Appendix G-2
Built Environment Report

April 30, 2024

Kristin L. Starbird
Dudek
225 S. Lake Avenue Suite 225-M210
Pasadena, CA 91101
Email: kstarbird@dudek.com

RE: Historical Resources Impact Analysis for the SoCalGas Retention Substation Project, Los Angeles County, California

Dear Kristin:

South Environmental was retained by Dudek to complete a historical resources impact analysis for the Southern California Gas Company (SoCalGas) Retention Substation Project (Project), which proposes (among other things) modifications to the Southern California Edison (SCE) Saugus Substation, which is considered a historical resource under California Environmental Quality Act (CEQA) Guidelines Section 15064.5. The purpose of this impacts analysis is to address potential impacts to the Saugus Substation resulting from the proposed Project. No other elements of the proposed Project are examined as part of this analysis.

This historical resources impact analysis was prepared by South Environmental Cultural Resources Director Samantha Murray, MA and Principal Architectural Historian Sarah Corder, MFA, who meets the Secretary of the Interior's Professional Qualification Standards for architectural history.

Project Overview

Overall Project Summary

SoCalGas executed an Added Facilities Agreement, with an effective date of March 15, 2023, with SCE to support the electrification of the larger SoCalGas Honor Rancho Modernization Project; which will install four (4) new natural gas compressors and two (2) new electric motor driven compressors that will require 19.5 megawatts (MW) of service by December 19, 2025. The Project is to connect a total 19.5 Mega Volt Amp (MVA) from a 66 kilovolt (kV) subtransmission service to a new substation (Retention) Facility located in Santa Clarita, California. The Saugus-Haskell-Lockheed 66kV subtransmission line will be looped into the new customer-dedicated, SCE-owned Retention 66/12kV Substation facility.

The Project is currently under evaluation by South Coast Air Quality Management District (SCAQMD) as the CEQA lead agency. If SCE's scope is included in the Project CEQA document, it is assumed to qualify for a Permit to Construct (PTC) exemption under General Order (G.O.) 131-D, but further evaluation may determine an expedited PTC may be necessary.

A bulleted Project overview is provided below:

- Install new 66/12kV customer-dedicated, SCE-owned Retention Substation facility.
- The existing Lockheed leg of the Saugus-Haskell-Lockheed 66kV subtransmission line with overhead 954 SAC conductor, will be tapped (cut) to create the two new loop-in lines.
- Install new Lockheed-Retention 66kV line.
- Install new Saugus-Haskell-Retention 66kV line.
- At Saugus Substation remove existing 66kV circuit breaker 111T and install upgraded 66kV circuit breaker.
- Transmission Telecom will install two new fiber optic cable routes.
- Install a Remote Terminal Unit (RTU), communication equipment, and meter.

Saugus Substation Component

The following provides an overview of the Saugus Substation component of the Project. Only this component of the Project was considered as part of this historical resources impact analysis:

Saugus Substation Construction Upgrades

- Install Power System Control (PSC) point additions at Saugus Substation.
- Upgrade Saugus A 66kV Switchrack Circuit Breaker 111T.
    - Remove one (1) 66kV 1200 A, 40 kA Vacuum Circuit Breakers.
    - Install one (1) new 66kV 2000 A, 53 kA Circuit Breakers reusing the existing foundation so no ground disturbance is required. The workspace within the existing Saugus Substation will be approximately 50' by 50' (Figure 1).

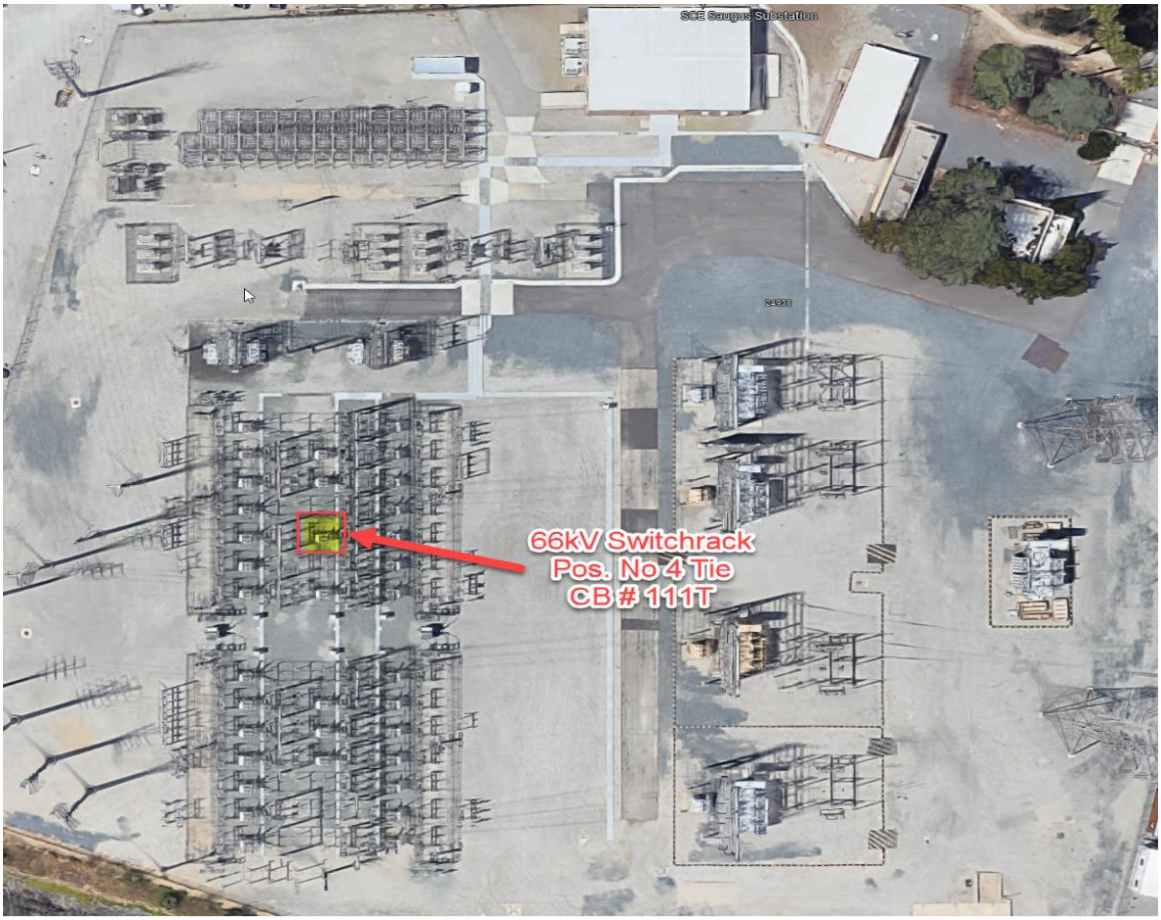


Figure 1. Location of Circuit Breaker 111T at SCE Saugus Substation (SCE 2024)

Saugus Substation Location

The SCE Saugus Substation is located at 25100 Magic Mountain Parkway on Assessor's Parcel Number (APN) 2861-061-800 in the City of Santa Clarita, California. The substation is located on the south side of Magic Mountain Parkway between Tourney Road to the west and Town Center Drive to the east (Figure 2). An overview of the various components of the Saugus Substation is provided in Figure 3.

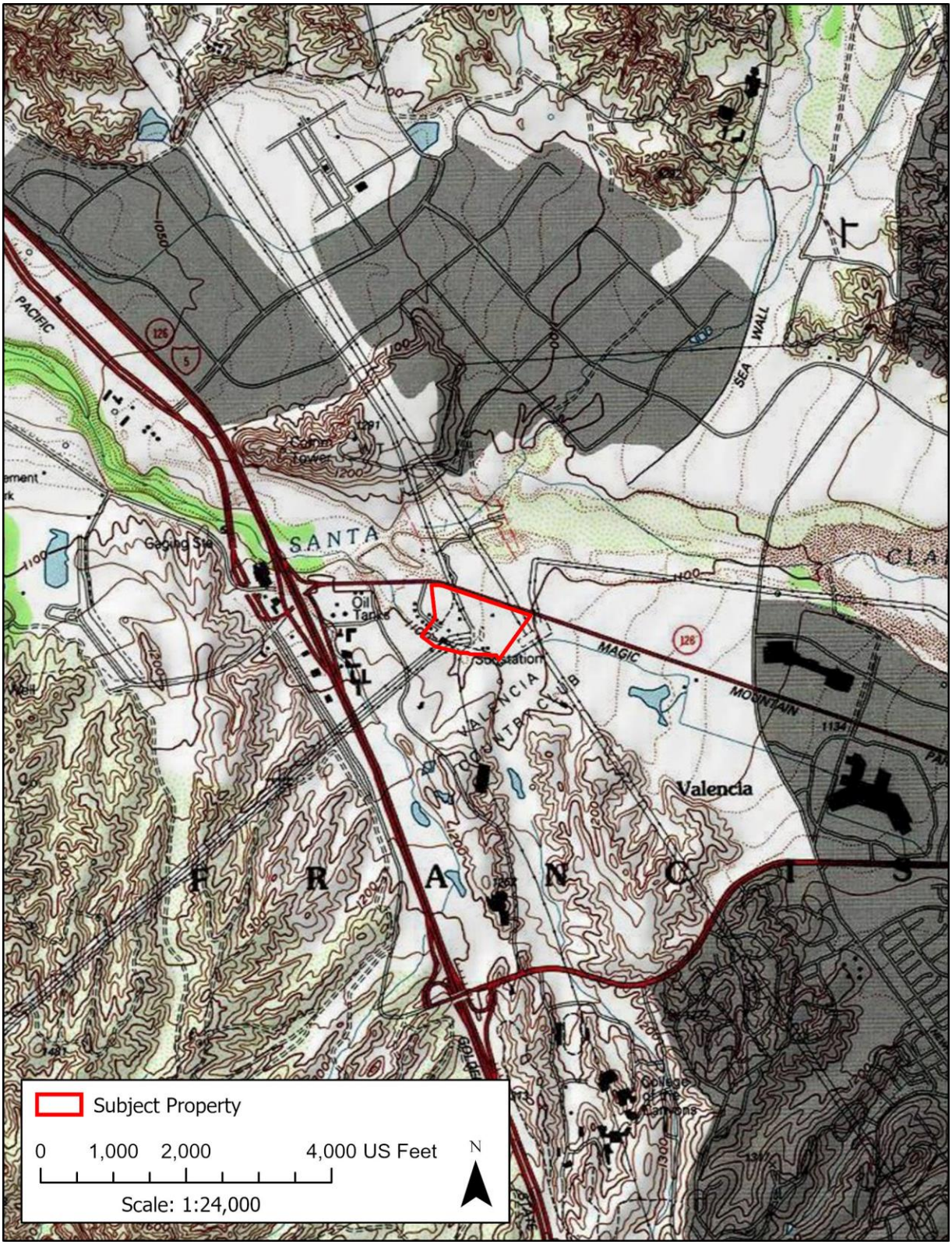


Figure 2. Location of the SCE Saugus Substation

Source: BING Aerial Basemap accessed Sept 2021

Del Valle Substation Project

Sketch Map

0 130 260 Feet

N

Saugus Substation

(#) Buildings and Structures

1. Control House (1932)
2. Metal Storage Building (c. 1950s)
3. Communication Equipment Building (c. 1960s)
4. Mechanical Electrical Engineering Room (c. 2002-2005)
5. Mechanical Electrical Engineering Room (c. 2014-2016)
6. Metal Storage Buildings (c. 2019-2021)
7. 16kV Switchrack
8. 66kV Switchrack
9. 220kV Transformers

