

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 7280 East Kettleman Lane (Resource ID 34) \*NRHP Status Code 3CS  
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B1. Historic Name: N/A

B2. Common Name: 7280 East Kettleman Lane

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: 1901 – residence constructed (Parcelquest.com 2022). Although the recorded date of construction is 1901, this most likely relates to an earlier building on the property because that date is too early for the Craftsman Style, which this property clearly expresses. The actual construction date is estimated to be sometime between 1901 and 1935. Sometime between 1967 and 1984 the largest of the outbuildings was added directly behind the house. The eastern edge of the front yard was incorporated into the agricultural field after 1957 and ca. 1990 a small tree in a brick lined bed was added in the west front yard (NETROnline 2022). The house and walkways to the front door and around the house have a high level of integrity.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Architecture

Area San Joaquin Valley

Period of Significance 1901-1935

Property Type Residential

### Applicable Criteria 3

The property at 7280 East Kettleman Lane meets Criterion 3 for listing in the California Register of Historical Resources (CRHR) and is a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has a high degree of all seven aspects of integrity. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 7280 East Kettleman Lane (Resource ID 34)

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### Section B10. Significance (continued)

#### Historic Context

The property at 7280 East Kettleman Lane is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and also passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation network, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

*7280 East Kettleman Lane*



## CONTINUATION SHEET

Property Name: 7280 East Kettleman Lane (Resource ID 34)

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The property at 7280 East Kettleman Lane is currently owned by Ken Mikawa, who has owned the farm for 25 years growing grapes (Buzzfile 2023). Tax assessor records show a quit claim deed transaction of the property dating to November 4, 1999. Research did not find that the property had associations with the Mikawa family immediately before or after the World War II, when many Japanese Americans were interned on the West Coast. A 1911 county atlas illustrates the road, known today as East Kettleman Lane, forming the northern boundary of Section 17, Township 3 N, Range 7 E (historicmapworks.com). This property, located directly south of East Kettleman Lane, was part of what appears to be a 40-acre parcel owned by D. B. Keen and G. Lange. It is undetermined when it was reduced to a 15-acre parcel. The earliest aerial photograph reviewed dates to 1957 and shows this property and its surroundings largely as they are today.

The residence is built in the Craftsman Style, which was widely popular in the United States and California between 1905 and 1930, is typically one to one-and-a-half stories tall and characterized by a low-pitched, gable roof (sometimes hipped) with oversized eaves, exposed roof rafters, full or partial-width porches supported by tapered square columns or battered columns, and windows placed in groups or bands. The walls are usually clad with clapboard, shingle, stone, brick, and clinker brick. Early examples exhibit characteristics of the transitional Arts and Crafts Style (McAlester and McAlester 1984). The house is an excellent early example of a small Craftsman style rural residential house. It has numerous features reflective of this style including: an overhanging roof with decorative braces and gable ends, a partial width covered porch supported by wooden columns with battered sides, a glazed wooden door, and clapboard siding.

This property is previously unrecorded and unevaluated. It is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry, however, it is not a particularly good example of a farming property. Agricultural fields surround the well-preserved house, yet the property lacks strong associations with farm-related outbuildings from its date of construction or early use. Research did not reveal that the property played an important role in the agricultural history of San Joaquin County. Therefore, the property at 7280 East Kettleman Lane is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research determined that the property is currently owned by Ken Mikawa, who has raised grapes on the property for 25 years. The residence does not appear to be associated with any significant achievements of any individual persons or the companies it has operated under. Therefore, the property at 7280 East Kettleman Lane is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property embodies the distinctive characteristics of the Craftsman Style. This front-gabled house has classic Craftsman-style detailing, such as a partial-width front porch with its roof supported by battered wood columns, exposed rafter tails, a low-pitched roof with wide unenclosed eaves, triangular knee braces, and its original front door. The gable ends have artfully designed vertical wood venting. Therefore, the property at 7280 East Kettleman Lane is eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 7280 East Kettleman Lane appears to have remained the same throughout its history. The integrity of the property's location remains intact.

## CONTINUATION SHEET

Property Name: 7280 East Kettleman Lane (Resource ID 34)

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*Design is the combination of elements that create the form, plan, space, and style of a property.* The design has been largely unaltered with the house retaining its original siding, windows, front door, and decorative eaves, rafter tails, and porch columns. The concrete walkways around the house are intact. The main modification is the addition of outbuildings behind the house circa the 1970s-1980s. The buildings were not visible from public vantage points and do not detract from the building's design.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show this property and the neighboring agricultural properties in a very similar arrangement to what they are today. As noted, the addition of outbuildings behind the house is a minor change as it does not disrupt the primary views of the building and property from East Kettleman Lane.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* As mentioned, most of the original materials of the property have been retained. Therefore, the integrity of materials is intact.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* As mentioned, the property has been largely unaltered since it was originally constructed and retains integrity of workmanship.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The property continues to convey the character of a rural residential property. Therefore, the property retains integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* The property is an example of the Craftsman Style dating to the early twentieth century and continues to convey that association.

In conclusion, the property at 7280 East Kettleman Lane possesses architectural significance under CRHR Criterion 3 and retains all seven aspects of integrity. Therefore, the property is a historical resource for the purposes of CEQA. The property has a period of significance of 1905-1935, corresponding with the period when Craftsman Style architecture became popular and relating to the approximate date of construction of the house. The boundary of the historic property includes the driveway west of the house, the yard and walkways between the house and East Kettleman Lane, and the level grassy lawn east and north of the house extending approximately 20 feet from footprint of the house.

### Section B12. References (continued)

Buzzfile. 2023. Ken Mikawa. <https://www.buzzfile.com/business/Kenneth-Mikawa-209-369-4916>. Accessed January 2023.

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

City of Lodi, California. N.d. "History of the City of Lodi." Accessed December 16, 2022. <https://www.lodi.gov/602/History-of-the-City-of-Lodi>.

Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

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Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad. Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

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## CONTINUATION SHEET

Property Name: 7280 East Kettleman Lane (Resource ID 34)

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General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

McAlester, Virginia and Lee McAlester. 1984 A Field Guide to American Houses. New York: Alfred A, Knopf, Inc.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022.  
[https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAAMAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.  
<https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.  
[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

Section P5. Photographs (continued)



## CONTINUATION SHEET

Property Name: 7280 East Kettleman Lane (Resource ID 34)

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☒ Continuation ☐ Update



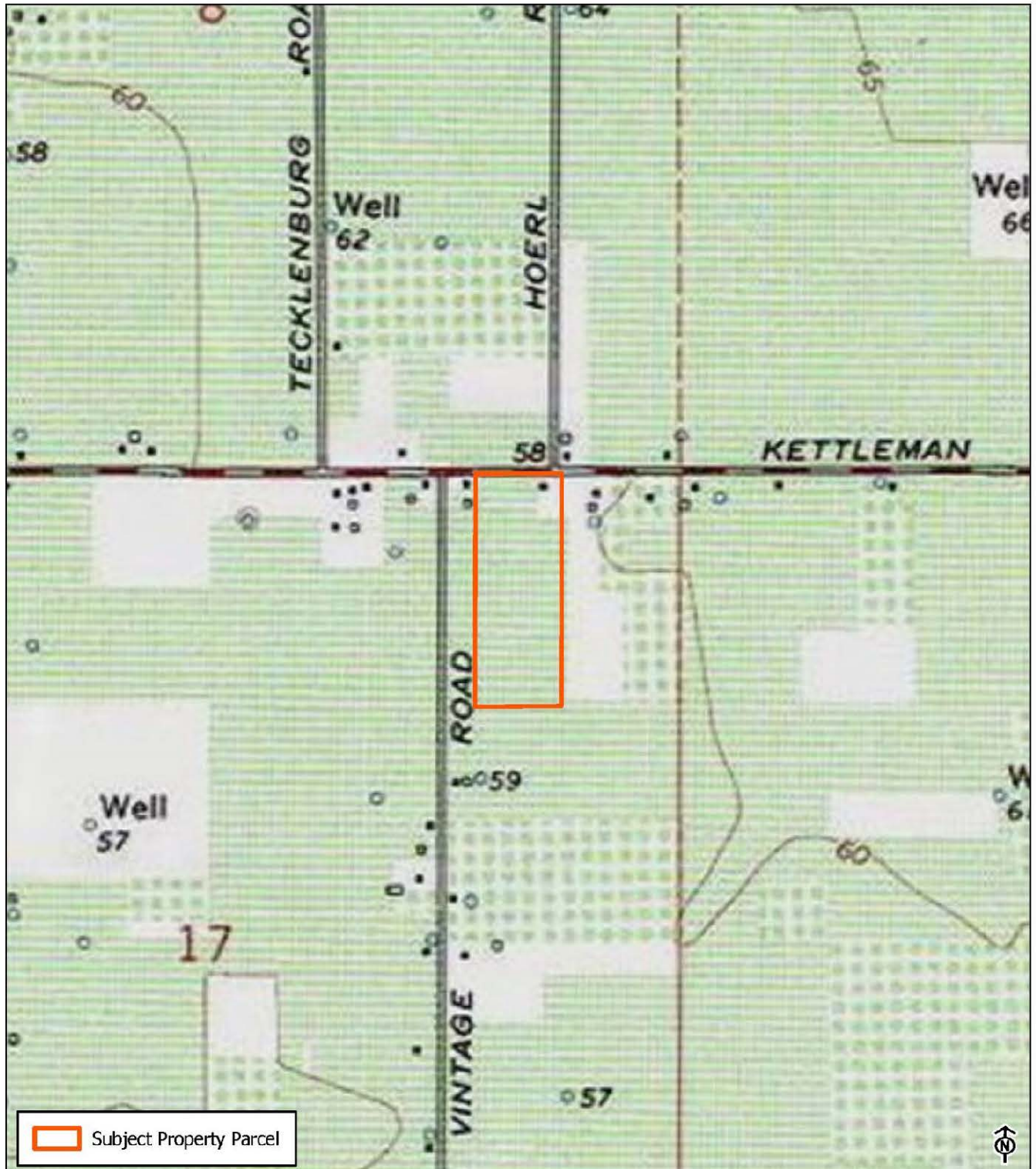
View facing southwest showing the north façade of the home and the front yard (Jacobs 2022).

## LOCATION MAP

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\*Resource Name or # (Assigned by recorder) 7280 East Kettleman Lane (Resource ID 34)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 7362 East Kettleman Lane (Resource ID 35)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NE 1/4 of Sec 17; MD B.M.

c. Address 7362 East Kettleman Lane City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 653001 mE/ 4221672 mN

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

Assessor's Parcel Number: 061-133-030

\*P3a. Description:

The 10-acre rural property at 7362 East Kettleman Lane is a two-story wood frame Craftsman Style building with a garage and barn behind the house that are not clearly visible from public vantage points. A modern-era horse corral is east of the house. The house has a front (north) facing gable roof with gable dormers on its east and west sides. Knee brackets are tucked under eaves. It is clad in what appears to be clapboard and has replacement aluminum windows. A replacement door is located at the main entrance on the building's northeast corner, which is chamfered. A wide asphalt driveway runs along the east side of the level front yard and the house leading to the outbuildings south of the house. Numerous abandoned vehicles are behind the house. Only the north portions of the parcel have been farmed in recent years. The southern half of the property is an uncultivated field. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

P5b. Description of Photo: (view, date, accession #) View southwest, December 2022

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric

☐ Both

1915 (Parcelquest.com 2022)

\*P7. Owner and Address:

Mason Ritzman, Prop Corp.

PO Box 836

Woodbridge, CA 95258

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

2485 Natomas Park Drive Suite 600

Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 7362 East Kettleman Lane (Resource ID 35) \*NRHP Status Code 6Z  
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B1. Historic Name: N/A

B2. Common Name: 7362 East Kettleman Lane

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: 1910 – residence constructed (Parcelquest.com 2022). The garage and barn behind the house are present on the 1957 aerial, which is the earliest available for the area, although the footprint of the garage appears to have been expanded in the 1990s. Sometime between 1967 and 1984, mature landscape trees were removed from the yard surrounding the house and outbuildings. Between 1998 and 2000, the area east of the driveway was cleared of vegetation and is currently used as a horse corral (NETROnline 2022). The windows and front door on the residence appear to have been replaced with the past circa 50 years.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 7362 East Kettleman Lane is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity of design, workmanship, feeling, and setting due to the replacement of windows and front door on the house and the modification to the landscape design of the property. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



Not to Scale

## CONTINUATION SHEET

Property Name: East Kettleman Lane (Resource ID 35)

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\*Date January 2023

☒ Continuation ☐ Update

### Section 10B. Significance (continued)

#### Historic Context

The property at 7362 East Kettleman Lane is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: East Kettleman Lane (Resource ID 35)

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### *7362 East Kettleman Lane*

The property at 7362 East Kettleman Lane is currently owned by the Mason Ritzman Property Corporation. Tax assessor records show the last deed transaction of the property dating to February 19, 1988. A 1911 county atlas illustrates the road, known today as Kettleman Lane, forming the northern boundary of Section 17, Township 3 N, Range 7 E. This property, located directly south of E Kettleman Lane, was owned by G. M. Langetold in 1911, one year after the house on the property was built (historicmapworks.com 2023). The boundaries of the property appear to be consistent with the property's boundaries in 1911. The earliest aerial photograph of the area dates from 1957 and shows the area surrounding this property retains its agricultural character (NETROnline 2022).

