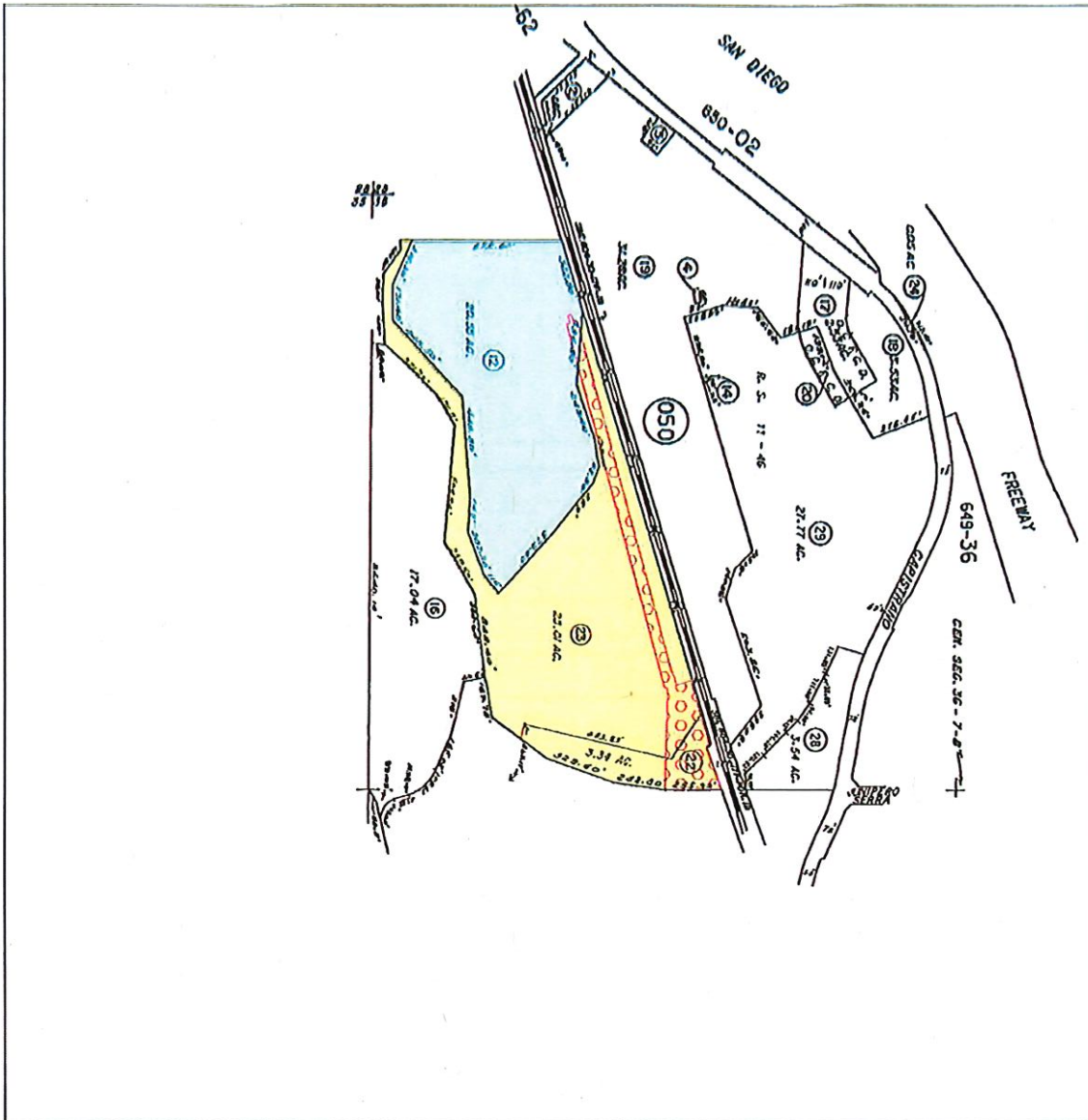




Scale 1 Inch = 500 Foot  
 0 500 1000

SHEET 2 OF 2



LEGEND

- Parcel 1 (Fee, Property In Question)
- Parcel 2 (Fee, Property In Question)
- Item No. 25 - Easement for water rights and incidental purposes  
02/23/1960, Book 5111, Page 339, of Official Records  
Affects said land  
Said Easement is not specifically delineated and is un-locatable
- Item No. 27 - Easement for water pipeline and incidental purposes  
06/17/2004, Instrument No. 2004-549508, of Official Records  
Affects as described therein