SOUTH ENVIRONMENTAL

Figure 3. Sketch Map of the Saugus Substation and its various components

Regulatory Setting

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California PRC Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California PRC Section 5024.1(a)). The criteria for listing resources on 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 California PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

Historical Resources under CEQA

Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California PRC Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California PRC Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

City of Santa Clarita Municipal Code Chapter 17.64 (Historic Preservation)

17.64.030 Commission Resolution Findings for Designating a Historic Resource

A building, structure, or object may be designated by the Commission as a historic resource if it possesses sufficient character-defining features and integrity, and meets at least one (1) of the following criteria:

A. Is associated with events that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State or nation; or

B. Is associated with persons significant in the history of the City, State or nation; or

C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

D. Has a unique location, singular physical characteristic(s), or is a landscape, view or vista representing an established and familiar visual feature of a neighborhood, community, or the City; or

E. Has yielded, or has the potential to yield, information important to the history or prehistory of the City, State, or nation. (Ord. 13-8 § 4 (Exh. A), 6/11/13)

Historical Significance of the Saugus Substation

In 2022, South Environmental prepared the Historic-Era Built Environment Survey Report for the SCE Del Valle Substation Project (Murray 2022). That project proposed construction of a new 66/16kV electrical substation (the Del Valle Substation) and associated improvements within the existing SCE utility corridor between the existing Filmore and Saugus Substations, including reconductoring of four circuits between the Saugus Substation and proposed Del Valle Substation, replacement of approximately 10-66kV lattice steel towers with tubular steel poles (TSPs) and the addition of approximately two new interset TSP structures.

As part of the Murray 2022 report, the Saugus Substation was evaluated for historical significance in consideration of NRHP, CRHR, and City of Santa Clarita designation criteria and integrity requirements. As a result, the Saugus Substation was found eligible under multiple designation criteria, as described in the below Statement of Significance and as detailed in the State of California Department of Parks and Recreation Series 523 Forms (DPR forms) provided in Attachment A:

> The Saugus Substation is eligible for NRHP, CRHR, and City designation under Criteria A/1/A for its important historical associations with the Big Creek East and West

> Transmission Line and the established period of significance for SCE's 220kV System (1912-1941), and Criteria C/3/C for its embodiment of SCE's architectural programming and aesthetic ideology, retaining a high level of integrity from its Period of Significance. The Period of Significance for its eligibility under Criteria A/1/A is 1928-1932, when the Saugus Substation received significant updates to facilitate its connection to the Big Creek 220kV system, culminating with construction of the existing control house in 1932. The Period of Significance for its eligibility under Criteria C/3/C is 1932, the year the substation control house was constructed and put into operation. The Saugus Substation's significance is conveyed through the following character-defining features: its consistent location for the last 100 years, its ongoing association and connection to the Big Creek 220kV system, its ongoing function as a step-down substation, and the control house's embodiment of SCE's architectural programming and aesthetic ideology as expressed through its Monumental Multi-Part type and Art Deco-style design features. None of the other buildings, structures, or equipment within the Saugus Substation property are historically significant.

As a result, the Saugus Substation was identified as a historical resource under CEQA Guidelines Section 15064.5. Understanding that the existing conditions of the substation have not changed in the last two years, South Environmental continues to support the finding made in the 2022 report prepared for the Del Valle Substation Project (Murray 2022).

Project Impacts Analysis

According to guidance provided in SCE's Historic-Era Electrical Infrastructure Management Program (Tinsley Becker et al. 2017:101), which includes Section 5.0 (Management of Substations), a project proposed at a substation shall be exempt from consideration of historical resources impacts pursuant to CEQA if one of the following criteria is met:

1. The proposed project or undertaking is demonstrated to meet The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) by proposing an in-kind replacement of materials, parts, or features;

2. **The proposed project or undertaking entails an action or task that would not remove a significant character-defining feature dating to the substation's established period of significance;**

3. The proposed project or undertaking entails removal, modification, or replacement of a material, part, or feature installed after the substation's established period of significance;

4. The proposed project or undertaking is proposed at a substation that has been completely documented under the requirements of this Program; or

5. The proposed project or undertaking entails construction of a new unattached and discontinuous building or structure at the substation property that demonstrated to meet The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

This guidance is in line with CEQA Guidelines Section 15064.5(b) which describes and defines "substantial adverse change" to a historical resource, and explains that a resource is "materially impaired," and thus significantly impacted, when a project "Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance," specifically referring to the characteristics that make the resource eligible in the first place.

As defined in Murray 2022, the Saugus Substation's eligibility is conveyed through the following major character-defining features, with none of the other buildings, structures, or equipment within the Saugus Substation property identified as historically significant:

- its consistent location for the last 100 years;
- its ongoing association and connection to the Big Creek 220kV system;
- its ongoing function as a step-down substation; and
- the control house's embodiment of SCE's architectural programming and aesthetic ideology as expressed through its Monumental Multi-Part type and Art Deco-style design features.

None of the character-defining features identified above would be impacted by the proposed Project. Figure 3 provides an overview of the various components of the Saugus Substation. The Project proposes changes to the 66kV switchrack (#8), which was not identified as historically significant and is located a substantial distance from the historically significant control house building (#1). Therefore, the Project has no potential to adversely impact the control house building as there are no proposed changes to this building and it is well outside of the area where work will take place. Further, none of the other character-defining features of the Saugus Substation would be impacted by the Project, as its location, function, and relationship to Big Creek 220kV system would remain as-is.

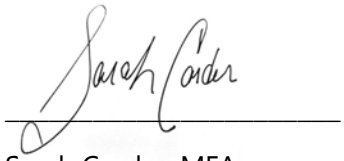
Conclusions

The Project's proposed modifications to the Saugus Substation 66kV switchrack would have no significant impacts on the Saugus Substation, which is considered a historical resource under CEQA Guidelines 15064.5. Therefore, this component of the Project will result in a less than significant impact on historical resources under CEQA and no mitigation is required.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at smurray@southenvironmental.com or (818) 458-1162.

Respectfully Submitted,

Samantha Murray, MA
Cultural Resources Director



Sarah Corder, MFA
Principal Architectural Historian

Attachment A: Saugus Substation DPR Form

References

Murray, Samantha. 2022. *Historic-Era Built Environment Survey Report SCE Del Valle Substation Project*. Prepared by South Environmental LLC June 2022.

SCE. 2024. *SoCalGas Retention Substation Project: SCE Project Description*. Prepared by SCE March 13, 2024.

Tinsley Becker, Wendy L., Audry Williams, Thomas Jackson and Adam Sriro. 2015 (updated 2017). *Historic-Era Electrical Infrastructure Management Program*. Prepared by Urbana Preservation & Planning, LLC and SCE.

Attachment A:
Saugus Substation DPR Form

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 3CS, 5S3

Other Listings
Review Code Reviewer Date

Page 1 **of** 30 ***Resource Name or #:** (Assigned by recorder) Saugus Substation
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Newhall **Date** 2013 **T** 4N ; **R** 16W ; ☐ **of** ☐ **of Sec** 20, 21, 17; SB **B.M.**
c. Address 25100 Magic Mountain Parkway City Santa Clarita Zip 91355
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 2861-061-800. The subject property is located on the south side of Magic Mountain Parkway between Tourney Road to the west and Town Center Drive to the east.

***P3a. Description:**
The subject property is the Saugus Substation, a Southern California Edison (SCE) substation that has been in operation since 1924. The substation property fronts Magic Mountain Parkway on its north elevation. The 1932 substation control house (Photograph 1) is centrally located on the north side of the property just behind the main entry gates (Photograph 2) and sits alongside a small c. 1960s communications equipment building and two recently placed portable buildings (Photograph 3). Other buildings on the substation property include a corrugated metal building located in the southwest corner of the property that appears to have been in its current location since the 1950s (Photograph 4), and an arrangement of temporary buildings in the southeast corner of the property that were installed within the last few years (Photograph 5) (see Continuation Sheet).