This property is previously unrecorded and unevaluated. The house has been modified with the addition of modern replacement windows and a new front door within the past circa 50 years. The landscaping around the house and outbuildings has been modified since the 1957 aerial with mature landscape trees removed from the site, widening of the driveway, and modification of the area east of the driveway from farmland to a corral for a horse. The property is evaluated below.

#### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming property due to modifications to the house, outbuildings, and setting. Research did not reveal that the property played an important role in the development of the area or the agricultural history of San Joaquin County. Therefore, the property at 7362 East Kettleman Lane is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research has determined the property was owned by G.M. Langetold in 1911, one year after it was built. Research did not identify that Langetold made any significant achievements, nor did it uncover any other past owners. Therefore, the property at 7362 East Kettleman Lane is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property lacks distinctive characteristics of the Craftsman Style. This front-gabled-roofed house has elements of the Craftsman style such as knee braces supporting its broad overhanging roof, however, this relatively plain house has replacement windows and a replacement door. Other more intact examples of resources with more character-defining features of the Craftsman Style exist. Therefore, the property at 7362 East Kettleman Lane is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

#### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 7362 East Kettleman Lane appears to have remained the same throughout its history. The integrity of the property's location remains intact.



## CONTINUATION SHEET

Property Name: East Kettleman Lane (Resource ID 35)

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*Design is the combination of elements that create the form, plan, space, and style of a property.* The design of this property has been modified by replacement windows and landscape plan changes including widening the driveway, removal of mature landscape trees, and reusing previous agricultural land for a horse corral northeast of the house.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* As mentioned, the windows and main door have been replaced, which has resulted in a diminishment of the integrity of materials from its period of construction.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property has lost integrity of workmanship due to the replacement windows, front door, and loss of the original landscape design, which included mature trees, no corral, and a narrower driveway.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* Although some modifications have occurred to the property overall it continues to convey the character of a rural residential property. Therefore, the property retains integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event therefore does not retain integrity of association.

In conclusion, the property at 7362 East Kettleman Lane does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

City of Lodi, California. N.d. "History of the City of Lodi." Accessed December 16, 2022. <https://www.lohi.gov/602/History-of-the-City-of-Lodi>.

Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad. Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

Historicmapworks.com. 2023. San Joaquin County. Accessed January 2023. <https://www.historicmapworks.com/Map/US/1579997/Page+025/>.

General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

## CONTINUATION SHEET

Property Name: East Kettleman Lane (Resource ID 35)

Page 6 of 7 Recorded By: M. Montgomery \*Date January 2023 ☒ Continuation ☐ Update

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAAMAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.

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

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.

<https://livingatlas.arcgis.com/topoexplorer/index.html>.

### Section P5. Photographs (continued)



View facing south showing modern horse corral and broad driveway east of the house (Jacobs 2022).



## LOCATION MAP

Primary #

HRI #

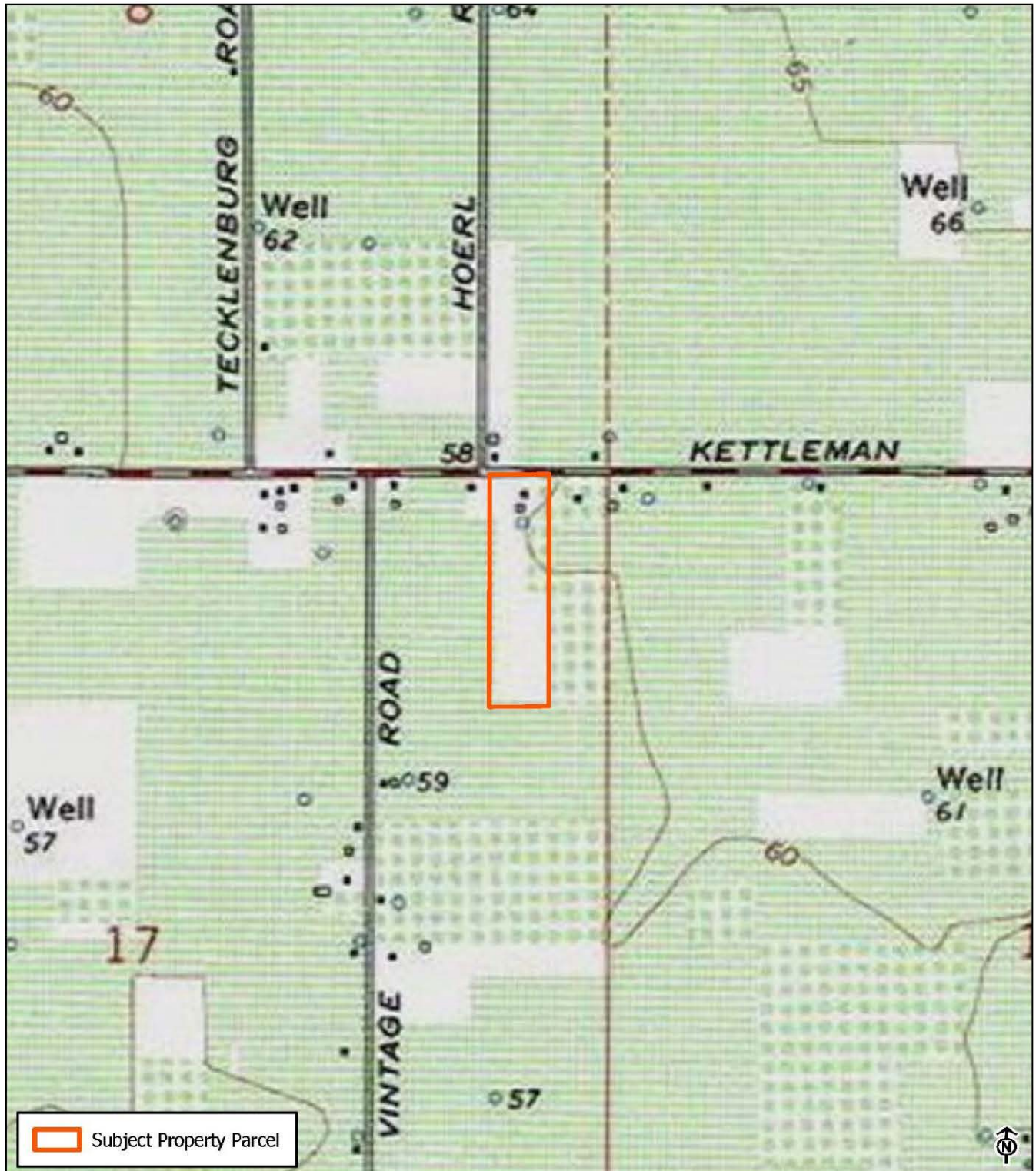
Trinomial

Page 7 of 7

\*Resource Name or # (Assigned by recorder) 7362 East Kettleman Lane (Resource ID 35)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000