Title Order No. 410-2401175-64, Preliminary Report Dated as of April 23, 2024

Drawing Date: May 14, 2024

Reference:

Assessor's Parcel No.: 121-050-12, 22, 23

Property: Vacant Land, San Juan Capistrano, CA 92675, State Of California

Date:

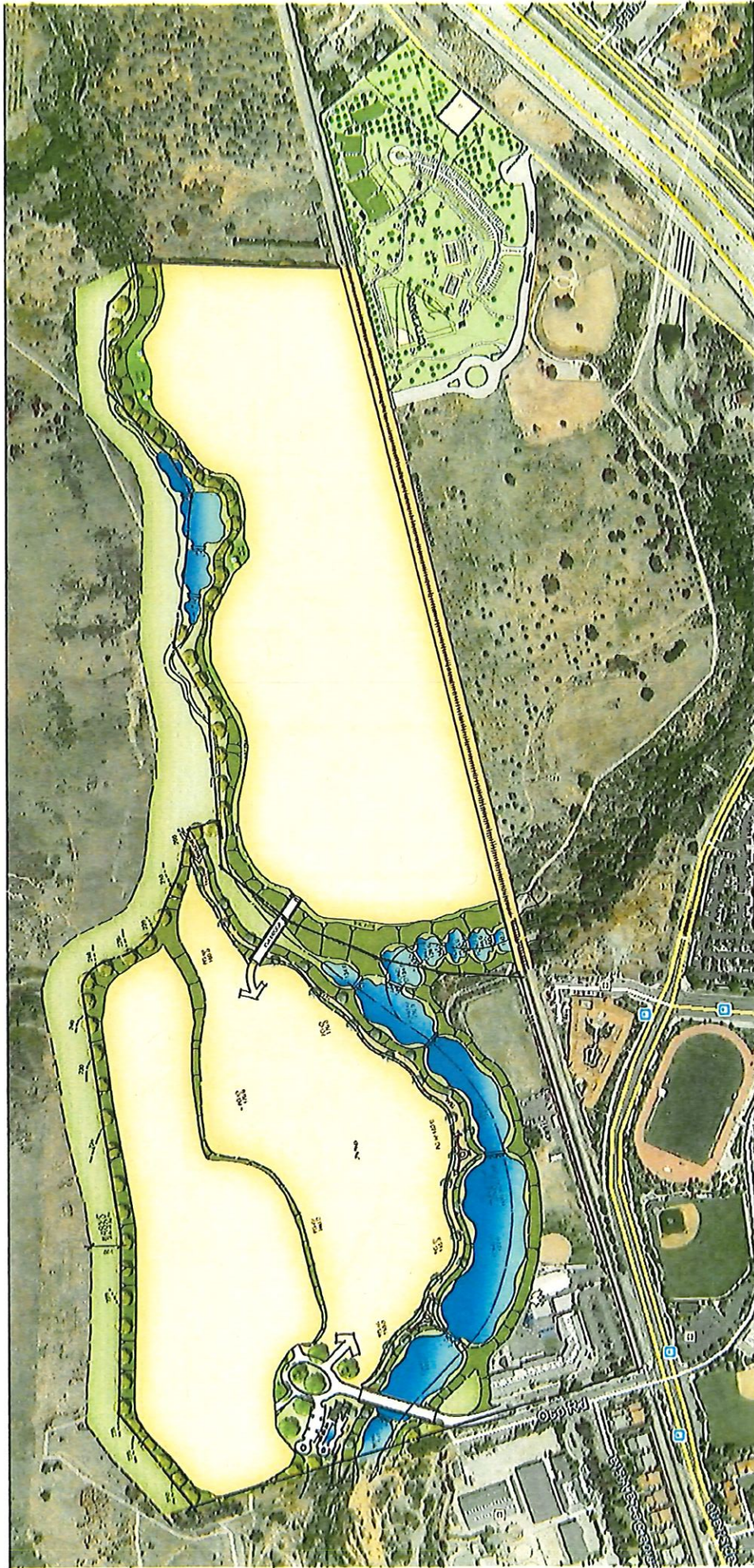
This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, warranty, or a Company does not insure dimensions, distances, location of easements, surveys or other matters shown thereon.