***P3b. Resource Attributes:** HP9. Public Utility Building; HP11. Engineering Structure

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

P5b. Description of Photo:
Photograph 1. Overview of control house north elevation, view to south

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1932 (LAT 1932, SCE 1989)

***P7. Owner and Address:**
Southern California Edison
2244 Walnut Grove Avenue
Rosemead, CA 91770

***P8. Recorded by:**
Samantha Murray,
South Environmental
Pasadena, CA 91104

***P9. Date Recorded:** 8/3/2021
***P10. Survey Type:** Pedestrian

***P11. Report Citation:**
SCE Del Valle Substation Project, Phase I Cultural Resources Assessment (Rincon 2021)

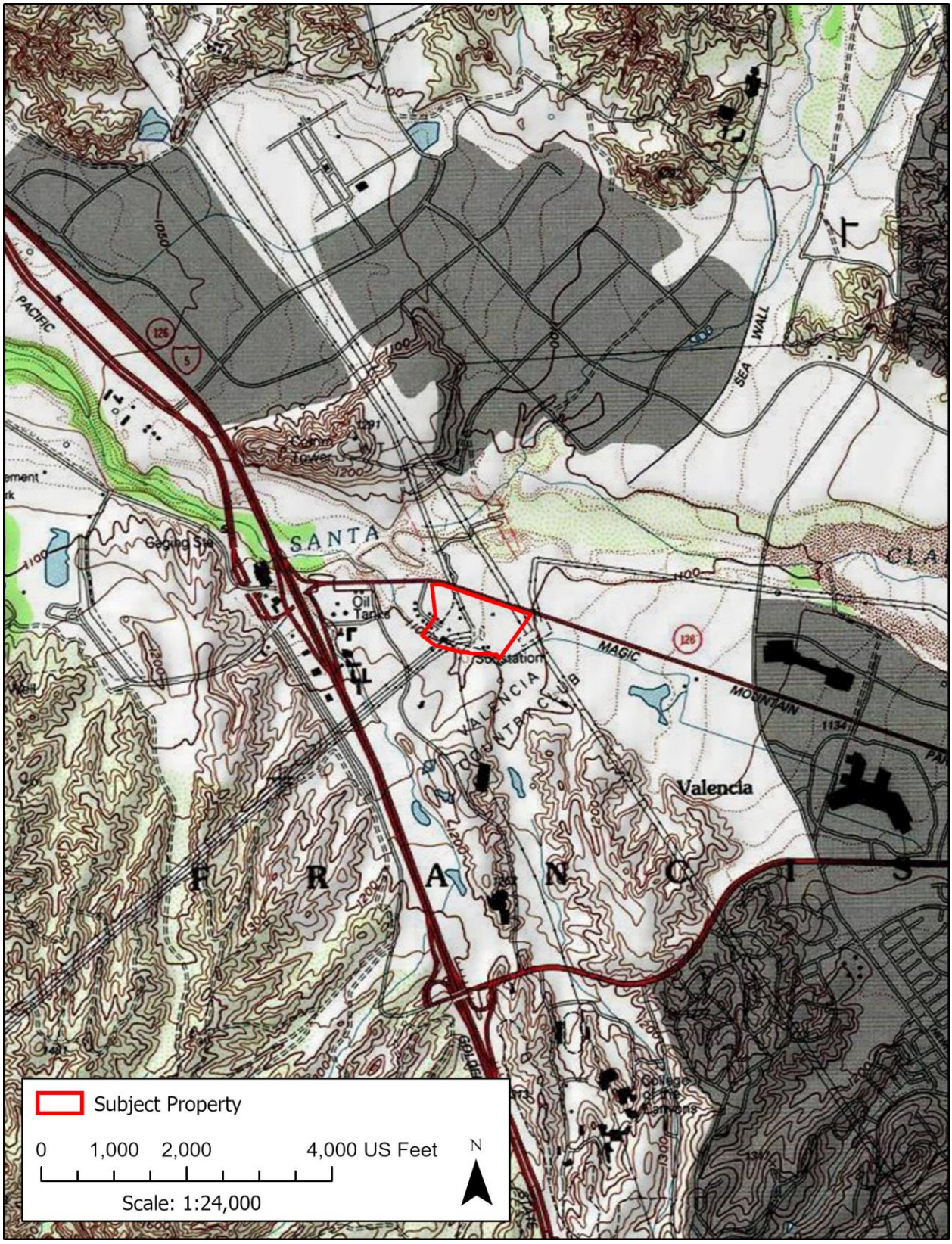
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ■ Other (List): Sketch Map

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) Saugus Substation
***Map Name:** Newhall, California ***Scale:** 1:24,000 ***Date of map:** 2013



Source: BING Aerial Basemap accessed Sept 2021

Del Valle Substation Project

Sketch Map

0 130 260 Feet

N

Saugus Substation

(#) Buildings and Structures

1. Control House (1932)
2. Metal Storage Building (c. 1950s)
3. Communication Equipment Building (c. 1960s)
4. Mechanical Electrical Engineering Room (c. 2002-2005)
5. Mechanical Electrical Engineering Room (c. 2014-2016)
6. Metal Storage Buildings (c. 2019-2021)
7. 16kV Switchrack
8. 66kV Switchrack
9. 220kV Transformers

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BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Saugus Substation ***NRHP Status Code** 3S, 3CS, 5S3
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B1. Historic Name: Saugus Substation
B2. Common Name: Saugus Substation
B3. Original Use: Electrical Substation B4. Present Use: Electrical Substation
***B5. Architectural Style:** Art Deco (control house)
***B6. Construction History:**
The existing Saugus Substation control house was put into service in 1932 (LAT 1932, SCE 1989). Although the original Saugus Substation was constructed in 1924, nothing from this original period of construction remains. The following provides a list of known alterations to the larger substation property and the control house building following the damage inflicted by the St. Francis Dam disaster in 1928.

Substation Site and Equipment

- 1929: converted from 66/16kV to 220/66/16/1kV.
- 1929: initial rebuilding of substation complete.
- 1932: new substation control house constructed and old substation building is converted to a shop building.
- 1935: substation protection rebuilt.
- 1941: new 220kV circuit breaker installed.
- Post 1941: replaced original wrought iron front entry gate and associated pilasters
- 1985: removal of the SPRR Saugus-Ventura line in front of substation
- 1989: Edison House moved off site and remaining operator's cottages are destroyed.

Substation Control House

- 1932: new substation control house constructed.
- Post 1941: The decorative low-relief panel above the main entry is added and the lettering on the front elevation is replaced, as it used to read "SOUTHERN CALIFORNIA EDISON COMPANY LTD."
- Unknown: installation of equipment through a front window of the control house (appears removable).

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Substation Themes 1, 2, and 3 **Area** Santa Clarita Valley
Period of Significance 1928-1932 (A/1/A) and 1932 (C/3/C) **Property Type** SCE Monumental Multi-Part Substation **Applicable Criteria** A/1/A and C/3/C

See Continuation Sheets

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

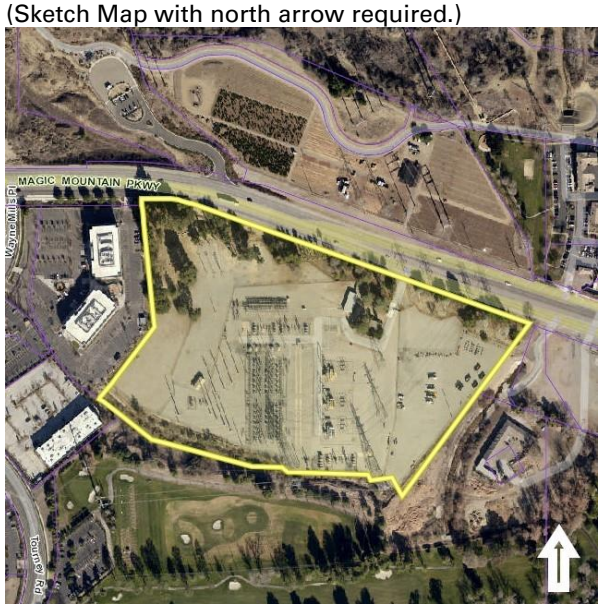
***B12. References:** See Continuation Sheets

B13. Remarks:

***B14. Evaluator:** Sam Murray, South Environmental
***Date of Evaluation:** 8/3/2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description (Continued):**

To the rear of the buildings in the central portion of the equipment yard is the 16kV switch rack, the switch rack and seven bays for the numerous 66kV subtransmission lines that connect into the station, and the large 220kV switch racks and transformers. The substation yard also contains a variety of transmission and substransmission towers connected to various lines supported by the station (Photograph 6). The east and west portions of the station yard appear to support parking and storage needs. The Sketch Map provides a breakdown of all major buildings and structures located within the Saugus Substation property and their dates of construction.

Today, the nearest original 1920s Big Creek East and West 220kV Transmission Line towers are located approximately one-half mile southwest of the Saugus Substation in hills directly west of the Old Road. To the north, original Big Creek towers can be found 1.5 miles northwest of the Saugus Substation, directly north of Newhall Ranch Road across from the Pardee Substation. A survey of existing equipment within the Saugus Substation indicates that there are no original Big Creek towers within or adjacent to the Saugus Substation yard.

Control House Building

The 1932 control house building (Photograph 1) fronts Magic Mountain Parkway and is located directly behind the main vehicle entrance/exit gate (Photograph 2). The reinforced concrete building is single-story and presents as three sections: a large central section flanked by smaller wings, creating a multi-part rectangular plan. The roof is flat with a high front parapet and features a recessed band all the way around, creating a sharp edge. The building's roofline is stepped, with the central parapet at the highest point and the main mass higher than the side wings. Likewise, the central bay is the most forward-extended bay, with the rest of building recessed. All exterior walls are clad in stucco. Visible windows have vertical, rectangular openings and feature multi-lite, double-hung and tilt awning windows that are recessed into the exterior wall by several inches.

The primary (north) elevation features a central front bay containing the main entrance. This bay prominently displays the lettering "SOUTHERN CALIFORNIA EDISON COMPANY" at the highest and most central point. This bay also exhibits most of the building's Art Deco character-defining features as seen in the fluting details surrounding the main entrance; the flat columns flanking the main entry with reed detail, scored concrete to create a geometric pattern, and a stepped top; and the decorative low-relief panel with geometric trim just above the main entrance. The entire entry-surround features scored/board-formed concrete that is distinguished from the smooth stucco seen on the rest of the building. The main entry double-doors feature full-length glazing and metal hardware. A low, poured concrete foundation steps up to the entrance.

Although the side and rear elevations were not accessible, recent and historic aerial imagery suggests that these elevations feature additional multi-lite awning windows. The east elevation contains a single point-of-entry, with the rear containing at least two.

Photograph 2. Saugus Substation main entry gate, view to southeast

Photograph 3. In the foreground, communications equipment building and two portable MEER buildings, view to west

Photograph 4. Corrugated metal building located near the southwest corner of the property, view to southeast

Photograph 5. Overview of recently placed temporary buildings in the southeast corner of the substation, view to southwest (Bing Maps 2021)

Photograph 6. Overview of subtransmission towers within the equipment yard, view to southwest

***B10. Significance (Continued):**

Historic Context

Development of the SCE Big Creek East-West Transmission Line (1911-1929)

The SCE Big Creek Hydroelectric System East-West Transmission Line was put into service in 1912-1913 to carry 150kV from the Big Creek Hydroelectric System in the Sierra National Forest northeast of Fresno to the Eagle Rock Substation in Los Angeles. The purpose of the 241-mile transmission line was to convey electricity from the powerhouses at Big Creek to Los Angeles for distribution to SCE service territories (Tinsley Becker and Crane 2012). The East and West lines were upgraded in 1922-1923 to carry 220kV, doubling the capacity of the lines (The Pomona Progress 1922). In May 1923, the last span of the 241-mile 220kV transmission line was tied in, touted as being "the world's greatest achievement in long distance, high voltage transmission" (The Bulletin 1923). SCE continued to develop the Big Creek Hydroelectric System into the 1920s with the construction of dams, reservoirs, powerhouses, rail lines, and tunnels. Additionally, updates were made to the existing East and West Transmission Lines, with new lines installed to convey electricity between Big Creek and Los Angeles (Tinsley Becker et al. 2015).