\*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 7452 East Kettleman Lane (Resource ID 36)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NE 1/4 of Sec 7; MD B.M.

c. Address 7452 East Kettleman Lane City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 655610 mE/ 4219955 mN

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

Assessor's Parcel Number: 061-133-040

\*P3a. Description:

The 10-acre residential property at 7452 East Kettleman Lane includes a house, yard, and outbuildings in its northwest corner. The remainder of the property is a vineyard. The one-story residence with a side-gable roof, clapboard siding, a covered entry porch supported by plain columns. It is slightly obscured from public vantage points due to mature tree cover. The property has an associated outbuilding that was not visible from the public vantage point. The house sits at the north end of the large parcel separated from the road by a level lawn, two orange trees, and one large pine tree. Additional mature deciduous and coniferous trees are located behind the house. A gravel driveway runs along the west side of the house providing access to the front door located on the building's west elevation and the outbuilding. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

P5b. Description of Photo: (view, date, accession #) View south, December 2022

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric  
☐ Both

1915 (Parcelquest.com 2022)

\*P7. Owner and Address:

Floyd and Linda Baker  
7319 E Kettelman Lane  
Lodi, CA 95285

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

2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 7452 East Kettleman Lane (Resource ID 36) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A  
B2. Common Name: 7452 East Kettleman Lane  
B3. Original Use: Residential  
B4. Present Use: Residential  
\*B5. Architectural Style: N/A

\*B6. Construction History: 1915 – residence constructed (Parcelquest.com 2022). The garage is directly behind the house and is present on the 1957 aerial, which is the earliest available for the area. Between 1957 and 1967 a gable-roof barn with sheds on either side was removed from the southern edge of the residential area of the parcel. The area around the residential portion of the parcel appears to have been continuously farmed since 1957. In recent years a concrete pad with vertically oriented propane tank was added to the northeast portion of the front yard (NETROnline 2022).

\*B7. Moved? ☒No ☐Yes ☐Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: None

B9a. Architect: N/A b. Builder: N/A

\*B10. Significance: Theme Agriculture  
Period of Significance N/A  
Applicable Criteria N/A

Area San Joaquin Valley  
Property Type Residential

The property at 7452 East Kettleman Lane is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property retains integrity but does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 7452 East Kettleman Lane (Resource ID 36)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section 10B. Significance (continued)

#### Historic Context

The property at 7452 East Kettleman Lane is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 7452 East Kettleman Lane (Resource ID 36)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *7452 East Kettleman Lane*

The property at 7452 East Kettleman Lane is currently owned by Floyd and Linda Baker. It is undetermined when they purchased the property. A 1911 county atlas illustrates the road, known today as Kettleman Lane, forming the northern boundary of Section 17, Township 3 N, Range 7 E. This property, located directly south of East Kettleman Lane, was owned by E. Wittmayer in 1911, four years prior to the construction of this house (historicmapworks.com 2023). The boundaries of the property appear to be consistent with the property's boundaries in 1911. The 1930 U.S. census lists Emil Wittmayer and his wife Hilda lived in Lodie with a daughter, son and Hilda's mother. Emil's parents were born in Russia and he was born in South Dakota (ancestry.com 2023). The earliest aerial photograph of the area dates from 1957 and shows the area surrounding this property has retained its agricultural character similar to that period (NETROnline 2022).

This property is previously unrecorded and unevaluated. The gable-roof house lacks design characteristics of a particular architectural style. It reflects common early twentieth century house designs with wood clapboard siding, a side-gable roof, a small porch in the middle of the west facing façade, and wood-frame multi-light windows. The property is evaluated below.

#### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming property due to the removal of the historical barn once located south of the house. Research did not reveal that the property played an important role in the development of the area or agricultural history of San Joaquin County. Therefore, the property at 7452 East Kettleman Lane is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research did not determine if Wittmayer, who owned the property in 1911, built the house in 1915. The residence does not appear to be associated with any significant achievements of any individual persons. Therefore, the property at 7452 East Kettleman Lane is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property lacks distinctive characteristics of a particular style. This side-gable-roof house reflects a common twentieth century residential design. It is unremarkable in design and lacks distinction under CRHR Criterion 3. Therefore, the property at 7362 East Kettleman Lane is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

#### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 7452 East Kettleman Lane appears to have remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The design of the house is largely intact. The overall design of the farming complex, however, has undergone a noteworthy modification with the removal of the barn once located south of the house. A modern propane tank has also been added to the front east lawn.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

## CONTINUATION SHEET

Property Name: 7452 East Kettleman Lane (Resource ID 36)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* This property retains integrity of materials because the house materials appear intact (the materials of the outbuilding behind the house are not visible from public vantage points).

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property retains integrity of workmanship due to there being few modifications to the house.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This property continues to convey the character of a rural residential property. Therefore, the property retains integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, although it retains integrity, the property at 7452 East Kettleman Lane retains integrity yet does not meet any of the CRHR criteria. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Historicmapworks.com. 2023. San Joaquin County. Accessed January 2023. <https://www.historicmapworks.com/Map/US/1579997/Page+025/>.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad. Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022. <https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).



## CONTINUATION SHEET

Property Name: 7452 East Kettleman Lane (Resource ID 36)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

