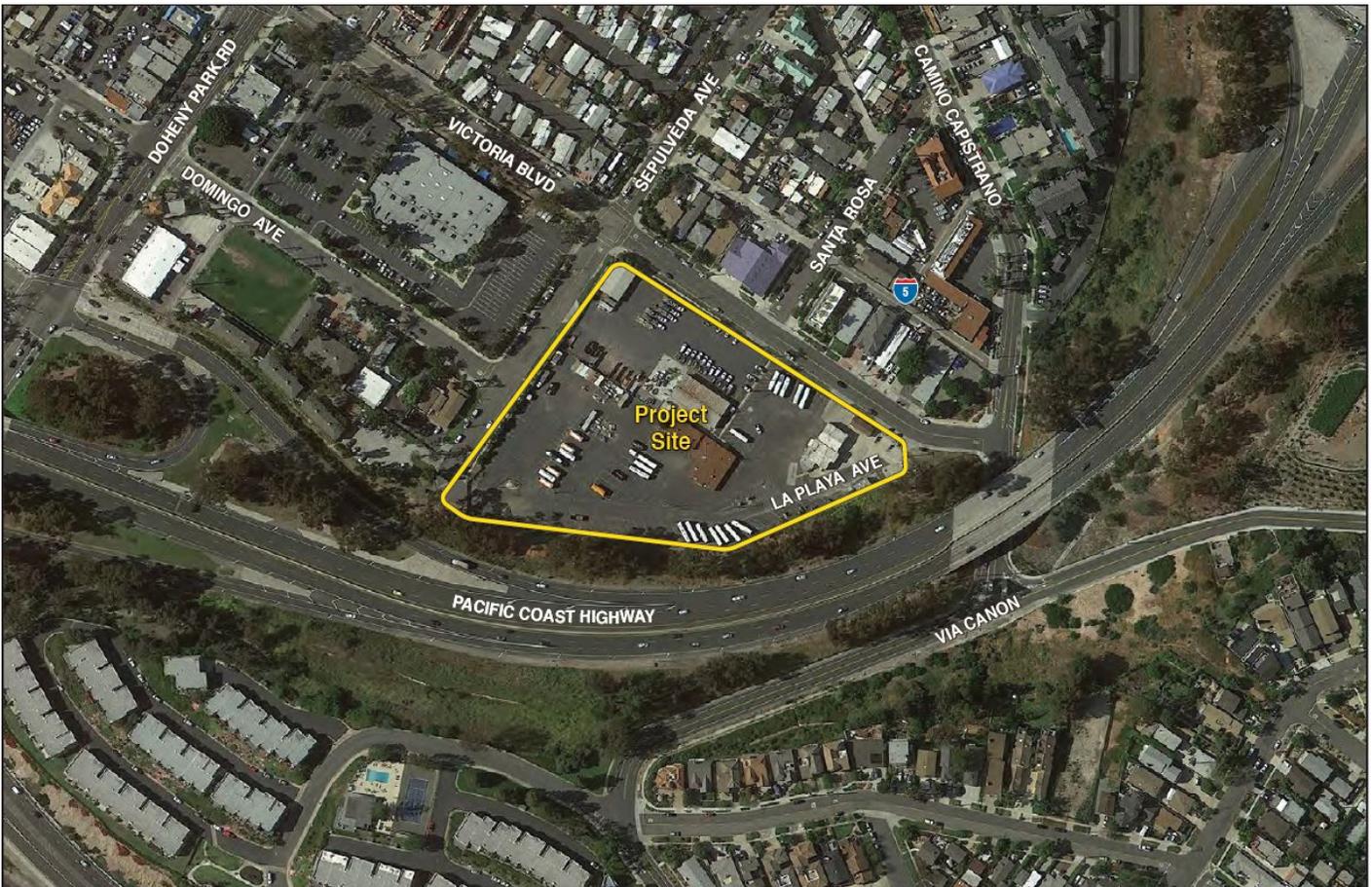
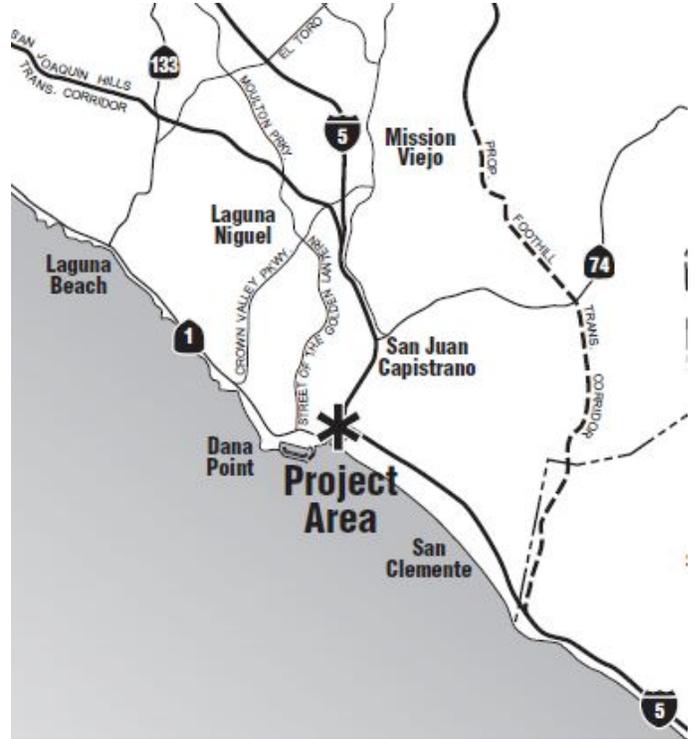
The proposed project includes a Specific Plan Amendment and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill [SB] 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county specific plan for the purpose of protecting cultural places on lands affected by the proposal.

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Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

Enclosed:  
Project Location Map





April 15, 2021

San Luis Rey Band of Mission Indians  
San Luis Rey Tribal Council  
1889 Sunset Drive  
Vista, CA 92081

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Dana Point Victoria Boulevard Apartments Project (Project), City of Dana Point, Orange County, California

Dear San Luis Rey Tribal Council:

The City of Dana Point (City) is preparing an Initial Study (IS) for the Victoria Boulevard Apartments Project (Project). The proposed Project site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is subject to the California Environmental Quality Act (CEQA) and the City of Dana Point is the lead agency under CEQA.

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Sincerely,

Belinda Ann Deines  
Principal Planner  
City of Dana Point | Planning Division

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Project Location Map