By the early 1930s, "the interconnecting of the Big Creek Hydroelectric System and the Long Beach Plants completed the backbone of the SCE 220-kV" (Tinsley Becker et al. 2015:50). To transmit the 220kV power at lower voltages to homes, farms, and industrial fields, SCE constructed/equipped nine substations to step-down the 220kV voltage to the lower 66kV subtransmission lines: Lighthipe, La Fresa, Laguna Bell, Eagle Rock, Gould, Saugus, Magunden, Vestal, and Rector Substations (Image 1). "These substations sited along

with the Big Creek East & West, Vincent, and Eagle Rock to Laguna Bell transmission lines define the historic 220kV system" (Tinsley Beck et al. 2015:50). A pictorial map from 1928 (revised 1930) shows the extent of SCE's major power lines in the Los Angeles Basin, extending east to the San Bernardino Mountains, south to San Juan Capistrano and Laguna, west to Santa Barbara and north to the southern part of the San Joaquin Valley and the Southern Sierra Nevada Mountains. The Saugus Substation is plotted near the center of the map and its role within the larger Big Creek system is visually clarified (Image 2).

Saugus Substation (1923-present)
In 1923, The Signal newspaper announced that SCE was committing a share of its 1924 fiscal year budget to constructing a substation within its Newhall-Saugus district. "This project when completed will be one of the largest power distributing sub-stations in the world and will handle all the power of the Big Creek and Kern River developments together with the potent Colorado River plants." The article went on to boast that the new substation and its future connections "should make this community famous throughout the world because of its power production" (The Signal 1923).

Construction of the original Saugus Substation began in 1923 and was completed in 1924 in its current location, with the intent to replace the Castaic Substation (built 1899) located on the same property just a short distance away near Rye Canyon Road at The Old Road. The Castaic Substation was small and had outlived its usefulness. When the Saugus Substation went into service in August 1924, the Castaic Substation was abandoned and removed from service (SCE 1989). The original Saugus Substation consisted of two, side-by-side, front gabled buildings (the switch rack and control house buildings), equipment yard, water-cooling tower, and associated operator's cottages (Image 3). At this time, the substation's major connections included the Kern River and Borel Transmission Lines.

In 1928, SCE announced that $359,000 would be set aside for extensions and reinforcements of electric distributing stations in the San Fernando Valley District, which included the towns of Newhall and Saugus. The 1928 annual budget also included an appropriation for the development of the Big Creek-San Joaquin River Project, new transmission lines and substations, and a new steam generating plant at Long Beach. All of this new development would provide steam and hydro-electric energy for use in the San Fernando Valley district and other portions of the system. SCE District Manager Ray Whitson stated that "The San Fernando Valley district ranks very high in the growth of Southern California and the development of the Southern California Edison Company." The Saugus Station was considered an important piece of this development, with the 1928 budget included reinforcement requirements at the station (The Van Nuys News 1928:3).

Plans for reinforcement of the Saugus Substation and surrounding infrastructure projects were temporarily set back when in the early morning hours of March 12, 1928, a wall of water swept through San Francisquito Canyon and the Santa Clara River Valley. William Mulholland's St. Francis Dam failed, killing at least 430 people (including 84 SCE workers), destroying 1,250 buildings and 7,900 acres of farmland, to become one of the greatest dam failure disasters of the 20th century (Murray et al. 2020, The Signal 1944). "The night crew at the Southern California Edison Saugus substation, ten miles below the below the St. Francis Dam, didn't need a wake-up call. They were startled into action when an oil switch exploded, setting off a fire" (Wilkman 2018). This explosion was caused by the Borel Transmission Line to Lancaster shorting out as water crashed through the canyon (Caughey and Caughey 1976, The Heritage Junction Dispatch 2009). Photographs and silent film taken shortly after the disaster show the extent of damage caused to the Saugus Substation (Image 4). Nearly all of the workers cottages as well as the abandoned Castaic Substation were washed away in the flood waters, leaving behind

only the outlines of their concrete foundations (Image 5). Most of the SCE workers who died in the St. Francis dam disaster were located at a construction camp called Kemp Camp located approximately 8 miles west of Saugus, established for the building of the Saugus-Santa Susanna 66kV line (The Signal 1944; Wilkman 2018). Days after the disaster, what was left of the Saugus Substation and its grounds was utilized as a "booming oil camp" with framed tents covering acres of its land. Approximately 300 men were camped out at the Saugus Substation with the task of rebuilding SCE's badly damaged powerlines (LAT 1928).

SCE's 1929 expenditures budget set aside over $1 million for extensions and reinforcements of its distributing system, with reinforcements planned to meet the new service requirements for the Saugus Substation and its larger district (The Signal 1928). In 1929 it was announced that the Saugus Substation would receive a $135,000 addition at the benefit of a number of nearby cities and towns, improving the flexibility of service for the greater Los Angeles area:

> Communities west of Saugus which will be affected include Santa Paula, Saticoy, Oxnard, Ventura, Santa Barbara and contiguous territory. In the Antelope Valley section north and east of the Saugus station, Palmdale, Lancaster, Redman, Mojave and Monolith will be benefitted (The Signal 1929a).

The addition would include construction of a new substation control house and installation of equipment to facilitate connection of the Big Creek 220kV transmission lines via the Saugus Substation (Image 6). Other equipment proposed as part of the addition included new step-down equipment to provide electrical power at lower voltages to other nearby substations which powered homes, farms, and industrial fields. Saugus was largely selected for its role in the Big Creek system because of its centralized location. "The station is at the geographical center of an important home and farm territory and is a junction point in the Edison company transmission system." The importance of the substation's location was demonstrated during the St. Francis Dam disaster when SCE was able to absorb the entire lighting and power load of the City of Los Angeles and take all the local power plants offline within minutes of the dam's failure. The new Saugus Substation would form an important link between SCE's Big Creek power stations and the Long Beach Steam Plant (The Signal 1929a).

A 1928 plot plan (revised in 1930) and historic photographs of the Saugus substation evidence the changes made to the substation between 1928 and 1930 before construction of present-day substation building. At the time, the substation consisted of a 16' x 48' steel substation building next to a smaller 16' x 24' building and shop building of the same size. The substation yard maintained a small 16 kV rack, a large 41' x 240' 66kV rack, and five newly installed 220/66kV transformers connected to the large 220kV rack which supported connections to Eagle Rock East and West and Magunden East and West Transmission Lines. Other buildings and structures on site included a cooling tower, fire house, pump house, oil storage tanks, relay building, and a hoist slab. The west side of the substation yard included 9 Type "T" operator's cottages, a water tower, 12-car garage, 2-car garage, and a 20' x 28' steel building (Image 7).

Construction on the new 35 miles of transmission lines began at the end of 1929, including 30 miles between Saugus and the Del Sur Substation in the Antelope Valley and 5 miles of double-circuit transmission lines between the Eagle Rock and La Cañada Substations. The new work also included a road between Saugus and Del Sur and the construction of steel transmission line towers. "The line will follow an entirely new

route into the valley, branching out from the 220,000-volt transmission lines that link the company's hydro-electric generating plants in the Big Creek-San Joaquin River area with the steam-electric plants at Long Beach" (The Signal 1929b). The year 1929 was a turning-point for SCE with respect to its San Fernando Valley district (which included the Saugus Substation), which contributed "to the substantial growth recorded by the Edison company" (The Signal 1930a, Image 8).

General distribution system reinforcements, the extension of services, and the improvement of multiple substations were all slated as part of SCE's 1931 work program, with $191,000 specifically set aside for the "Valley Section" (The Van Nuys News 1930). Included in this was once again reinforcement of service facilities at the Saugus Substation, which was considered to be "one of the major points on the company's system" (The Signal 1930a). The Valley Section significantly contributed to SCE's growth and development in the early 1930s and was viewed by the company as "one of the fastest growing areas on the entire Edison system" (The Van Nuys News 1932). Upgrades to the Saugus Substation were completed in July 1932, increasing the electrical service capacity to 200,000 "horsepower" and providing access to Ventura and Santa Barbara Counties and the Antelope Valley (Image 9). "The Saugus substation, one of a series of eight major stations on the Edison company's 220,000-volt, long-distance transmission line, now represents, with its increased service capacity, an investment of approximately $1,000,000" (LAT 1932, Images 10 and 11).

On December 7, 1941, the United States entered World War II when the Japanese attacked Pearl Harbor. By December 10, the 165th and 185th Infantry Battalions were assigned to Saugus and SCE posted civilian guards with an observation post at the substation manned 24 hours a day. By January 1942, the Battalions had gone, but 40 field artillery men remained with artillery guns placed in the operator's cottage area. In April 1942, all U.S. Army men left the Saugus substation. By 1944, the Edison Civilian Guards also left, and the observation post was officially put out of service (SCE 1989).

In 1964, the Saugus Substation began expanding its capacity to meet the demands of a rapidly growing postwar population in the Santa Clarita Valley, coupled with new power demands from a growing industrial and commercial sector. The substation increased its service capacity by 75 KW with plans to increase it by another 75 KW in the near future. SCE also added the first of three new substations in the Valley (The Signal 1964). The postwar growth boom continued to push the limits of SCE's systems into the 1970s, with the company investing millions of dollars in new facilities to keep up with increased demand. This included construction of the Pardee Substation northwest of the Saugus Substation. The new state-of-the-art substation included circuit breakers and switching and relay equipment that was capable of transmitting high voltage power to the Saugus Substation where it could then be distributed to customers at lower voltages (The Signal 1970).

The original layout of the Saugus Substation yard began to change in the 1970s and throughout the 1980s with removal of the original switch racks and transformer equipment as well as the associated operator's cottage community. Around 1972, the Saugus Substation stopped using the easternmost portion of the substation yard for equipment and the old 220kV rack was removed. It is also at this time that the abandoned operator's cottages on the westernmost portion of the substation were sold to Newhall Land and Farming Company, although the houses remained onsite until 1989 after which time they were demolished/moved off site, and the area was graded and left undeveloped until the early 2000s when a business park was constructed (NETR 2022).