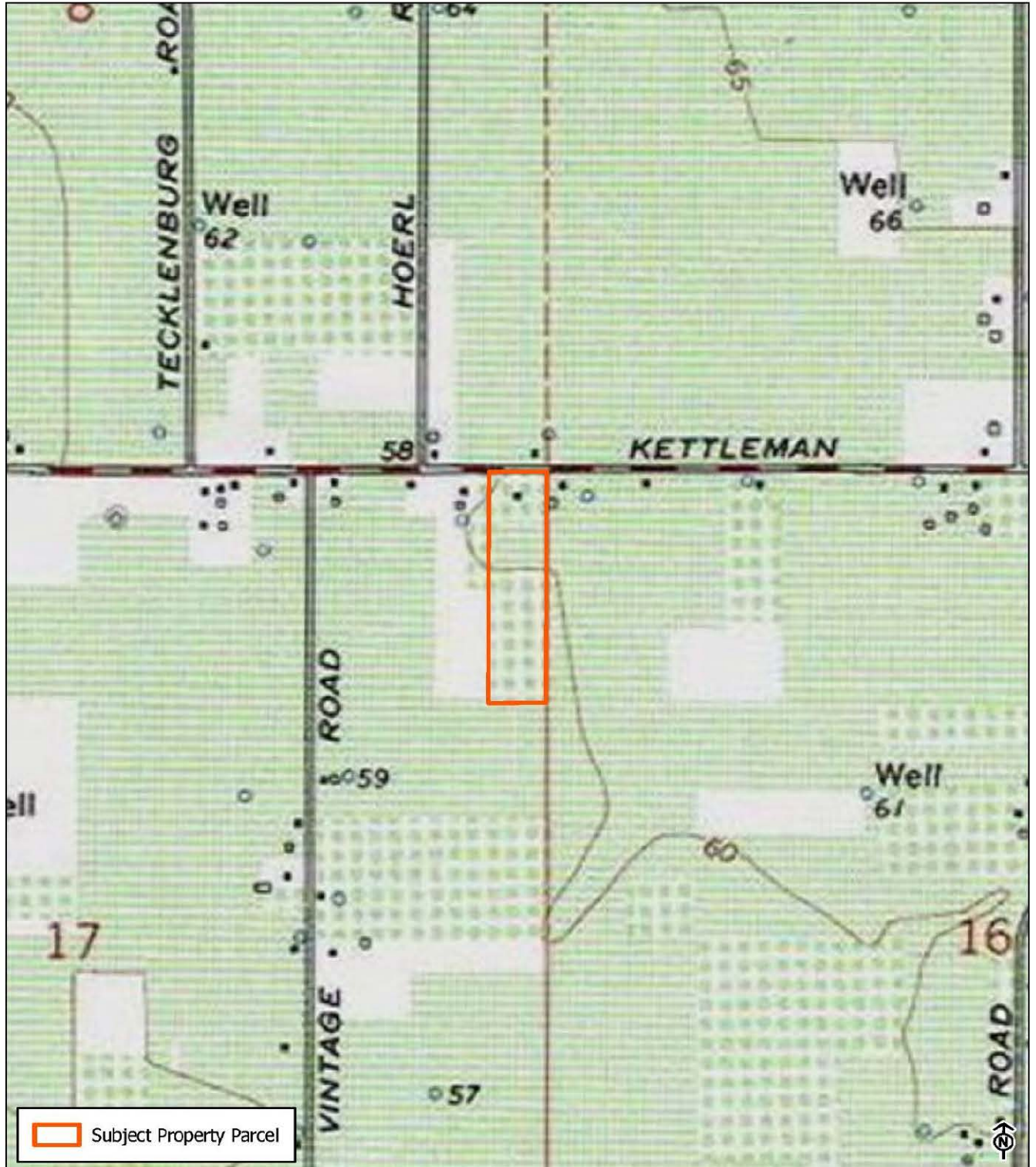
### Section P5. Photographs (continued)



North elevation and front yard facing south showing vineyard surrounding house (Jacobs 2022).



## LOCATION MAP





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 7540 East Kettleman Lane (Resource ID 37)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NW 1/4 of Sec 16; MD B.M.

c. Address 7540 East Kettleman Lane City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 655744 mE/ 4219925 mN

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

Assessor's Parcel Number: 061-133-270

\*P3a. Description:

The 15-acre rural residential property at 7540 East Kettleman Lane includes a Ranch Style house, yard, and two outbuildings (a double height shop and a garage) in its northwest corner. The remainder of the property consists of a vineyard. The house is a one-story residence with a hipped tile roof, stucco siding, and replacement windows. The shop is a pole building sheathed with corrugated metal and has three garage bays. The garage and much of the residence are obscured behind tall fencing and dense vegetation. A gravel driveway runs along the west side of the house providing access to the front door located on the building's west elevation and the outbuildings behind the house. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

P5b. Description of Photo: (view, date, accession #) View south, December 2022

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric

☐ Both

1958 (Parcelquest.com 2022)

\*P7. Owner and Address:

James P. & Sandra M. Hale

7540 Kettleman Lane

Lodi, CA 95240

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

2485 Natomas Park Drive Suite 600

Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 7540 East Kettleman Lane (Resource ID 37) \*NRHP Status Code 6Z  
Page 2 of 8

B1. Historic Name: N/A

B2. Common Name: 7540 East Kettleman Lane

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: 1958 – residence constructed (Parcelquest.com 2022). The garage and shop were built in the early 1990s in the location where two smaller gable roof outbuildings had been located south of the house on the edge of the agricultural field. The house windows, siding, and roofing materials are replacements dating from within the past circa 40 years. The area around the residential portion of the parcel appears to have been continuously farmed since 1957 (NETROnline 2022).

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 7540 East Kettleman Lane is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

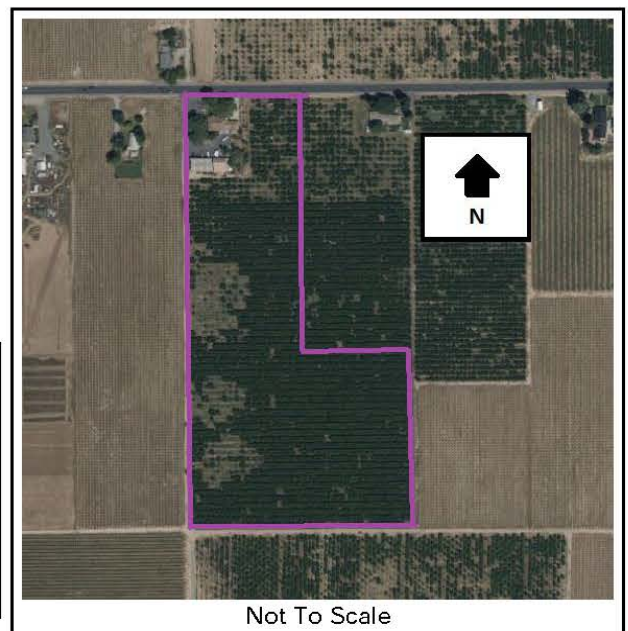
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 7540 East Kettleman Lane (Resource ID 37)

Page 3 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 7540 East Kettleman Lane is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 7540 East Kettleman Lane (Resource ID 37)

Page 4 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *7540 East Kettleman Lane*

The property at 7540 East Kettleman Lane is currently owned by James and Sandra Hale. A 1911 county atlas illustrates the road, known today as Kettleman Lane, forming the northern boundary of Section 16, Township 3 N, Range 7 E. This property, located directly south of East Kettleman Lane, was owned by K.G. Boumbach in 1911 (historicmapworks.com 2023). Research did not identify relevant information about K.C. Boumbach or the Hales. The property was 20-acres in 1911 and is only 15-acres today. The earliest aerial photograph of the area dates from 1957 and shows the area surrounding the property as retaining its agricultural character (NETROnline 2022).