Plat Showing  
 Parcel 1: portion of the Northwest quarter of Section 36, Township 7 South, Range 8 West, San Bernardino Base and Meridian  
 Parcel 2: Northwest one-quarter of Section 36, Township 7 South, Range 8 West, San Bernardino Meridian

Sheet  
 2  
 of  
 2

ArchNo #





SITE PLAN

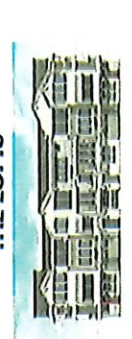
SAN JUAN HIGHLANDS / HSIAO PROPERTY, SAN JUAN CUYUTLAND  
DATE: 12/04 DATE: 02/22/15







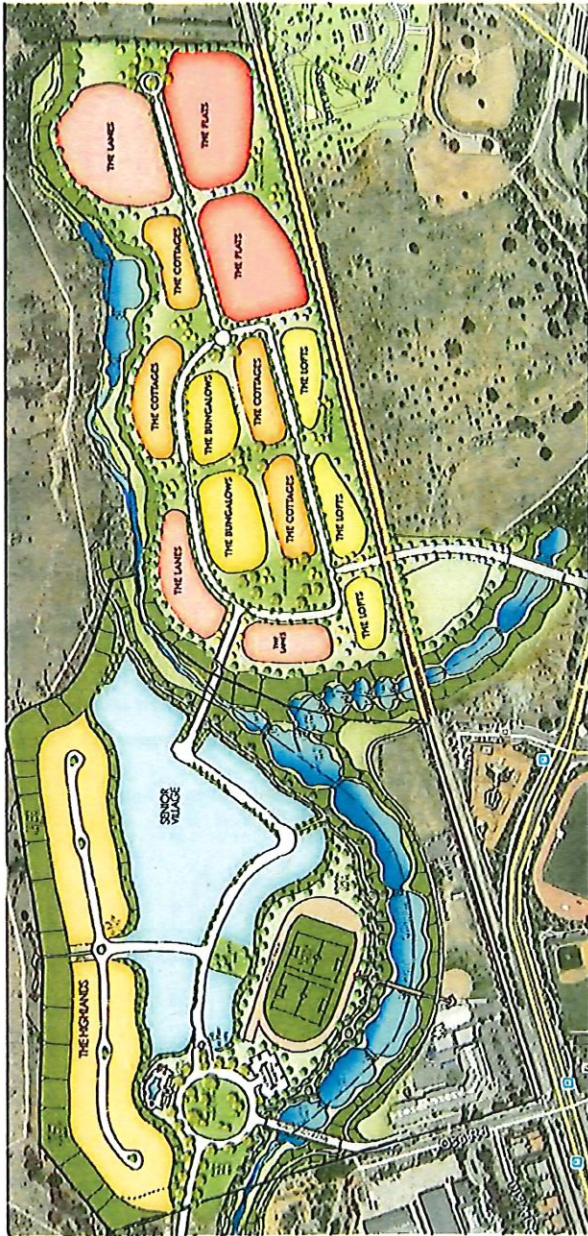
THE HIGHLANDS



THE LOFTS



SENIOR LIVING



THE COTTAGES



THE LANES



THE BUNGALOWS



THE FLATS



BATH GATE RANCH / HSIAO PROPERTY, SAN JUAN COUNTY  
UNL03 # 15-014 DATE: 03.14.15

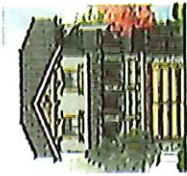


SITE PLAN OPTION 1