In 1986, SCE completed a $7 million upgrade project on the Saugus Substation which doubled the electrical capacity of the Santa Clarita Valley. This included replacement of four transformers with two new ones (The Signal 1986), which removed the original 1930s transformer rack completely.

In 2012, SCE announced plans to replace 8 of its transmission towers in the Valencia Industrial Center with tubular steel poles to address an overloaded system. The Saugus-Colossus-Lockheed-Pitchgen 66kV Reconductor Project involved the replacement of a 1.2-mile stretch of power lines extending from the Saugus Substation on the south, north across the Santa Clara River and cutting through the Industrial Center near Newhall Ranch Road (Worden 2012).

Operator's Cottages

Many SCE substations included housing for its substation operators and their families (Image 12), referred to as operator's cottages, and frequently appearing as a group of simple Craftsman bungalows. These "Type 'T' cottages" (Image 13) varied in size but maintained the same basic floor plan (The Heritage Junction 2009). "Through time many of the original caretaker's cottages were demolished or removed from the lot, and secondary structures were similarly replaced at the substation property to support increased electrical service needs" (Tinsley Becker et al. 2015:66). This is true for the Saugus Substation, although it lost most of its original operator's cottages to the St. Francis Dam disaster in 1928.

The "Edison House" was one of several cottages built by SCE to house employees of the Newhall substation which opened in 1919. It was later moved to the Saugus Substation in 1925 shortly after the substation was built, with additional homes of nearly identical design constructed alongside it. According to a station data sheet, two operator's cottages were constructed at the Saugus substation in March 1927 (SCE 1989). Following the St. Francis Dam disaster, the Edison House survived, and three SCE operator cottages were repaired on the Saugus Substation lot (The Signal 1990 and 2004, The Heritage Junction Dispatch 2009). Following the rebuilding of the substation, by October 1929, nine cottages had been rebuilt (SCE 1989).

Operator's cottages formed small close-knit communities that lived and worked together (Image 14). In 1930, it was reported that employees living at the Saugus Substation constructed a 9-hole miniature golf course using their own front lawns (The Signal 1930b). Typically, a family would only occupy a cottage for around one year before a promotion or reassignment moved them to another location. Rent for a 2-bedroom cottage in the 1950s was kept low at around $25 per month, allowing SCE employees to save money to afford their own homes in the future. "As the areas around the camps became more developed and more housing became available, many of the cottages went vacant, often for years at a time" (The Heritage Junction 2009:6). By 1930, the Saugus substation had 9 Type "T" cottages, a 12-car garage, and a 2-car garage.

As the postwar boom exploded growth in the Santa Clarita Valley and housing became more readily available, the camp of operator's cottages at the Saugus Substation was no longer needed. The cottages were sold to Newhall Land and Farming Company on January 17, 1972. The cottages remained on site until 1989 when all but one of the homes was demolished during a Los Angeles County Fire Department training exercise. The remaining Edison House was relocated to Heritage Junction in 1989 (The Signal 1990 and 2004, The Heritage Junction Dispatch 2009, SCE 1989). In 1990, SCE donated the original blueprints and data sheets from the Saugus Substation and its associated worker's cottages to the

Santa Clarita Valley Historical Society (The Signal 1990). Restoration of the Edison House was completed in 2009 (The Heritage Junction Dispatch 2009).

Images

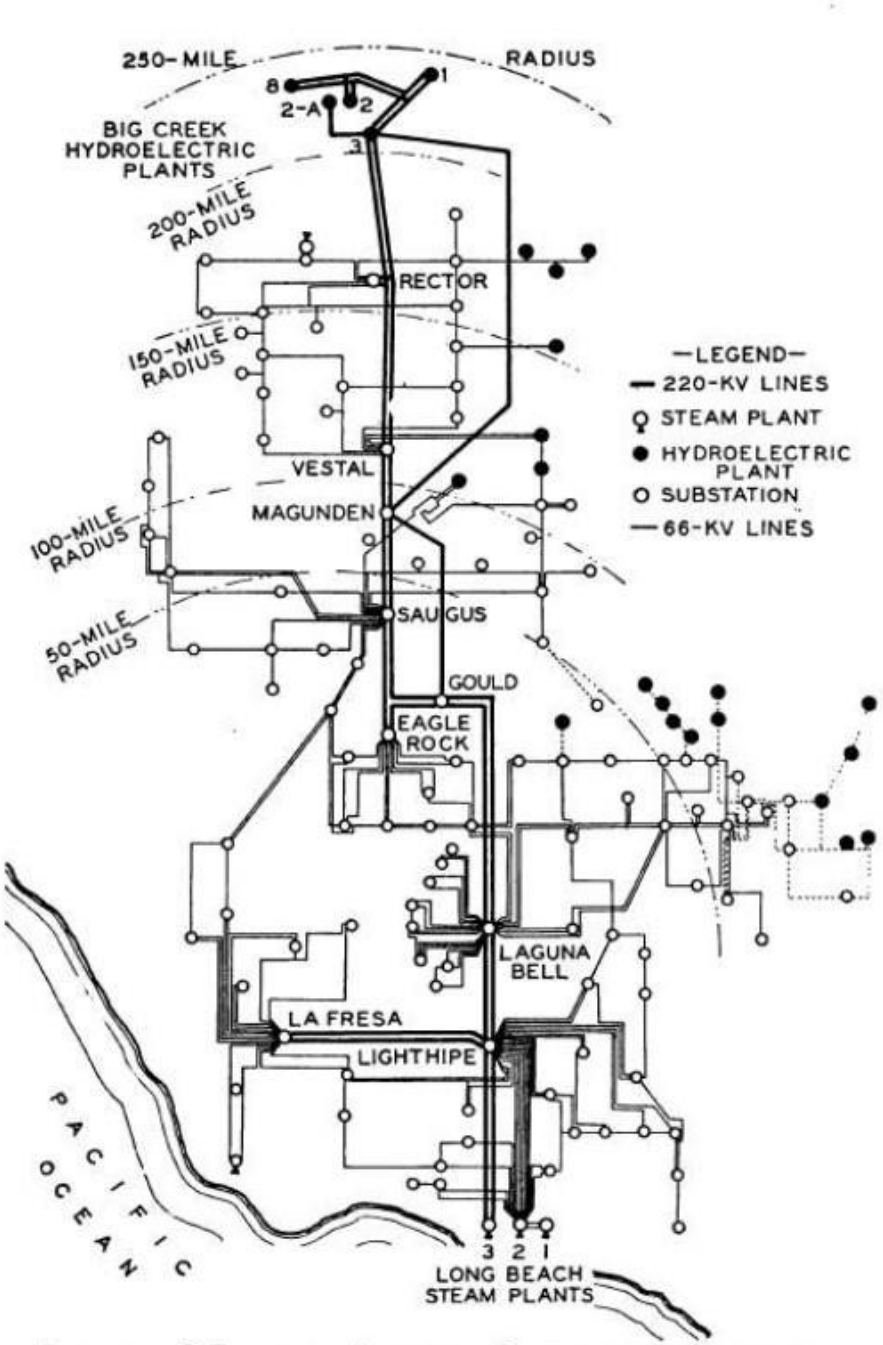


Fig. 1. Schematic diagram of transmission system of the Southern California Edison Company Ltd.

Image 1. Diagram showing the 9 substations (including Saugus) connected to the Big Creek 220kV and associated 66kV system (Tinsley Beck et al. 2015).

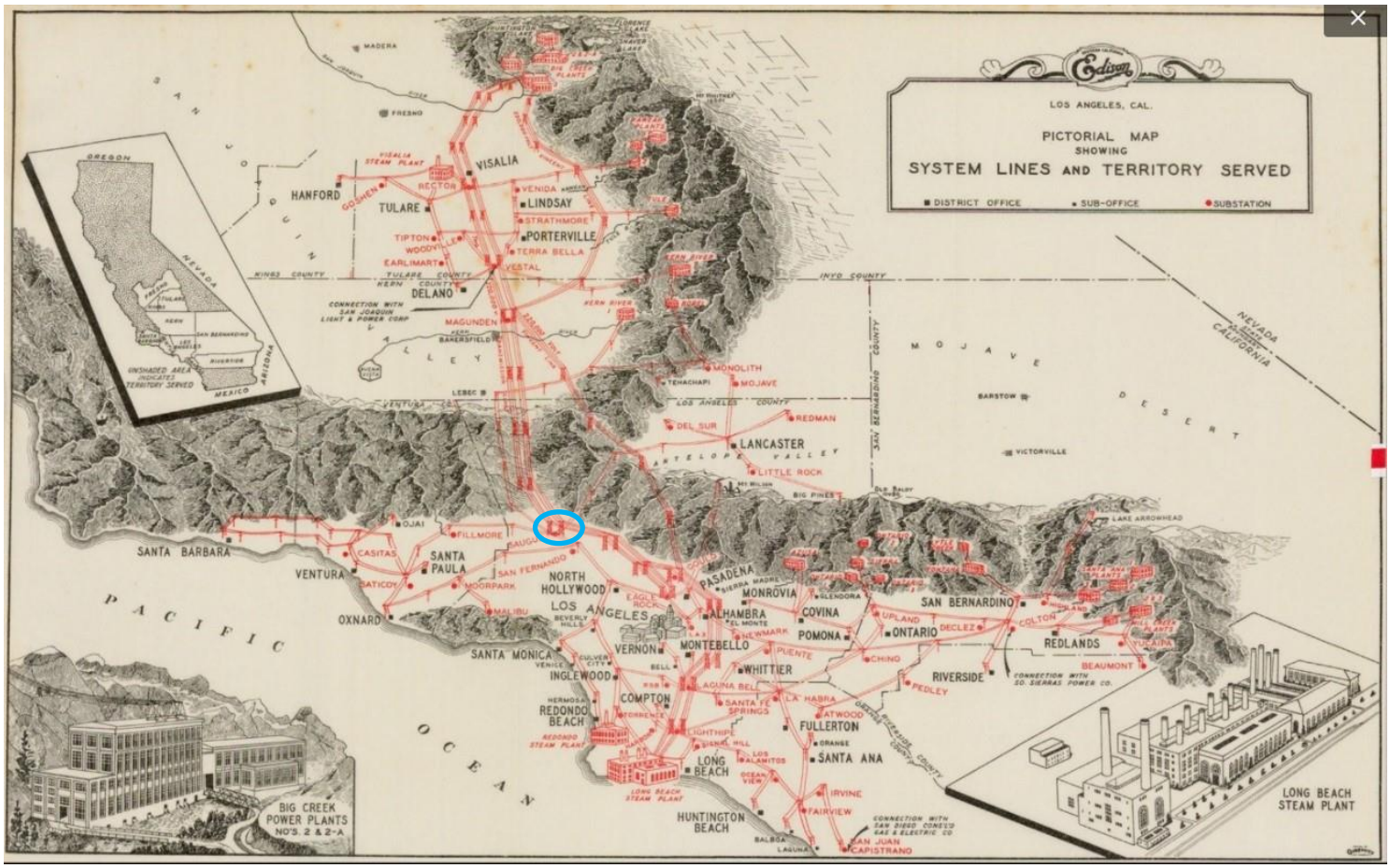


Image 2. 1930s map of SCE lines with the Saugus Substation circled in blue, showing its centralized location within the larger Big Creek East and West Transmission Line (SCE c.1930).