This property is previously unrecorded and unevaluated. The house was constructed in 1958 has been modified with replacement windows, roofing, and siding. The complex of buildings on the property and the driveway have changed over time. The 1957 aerial shows at least three buildings behind the house with smaller footprints than the current outbuildings in this location. The smaller no-longer extant buildings may have been used as farm laborer's quarters. Also, the driveway accessing the area south of the house has been widened considerably and covered with asphalt. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming property due to the removal of the historical barn once located south of the house. Research did not reveal the property played an important role in local development of the area or the agricultural history of San Joaquin County. Therefore, the property at 7540 East Kettleman Lane is not eligible for the CRHR under Criterion 1

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research has not determined who was the owner of this property when it was built in 1958. The residence is not associated with any significant achievements of any individual persons or the companies it has operated under. Therefore, the property at 7540 East Kettleman Lane is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property lacks distinctive characteristics of a particular style. This Ranch-Style house has undergone modifications to its windows, doors and siding; furthermore, the property has lost buildings south of the house and the circulation systems have been modified. The house lacks design and lacks distinction as a Ranch Style house or as an agricultural property type under CRHR Criterion 3. Therefore, the property at 7540 East Kettleman Lane is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 7540 East Kettleman Lane appears to have remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The design of the house is no longer intact due to replacement materials. The overall design of the farming complex has undergone a noteworthy modification with the removal of three small buildings behind the house and the addition of two large outbuildings. The driveway has also been widened and covered with asphalt creating a large, paved space within the residential area.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.



## CONTINUATION SHEET

Property Name: 7540 East Kettleman Lane (Resource ID 37)

Page 5 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* This property has lost integrity of materials because the house's windows, siding, and roofing are replacements.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property has lost workmanship due to the replacement of materials throughout the house.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This property continues to convey the character of a rural residential property, however, as a Ranch Style property it has been modified with elements reflective not of the original design but rather of the circa 1980s.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 7540 East Kettleman Lane does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

## CONTINUATION SHEET

Property Name: 7540 East Kettleman Lane (Resource ID 37)

Page 6 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



Overview of property facing south from East Kettleman Lane (Jacobs 2022).



## CONTINUATION SHEET

Property Name: 7540 East Kettleman Lane (Resource ID 37)

Page 7 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update



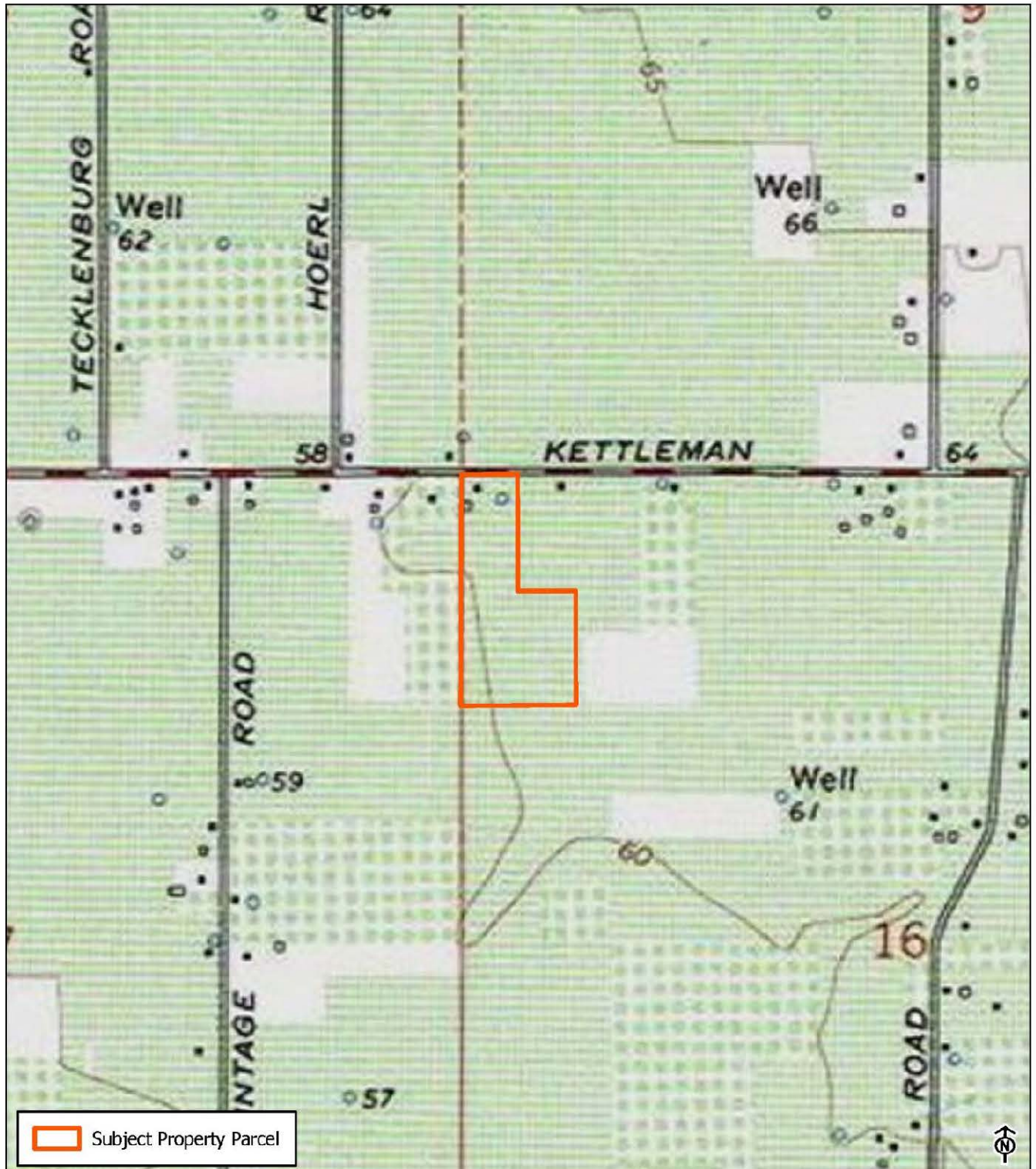
View facing southwest showing the outbuildings behind the house (Jacobs 2022).