THE COTTAGES



THE LANES



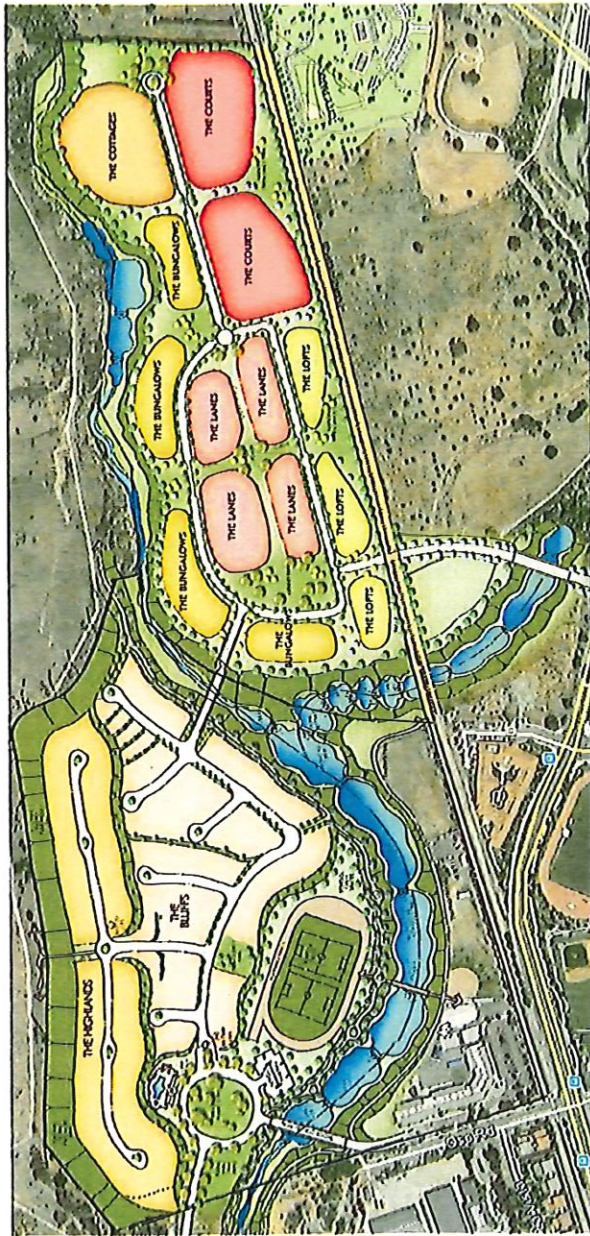
THE BUNGALOWS



THE LOFTS



THE HIGHLANDS



THE COURTS



THE BLUFFS

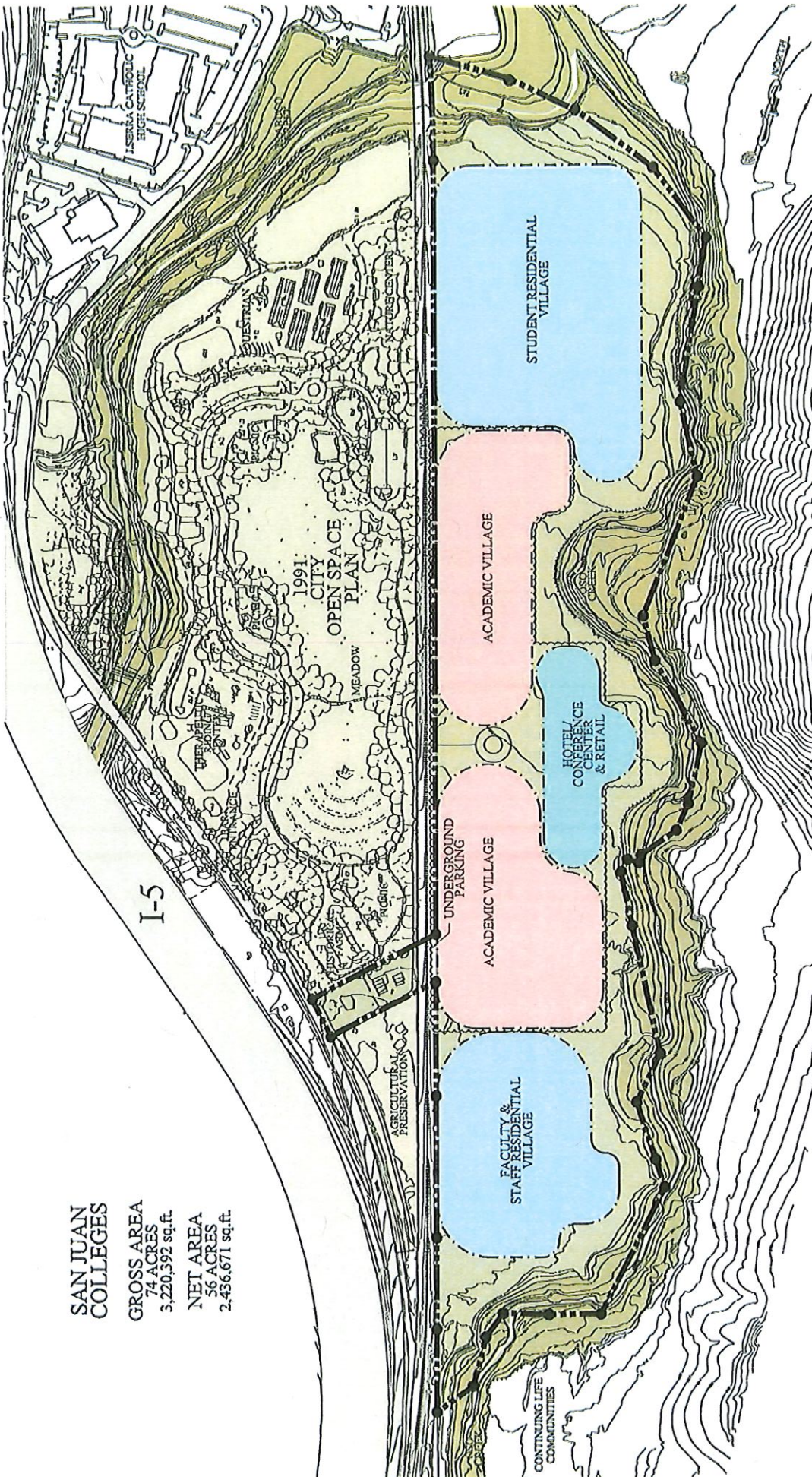


SITE PLAN OPTION 2

BATH GATE RANCH / HSIAO PROPERTY, SAN JUAN COUNTY, NM  
DATE: 12-2014 DATE: 03-14-15







**SAN JUAN COLLEGES**

GROSS AREA  
74 ACRES  
3,220,392 sq.ft.

NET AREA  
56 ACRES  
2,436,671 sq.ft.

**SAN JUAN COLLEGES AT WILLIAMS RANCH  
CONCEPTUAL LAND USE PLAN & 1991 CITY OPEN SPACE PLAN**

0840 - February 26, 2010

**EXHIBIT #2**

**SCHRAMMELBURG**

ARCHITECTS  
217 W. DUNCAN AVENUE, SUITE 200, WILMINGTON, DE 19804  
TEL: (302) 339-7077 FAX: (302) 339-7772

SCALE: 1"=300'-0"

**The San Juan Colleges at Williams Family Ranch**  
**Fact Sheet**  
**April 2, 2010**

**SITE** Approximately 74 acres located in the city of San Juan Capistrano and encompassing the Williams Family property and Taiwan Farms.

**LOCATION** The property abuts the 50-acre city owned land known as the Northwest Open Space and is separated by the railroad tracks on the east, Crystal Cathedral Ministries (CCM) property on the north, Saddleback Valley Christian School on the south, and the CCM property/city-owned open space on the west.

**DESCRIPTION** The property consists of the Williams/Bathgate family home, a few out-buildings, and a nonviable farm that has ceased production along Camino Capistrano at the confluence of the Oso and Trabuco Creeks.