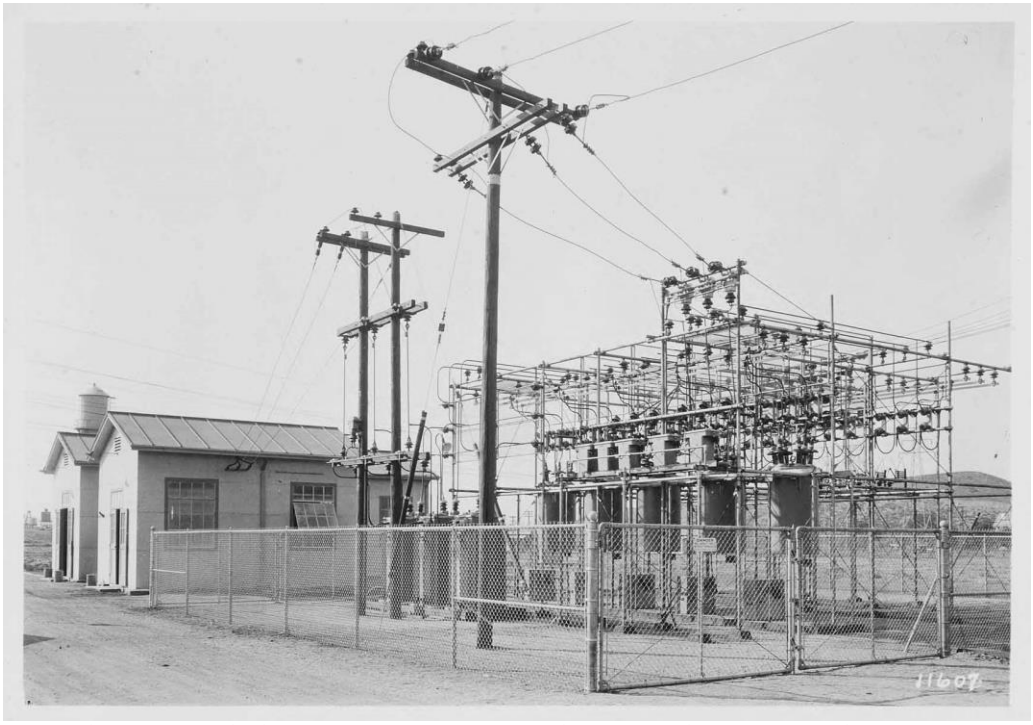


Image 3. Overview of original Saugus Substation showing the switch rack and station building in 1925 (HDL Call No. 02-11607)

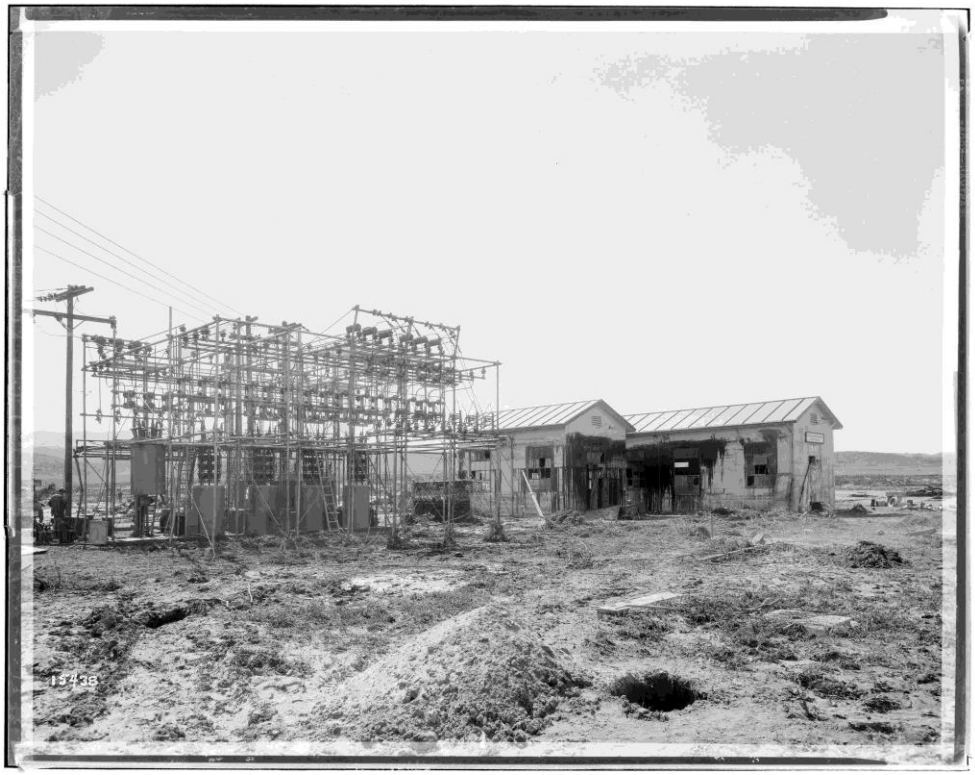


Image 4. Saugus Substation following the St. Francis Dam burst in 1928 (HDL Call No. 02-15438)

Image 5. Concrete foundation remains of the operator's cottages that were washed away in the St. Francis Dam burst (HDL Call No. 02-15435)

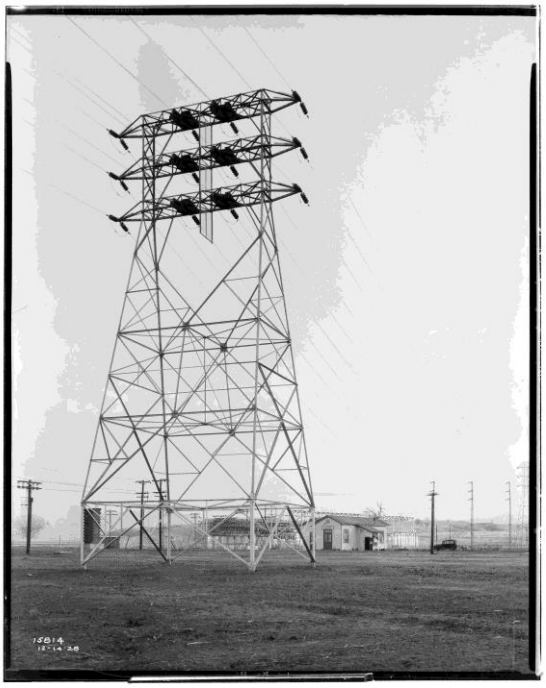


Image 6. Big Creek steel tower double-circuit at Saugus in December 1928 (HDL Call No. 02-18514)

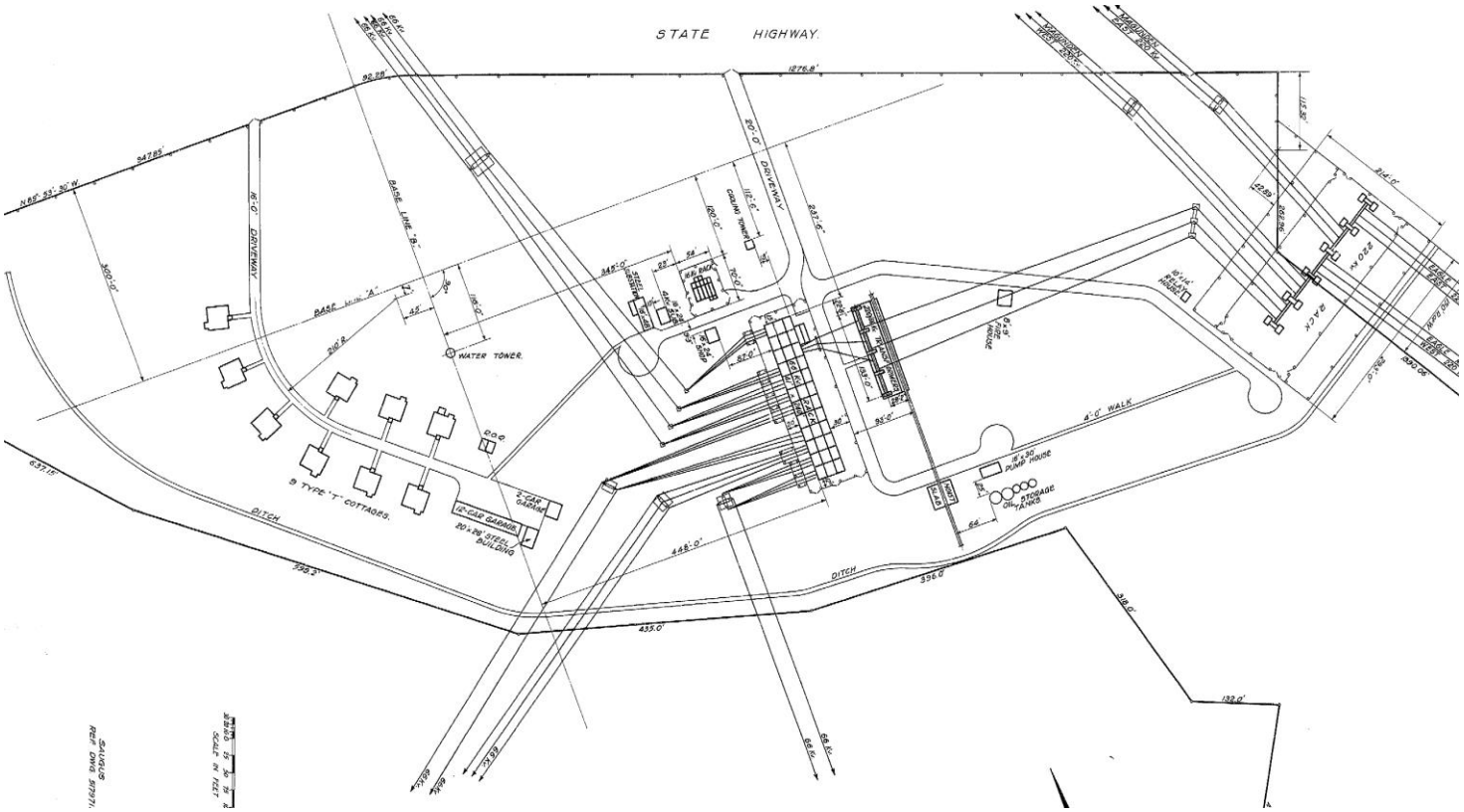


Image 7. Plot Plan from 1928, revised 1930 showing the Saugus Substation layout after its connection to the Big Creek Hydroelectric System (SCE 1928 Dwg. 515951)

Image 8. Newly installed 220kV rack at Saugus Substation in 1930 (HDL Call No. 02-16898)

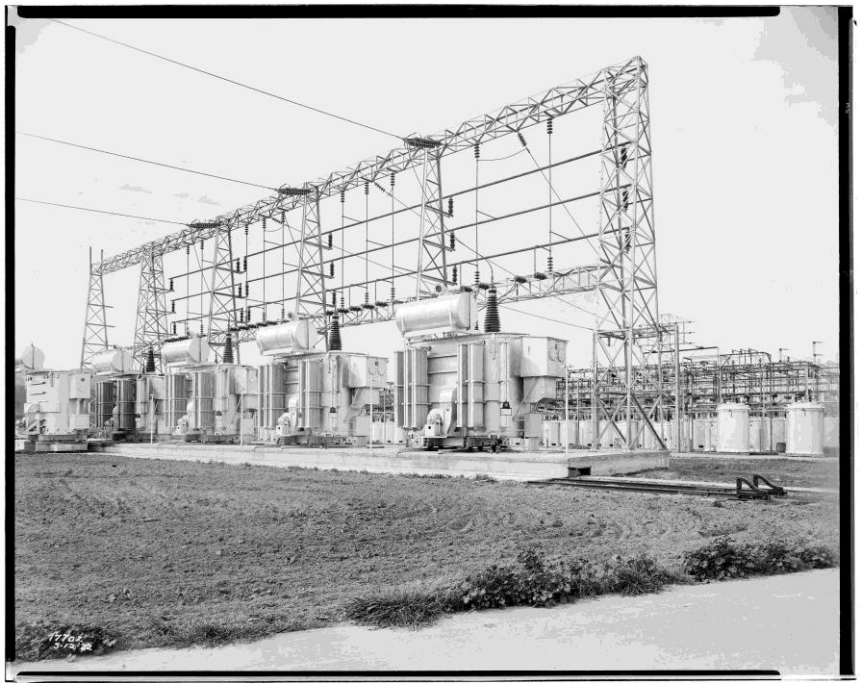


Image 9. Newly installed 220kV transformers at Saugus Substation in 1932 (HDL Call No. 02-17702)

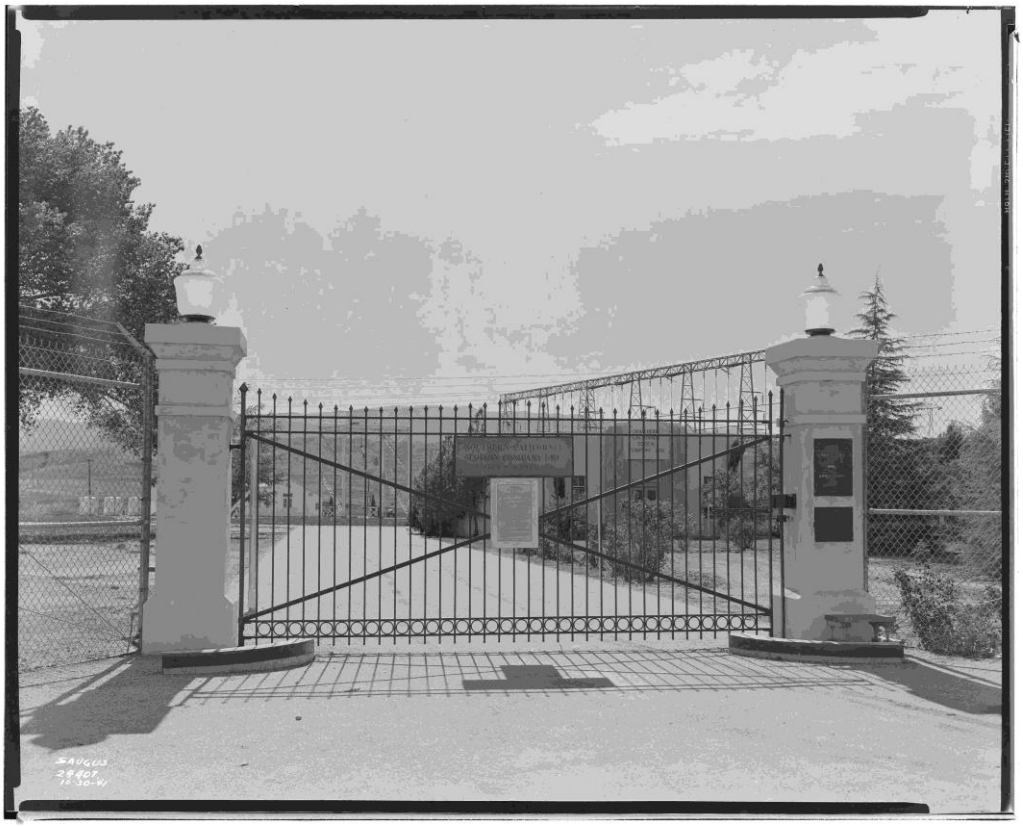


Image 10. Front gate with the control house in the background in 1941 (HDL Call No. 02-24407)

Image 11. Rear of control house in 1941 (HDL Call No. 02-25111)

Image 12. Overview of Saugus Substation operator's cottage community in 1941 (HDL Call No. 02-25122)

Image 13. Type "T" operator's cottage at the Saugus Substation in 1941 (HDL Call No. 02-25119)

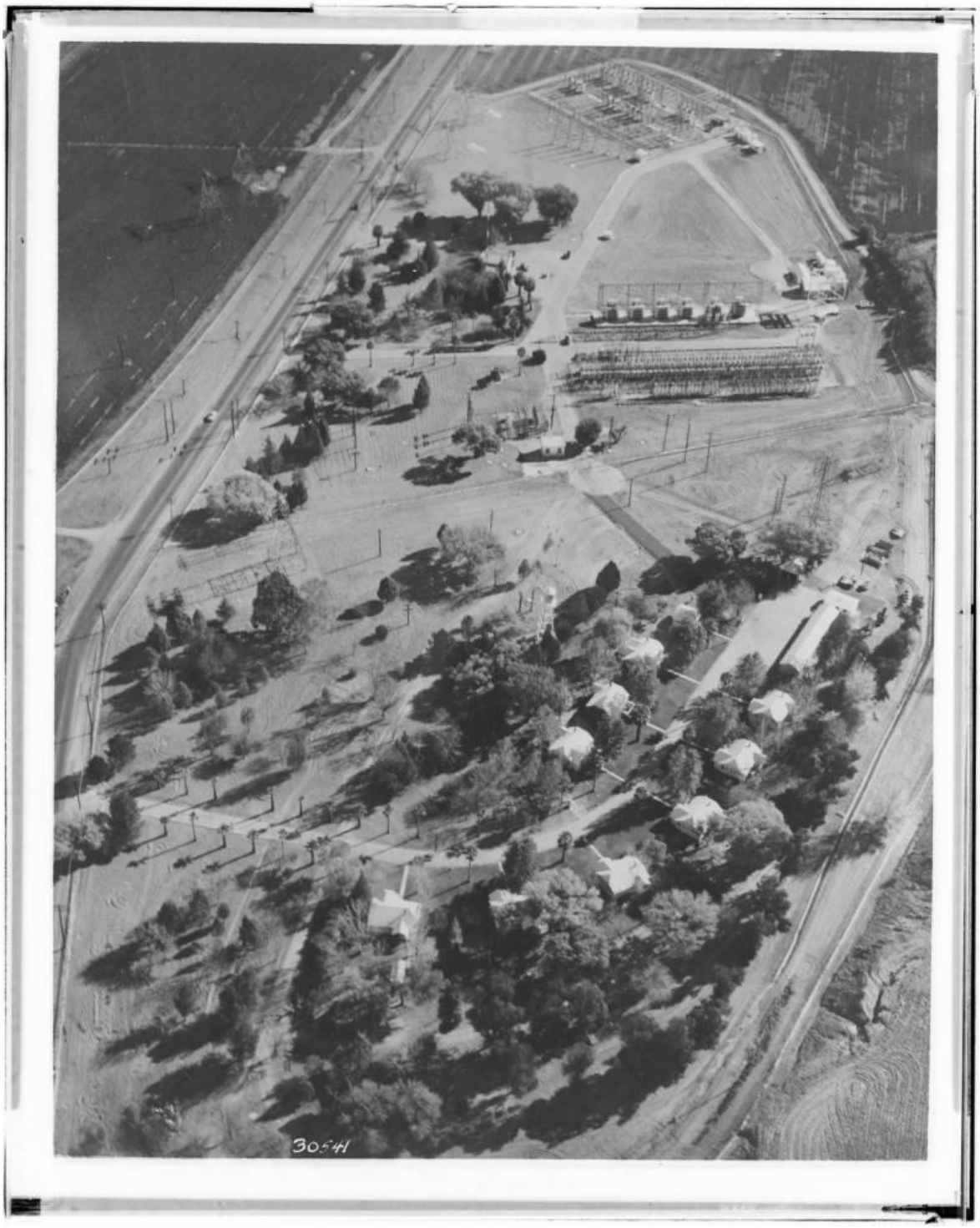


Image 14. Ariel View of Saugus Substation in 1941
(HDL Call No. 02-305841)

SCE Substation Architectural Style and Typology

Between the late 1800s and the mid-twentieth century, SCE substations were built in a variety of architectural styles. These styles were classified into six historic-era types (Tinsley Becker et al. 2015). The Saugus Substation is classified as "Monumental" type, more specifically, a "Multi-Part" subtype of substation. According to a study of historic infrastructure completed by SCE, there are five substations of the Multi-Part subtype: Dalton, La Fresa, Laguna Bell, Rector, and Saugus. "These buildings have modernized Classical Revival or Stripped Classical features, such as pediments and piers, and are organized into two or three parts" (Tinsley Becker et al. 2015). The Saugus Substation is best classified as Art Deco style, scaled back to reflect its function as a utility building. This style is evidenced by the following character-defining features, most of which only occur on the control house building's front central bay (PHMC 2015, Keener 2020):

- Simplified figures and shapes
- Long lines with crisp edges
- Stepped or setback front façade
- Distinctive smooth finish building materials such as stucco
- Decorative fluting and/or reeding
- Low-relief decorative panel at entrance
- Geometrical triangle motifs

Ornate examples of Art Deco are often thought of in more elaborate formats, like skyscrapers and other large scale building types, but the style was also frequently adapted to suit the needs of commercial and civic buildings:

> For all its panache, Art Deco architecture was immensely practical in execution. For projects on a tight budget, the simple box could be decorated with motifs and embellished with appendages that made a conceptually rudimentary structure appear fashionable and up to date (Wentworth 2021).