**LAND-USE CONCEPTS** Since 2004, the Williams Family has been working in partnership with the project team studying several concepts that could bring long term economic growth to the community of San Juan Capistrano and perpetuate the family education legacy for the site, some of which have at one time or another been previously proposed or suggested:

- The San Juan Colleges, based on a four-year, residential, private, faith-based, college model. The Colleges' first phase, consisting of two institutions, is anticipated to grow initially to 2,000 students, growing over a decade to approximately 6,000 students. The campus is anticipated to be the first LEED certified campus in the nation.
- A resort hotel/executive conference center with approximately 200 guest rooms, plus meeting and conference rooms and a spa; architectural themes in keeping with the City's design guidelines and similar to Estancia in La Jolla.
- Support retail/dining serving both the Colleges and the hotel.
- Trails are contemplated in the proposal, contributing to the improvements of the City's current open space adjacent to the site. Such improvements will reflect the public input received during the upcoming study and public hearing phases of the project, but could include passive recreation and trail connections as well as public sports fields and/or some equestrian facilities.

Once the conceptual planning has been completed, the Williams Family and San Juan College will bring forth a more detailed land-use plan. The earliest anticipated submittal date is the summer of 2010.



## **ECONOMIC IMPACT**

City revenues will be derived from transient occupancy tax from the resort, an enrollment fee based upon the number of college students enrolled, and retail sales taxes, among others. Because the property will remain privately owned it will stay on the tax rolls with a multi-million dollar increase in its assessed value.

## **HISTORICAL SIGNIFICANCE**

Since the early 1900s the property has been dedicated to a variety of crops, including first walnuts, then oranges. However, the viability of agricultural uses on the properties has been in decline for years. Various development proposals were presented to the Williams Family over the last two decades, none of which they considered a fitting legacy for the family's history and tradition in the City until this concept.

The property is closely interconnected with two prominent San Juan Capistrano families, the Williams and the Bathgates. Guy Williams, grandfather of the local clan, married Kate Bathgate in 1905. He then bought property in San Juan Capistrano with his brothers, R.Y. and W.B. Williams, in 1913 and, with his bride, moved here from Villa Park.

## **ACCESS/CIRCULATION**

Multiple site access scenarios are currently being studied. A future City study is expected to confirm that the residential nature of the Colleges and hotel/executive conference center land would generate off-peak traffic and a lesser impact than comparable residential or commercial uses. Transportation options include a shuttle that would connect the campus with downtown San Juan Capistrano.

## **BENEFITS**

### **Economic Impact:**

- Over \$1 million in annual revenue to the City
- Student workforce for the community
- Well-paying jobs for faculty and staff
- Significant long term expenditures by students, faculty, staff and visitors in the community
- Expanded City lodging options for campus visitors as well as other travelers.
- Long-needed options in meeting and conference facilities for the community and Southern Orange County
- Resort/executive conference center will attract corporate/educational conferences and meetings

### **Educational Opportunities:**

- Expands higher education option for area high school graduates
- Possible college/high school credit courses for local high



- school students
- Adult/continuing education academic programs
- Senior citizen seminars

Community Enrichment:

- Concerts
- Lectures
- Library
- Community recreation
- Bookstore

**CURRENT/  
FUTURE ZONING**

Currently zoned “agri-business” and designated in the City’s General Plan as “Special Study” which means that development will be subject to a Specific Plan. The area has always been considered available for new development by the City and that fact is reflected in the General Plan.

**ENTITLEMENTS**

The project entitlement request will include a zone change to provide a Specific Plan/Precise Plan, a development agreement, a subdivision/tract map, environmental review and a variety of other permits and approvals.