This is true for the Saugus Substation control house, which does not read as any particular architectural style from the rear or side elevations (the portions that only the SCE workers see). Nearly all of the building's Art Deco features have been concentrated on the central bay of the building's front elevation, drawing the eye directly to the main entrance and its detailed surround (the portions that only the public right-of-way see).

Significance Evaluation

The following presents an evaluation of the subject property in consideration of NRHP, CRHR, and City of Santa Clarita designation criteria (Municipal Code 17.64.030). Because of similarities in the requirements of the federal, state, and local designation programs, the criteria have been addressed together (where possible) to avoid duplicative text. Evaluation guidance provided in Tinsley-Becker et al. 2015 was used as a framework for applying the designation criteria.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion A. Is associated with events that have made a significant contribution to the historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development of the City, State or nation.

Guidance provided in Tinsley Becker et al. 2015 states that substation properties and their individual buildings should be evaluated under three themes, the first two of which are examined below:

(1) An association with and representation of SCE's organizational history as evidence of key expansion periods that contributed to or served as the genesis of settlement or marked growth in a community serviced by SCE.

The Saugus Substation is associated with the continued development of SCE's Big Creek Hydroelectric System, a key period of expansion that contributed to significant growth in SCE's greater Los Angeles territory. SCE invested a significant amount of money in the Saugus Substation between 1928 and 1932, recognizing the Valley Section as "one of the fastest growing areas on the entire Edison system" (The Van Nuys News 1932). The location of the Saugus Substation was seen as "the geographical center of an important home and farm territory" and "a junction point in the Edison company transmission system" (The Signal 1929a). It is for this reason that the Saugus Substation was selected to form an important link on the 220kV Big Creek Hydroelectric System between the Big Creek-San Joaquin River power stations up north to the Long Beach Steam Plant down south. The Saugus Substation still maintains its connection and placement within the larger system and its critical function of stepping-down power to lower voltages so it can be distributed to the surrounding community. Therefore, the Saugus Substation is associated with the growth of SCE's "Valley Section" in the late 1920s and early 1930s and serves as an important link on the Big Creek East and West Transmission Line.

(2) An association with SCE's original construction and implementation campaigns or the established period of significance for the company's 66kV, 220kV, and 500kV systems.

The Saugus Substation is associated with the established period of significance for SCE's 220kV lattice steel transmission lines (1912-1941) (Tinsley Becker et al. 2015). Specifically, the Saugus Substation is associated with the late 1920s-early 1930s development and expansion of the Big Creek 220kV system in the Los Angeles area. To transmit the 220kV power at lower voltages to homes, farms, and industrial fields, SCE constructed/equipped nine substations to step-down the 220kV transmission lines to the lower 66kV subtransmission lines, including the Lighthipe, La Fresa, Laguna Bell, Eagle Rock, Gould, Saugus, Magunden, Vestal, and Rector Substations, which served as a backbone and came to "define the historic 220kV system" (Tinsley Beck et al. 2015:50). The existing Saugus Substation control house was completed in 1932 as part of a massive 1931 building campaign in the Valley District, which at the time, was considered to be one of the most critical and fastest growing points on the entire SCE system. Therefore, the Saugus Substation is associated the established period of significance for SCE's 220kV System (1912-1941).

For the associations demonstrated above, the Saugus Substation appears eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion A with a period of significance of 1928-1932.

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

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion B. Is associated with persons significant in the history of the City, State or nation.

The subject property is a public utility building that is not associated with any specific occupants. Its only owners have been SCE. Review of local publications and newspaper articles failed to indicate that the subject property has any important associations with significant persons in regional or SCE history. Therefore, the subject property is not eligible under NRHP Criterion B, CRHR Criterion 2, or City Criterion B.

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

CRHR 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.

City Criterion C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Guidance provided in Tinsley Becker et al. 2015 states that substation properties and their individual buildings should be evaluated under three themes, the third of which is examined below:

(3) An association with and embodiment of SCE's architectural programming and aesthetic ideology at historic-era substations designed to represent a specific architectural style and associated qualities and characteristics.

The Saugus Substation control house is an intact example of a 1930s, Monumental, Multi-Part substation building designed in Art Deco style. The control house serves as an example of a more elaborate architectural style like Art Deco being used sparingly to provide ornamentation to an otherwise ubiquitous public utility building. The Art Deco character-defining features are almost entirely relegated to the front (north) elevation and include a crisp and defined roofline edge, stepped front façade, smooth stucco exterior, decorative fluting and reeding, geometric triangle motif, and the low-relief panel above the main entry. Only one other Monumental, Multi-Part substation was identified by SCE in the Art Deco style: La Fresa Substation (built 1930) in Torrance, which was previously recommended eligible for the NRHP and CRHR under Criteria C/3 (Tinsley Becker et al. 2015). Given the representation of the Art Deco style in a public utility building, the control house building's high degree of integrity from its period of significance (1932), and its embodiment of SCE's architectural programming and aesthetic ideology, the substation building appears eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion C.

With regard to the potential for a complex/historic district: "The absence of the Caretaker's Cottage and ancillary buildings eliminate the potential for the substation property to be eligible for the CRHR/NRHP as a complex or historic district. Without the Caretaker's cottage and other original or early-period buildings constructed as part of the substation complex, there is no possibility for recognition as an intact district" (Tinsley Becker et al. 2015). Given that the substation retains none of its original operator's cottages or other buildings, there is no potential for a district.

City Criterion D. Has a unique location, singular physical characteristic(s), or is a landscape, view or vista representing an established and familiar visual feature of a neighborhood, community, or the City.

The Saugus Substation has operated at its current location for nearly a century. For this reason, its presence along Magic Mountain Parkway (formerly known as Ridge Route Highway and Saugus Ventura Road) is certainly a familiar visual feature for those who live and work in Santa Clarita. In fact, the strip of Magic Mountain Parkway in front of the substation has been dubbed the "Edison curve," dating back to the days when the Southern Pacific Railroad operated a line directly in front of the substation. However, what is familiar to the neighborhood is largely tied to the property's function – the subject property has always served as an SCE substation. It is not, however, tied to any specific physical elements on site today, as the substation site has evolved over time to meet the power demands of a rapidly growing population. Further, the oldest extant element of the substation (the control house) is not easily viewed from Magic Mountain Parkway. Therefore, while the presence of SCE on Magic Mountain Parkway in Santa Clarita dates back nearly a century, the site itself has been constantly changing and evolving in response to new technologies and population increases, such that it cannot be said to have "singular physical characteristic(s)", nor can it be said to represent "an established" visual feature. Therefore, the subject property is not eligible under City Criterion D.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion E. Has yielded, or has the potential to yield, information important to the history or prehistory of the City, State, or nation.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion E.

Integrity

Location: The subject property retains integrity of location. The Saugus Substation has been at its original location since 1924. Although the buildings and structures on the site have changed over time, the location of the Saugus Substation has remained the same.

Design: The subject property retains integrity of design. Although the substation equipment and yard configuration has changed over time to meet the needs of a rapidly growing population, and the front gate and posts have been replaced, the 1932 substation control

house retains high integrity of its original design.

Setting: The subject property lacks integrity of setting. The present-day setting of the substation is characterized by business parks, a golf course, and residential development such that it no longer conveys its 1930s setting as a largely rural, agricultural town along the Southern Pacific Railroad.

Materials: The subject property retains integrity of materials. Although the substation equipment has been replaced overtime, the substation control house retains its most critical materials, including original windows and doors, original stucco cladding, and scored concrete. Although the rear elevation could not be viewed, its integrity is inconsequential given the high integrity of the visible front and side elevations.

Workmanship: The subject property retains integrity of workmanship. Evidence of the original craftsmanship is still present in the Art Deco details on the central front bay and crisp lines throughout.

Feeling: The subject property retains integrity of feeling. The control house still feels like an Art Deco-inspired substation building from the 1930s located at the main entrance of the Saugus Substation.

Association: The subject property retains integrity of association. While the larger substation property has evolved overtime to accommodate new and changing technologies, the Saugus Substation continues to play an important role in the Big Creek East and West Transmission Line and is still representative of expansion of the Big Creek 220kV system to the greater Los Angeles area.

Statement of Significance

The Saugus Substation is eligible for NRHP, CRHR, and City designation under Criteria A/1/A for its important historical associations with the Big Creek East and West Transmission Line and the established period of significance for SCE's 220kV System (1912-1941), and Criteria C/3/C for its embodiment of SCE's architectural programming and aesthetic ideology. The Period of Significance for its eligibility under Criteria A/1/A is 1928-1932, when the Saugus Substation received significant updates to facilitate its connection to the Big Creek 220kV system, culminating with construction of the existing control house in 1932. The Period of Significance for its eligibility under Criteria C/3/C is 1932, the year the substation control house was constructed and put into operation. The Saugus Substation's significance is conveyed through the following character-defining features: its location, its ongoing association and connection to the Big Creek 220kV system, its ongoing function as a step-down substation, and the control house's embodiment of SCE's architectural programming and aesthetic ideology as expressed through its Monumental Multi-Part type and Art Deco-style design features. None of the other buildings, structures, or equipment within the Saugus Substation property are historically significant.

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