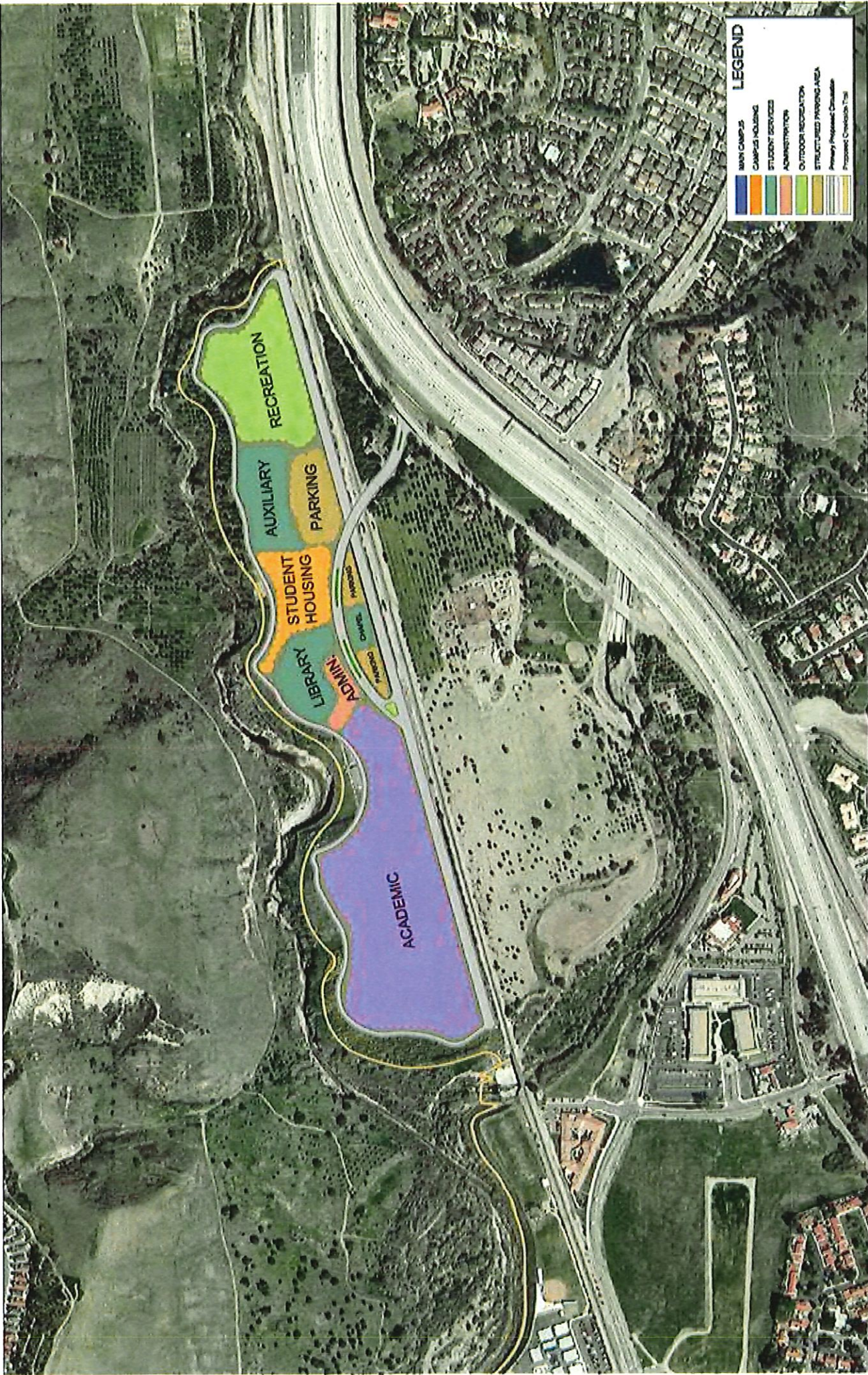
**PROJECT TEAM**

The Williams Family, The San Juan College and the Huntington Capistrano Development Partners, II, LLC.

**FURTHER  
INFORMATION**

Dr. Ed Johnson  
President  
The San Juan Colleges  
949-485-1990  
[ejohnson@sanjuancolleges.org](mailto:ejohnson@sanjuancolleges.org)  
[www.SanJuanColleges.org](http://www.SanJuanColleges.org)





**Alternative 1 - Hsiao/Williams**

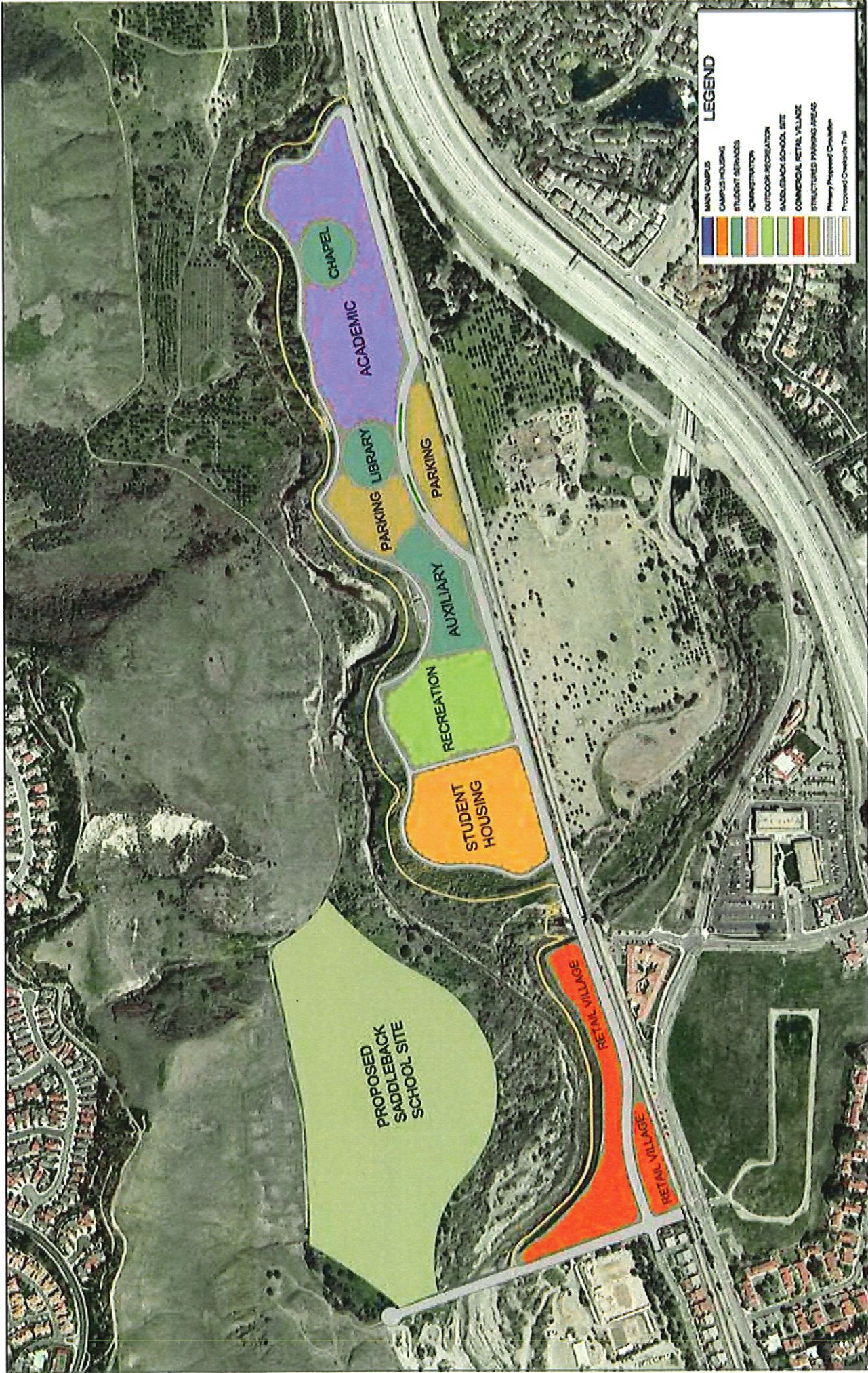
**SJC University (1)**

1207001

March 8, 2007



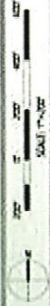




# Alternative 2 - Hsiao/Williams/Saddleback SJC University (2)

March 8, 2007

## Alternative 2 - Hsiao/Williams/Saddleback





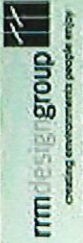






**LEGEND**

Blue	MAIN CAMPUS
Orange	CAMPUS HOUSING
Green	STUDENT SERVICES
Light Green	ADMINISTRATION
Yellow-Green	OUTDOOR RECREATION
Light Blue	SADDLEBACK SCHOOL SITE
Red	COMMERCIAL RETAIL VILLAGE
Yellow	STRUCTURED PARKING AREAS
White	Primary Program Circulation
Black	Proposed Circulation Trail

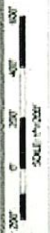


**Alternative 4 - Hsiao/Williams/Saddleback/City**

**SJC University**

**( 4**

1207001



March 6, 2007