## LOCATION MAP

Page 8 of 8

\*Resource Name or # (Assigned by recorder) 7540 East Kettleman Lane (Resource ID 37)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) 14537 North Alpine Road (Resource ID 38)

**P1. Other Identifier:** J & M Farms

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NW 1/4 of Sec 16; MD B.M.

c. Address 14537 North Alpine Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 656125 mE/ 4219695 mN

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

Assessor's Parcel Number: 061-133-190

\*P3a. Description:

The 32.7-acre property at 14537 North Alpine Road appears to be a single-family house located south of a large vineyard. It is undetermined if it is used today as a storage building or used for housing. A gas propane tank is located on the east side of the building. The whole parcel is a large rectangle that extends west of North Alpine Road. The small building, constructed in 1935, is located along the southern edge of the parcel in its eastern half. The property includes the aforementioned historic-era building as well as non-historic era farm buildings at the west end of the property (built circa 2002). The non-historic-era buildings were not visible from public vantage points. The historic-era building has a rectangular plan, a single-story, with a front gable roof. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

**P5b. Description of Photo:** (view, date, accession #) View southeast, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
1935 (Parcelquest.com 2022)

\*P7. Owner and Address:

J & M Farms  
P.O. Box 577  
Acampo, CA 95220

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14537 North Alpine Road (Resource ID 38) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 14537 North Alpine Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: N/A

\*B6. Construction History: 1935 – residence constructed (Parcelquest.com 2022). An aerial photograph from 1957 shows the property included small yards around the house with shrubs and landscaped areas. Circa 2010 the landscaping surrounding the house was removed and a large gravel parking area was added north of the property. The setting around the property remains agricultural since 1957 (NETROnline 2022).

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

\*B8. Related Features: None

B9a. Architect:

b. Builder:

\*B10. Significance: Theme Agricultural

Area San Joaquin County

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14547 North Alpine Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 14537 North Alpine Road (Resource ID 38)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14537 North Alpine Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

*14537 North Alpine Road*

## CONTINUATION SHEET

Property Name: 14537 North Alpine Road (Resource ID 38)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

The property at 14537 North Alpine Road is currently owned by J & M Farms. A 1911 county atlas illustrates the road, known today as N Alpine Road, extending north-south through the middle of Section 16, Township 3 N, Range 7 E. This property, located west of the road and was owned by John Wittmayer at that time (historicmapworks.com 2023). Various members of the Wittmayer family owned parcels of land east of Lodi. A 1946 newspaper article lists John Wittmayer selling 80 acres of grain land located seven miles east of Lodie (Lodi News Sentinel 1946). The earliest aerial photograph of the area dates from 1957 and shows the main building on this property surrounded by grass and shrubs without the existing level gravel area or the parking lot. J & M Farms have owned this property since at least 1990 based on research. The Secretary of State has five entries for J & M Farms with the only active one being owned by Murphy Sabatino. No information relevant to this property was found about Sabatino.

This property is previously unrecorded and unevaluated. Aerial photographs suggest this side-gable building was originally used as a single-family house and is today used for farm purposes or possibly for farmer housing. The modified house lacks design characteristics of a particular architectural style. It reflects common early twentieth-century house designs with wood clapboard siding and a side-gable roof and overhanging eaves. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to the large gravel parking area added to the property that removed original landscaping around the house. Research did not reveal that the property played an important role in the development of the area or the agricultural history of San Joaquin County. Therefore, the property at 14537 North Alpine Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Research did not determine who owned the property during the historical period. Although John Wittmayer owned the property in 1911, it is undetermined if he built this residence in 1935. The residence does not appear to be associated with any significant achievements of any individual persons or the companies it has operated under. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property lacks distinctive characteristics of a particular style. This side-gable-roof house reflects a common twentieth century residential design. It is unremarkable in design and lacks distinction under CRHR Criterion 3. Therefore, the property at 14537 North Alpine Road is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14537 North Alpine Road appears to have remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The house retains much of its original design, however, the landscape design of the property has been modified with the regrading of the area surrounding the house, removal of landscaped areas visible in historical photographs, and the addition of a large concrete pad east of the house.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.



## CONTINUATION SHEET

Property Name: 14537 North Alpine Road (Resource ID 38)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* This property has some replacement metal roofing and generally retains integrity of materials because the house materials appears intact.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property retains integrity of workmanship due to there being few modifications to the house.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* Due to the changes in landscaping surrounding the house and expanse of gravel surrounding the residence, this property has lost its integrity as a rural residential property.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 14537 North Alpine Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

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

Primary #  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: 14537 North Alpine Road (Resource ID 38)

Page 6 of 7 Recorded By: M. Montgomery

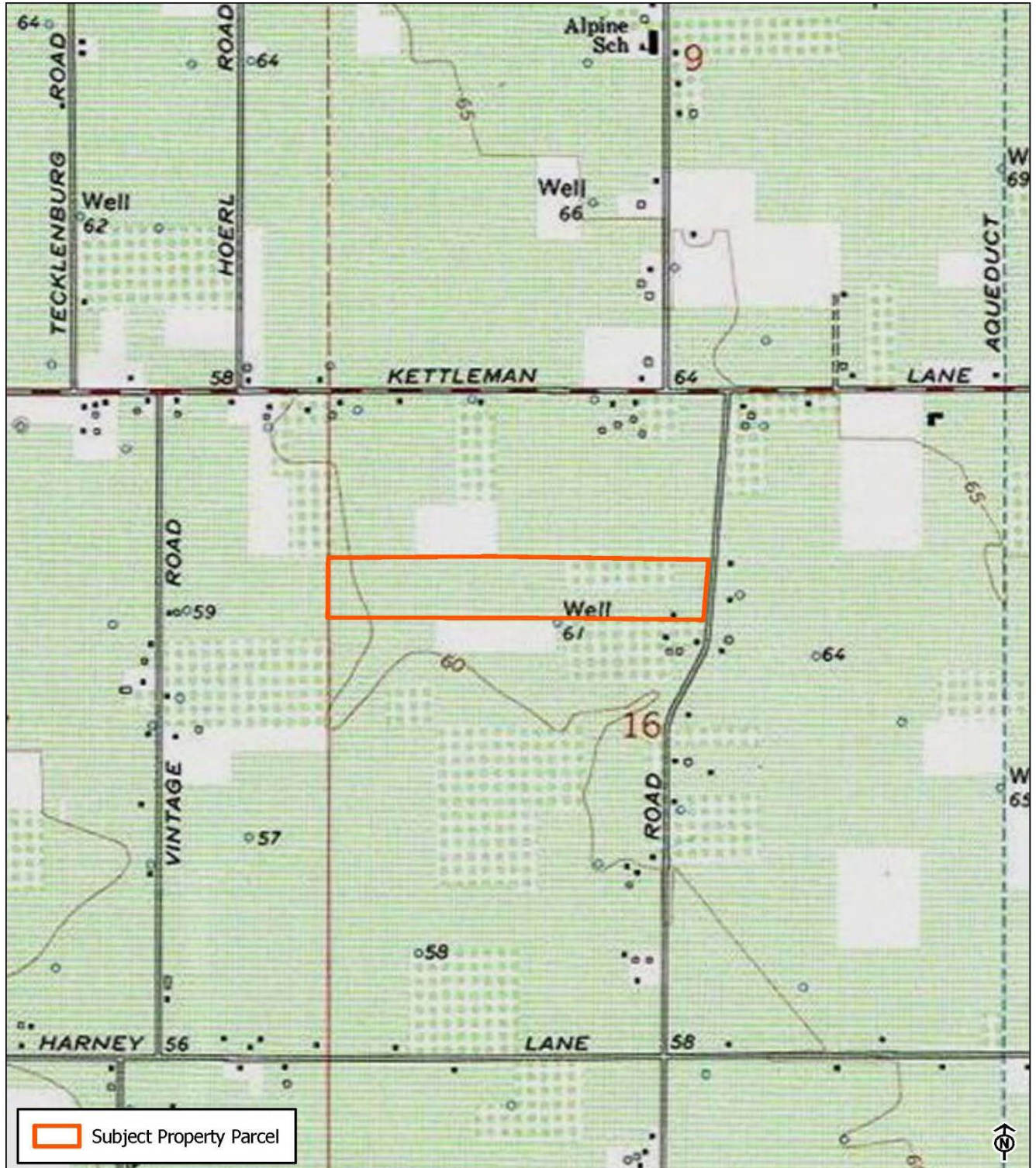
\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>







## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 14415 North Alpine Road (Resource ID 39)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NW 1/4 of Sec 16; MD B.M.

c. Address 14415 North Alpine Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 656399 mE/ 4219551 mN

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

Assessor's Parcel Number: 061-133-310

\*P3a. Description:

The 12.5-acre rural property at 14415 North Alpine Road consists of residential and farm buildings and a vineyard. From Alpine Road, the rectangular parcel extends west with the residential and building complex on the east one-third of the parcel and the remainder of the lot being agricultural. A gravel access road forms the northern border of the parcel and the property is accessed from a driveway off North Alpine Road. The property includes two residences, one garage, a non-historic-era swimming pool, and a double-height metal shop building (non-historic, built circa 1984). The residence at the rear of the property (identified as Residence 1) was partially obscured by vegetation but is a one-story Ranch-style home with wood siding. The residence at the front of the property (identified as Residence 2) is a two-story Ranch-style residence with an attached garage. The garage building is a simple wooden rectangular structure with a gable roof. This house has a flag stone chimney with matching stone planter in center of front circle driveway and stone columns connecting fence north of the house. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) Residence 2, view north, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1918 (Parcelquest.com 2022)

\*P7. Owner and Address:

Alfonso & Marta Picazo

51 Mariposa

Brisbane, CA 94005

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

2485 Natomas Park Drive Suite 600

Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: Jacobs

Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project,

San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14415 North Alpine Road (Resource ID 39) \*NRHP Status Code 6Z

Page 2 of 8

B1. Historic Name: N/A

B2. Common Name: 14415 North Alpine Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: 1918 – building constructed (Parcelquest.com 2022). This construction date may relate to Residence 1, though neither Residence 1 nor Residence 2 appear to date from the early twentieth century. Both residences have replacement vinyl windows. Associated garages have vinyl garage doors. Siding on the residences appears to be hardiplank replacement material, but this could not be verified from public vantage points. This complex has been modified since the earliest available aerial of the area from 1957. The swimming pool was added to the property between 1967 and 1984. Between 1993 and 1998 the large double height metal shop building was added to the south side of the complex. The original barn/outbuildings north of the metal building were removed in circa 2016. Driveways between houses and outbuildings have been widened considerably in recent years (NETRonline 2022).

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14415 North Alpine Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

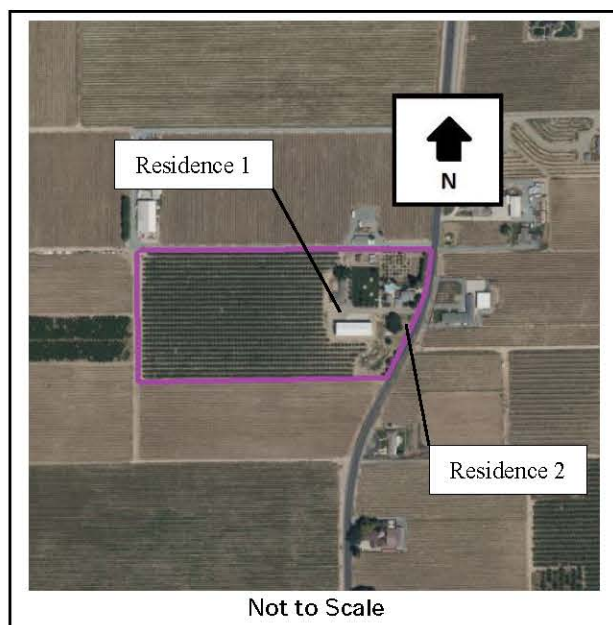
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 14415 North Alpine Road (Resource ID 39)

Page 3 of 8 Recorded By: M. Montgomery \*Date January 2023 ☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14415 North Alpine Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 14415 North Alpine Road (Resource ID 39)

Page 4 of 8 Recorded By: M. Montgomery \*Date January 2023 ☒ Continuation ☐ Update

### *14415 North Alpine Road*

The property at 14415 North Alpine Road is currently owned by Alfonso and Martha Picazo. A 1911 county atlas illustrates the road, known today as North Alpine Road, extending north-south through the middle of Section 16, Township 3 N, Range 7 E. This property, located west of the road within a larger 55-acre lot was owned by J.C. Smith (historicmapworks.com 2023). Newspaper research indicated that J.C. Smith was a founder of the local Masonic Lodge in 1859, however, additional information tying J.C. Smith to this property during the early twentieth century was not found in newspapers or ancestry.com (*Lodi News Sentinel* 1943). The current owners of the property are Alfonso and Martha Picazo.

This property is previously unrecorded and unevaluated. Aerial photographs show this property included Residences 1 and 2 in 1957, however, the outbuildings and landscaping has changed since that time. The original outbuildings, including a gable-roof barn south of residences, were removed and replaced with modern outbuildings. A swimming pool was also added west of Residence 2. The complex of buildings on this property have been modified and the two Ranch-style residences have undergone numerous changes, including replacement windows, doors, and siding. The property is evaluated below.

#### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to the numerous changes to the residences and removal of original outbuildings. Research did not reveal that the property played an important role in the development of the area or the agricultural history of San Joaquin County. Therefore, the property at 14415 North Alpine Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research identified J.C. Smith was the owner of this property in 1911, seven years its construction in 1918. It is undetermined if Smith built any of the buildings on the property. The property is not associated with any significant achievements of individuals. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property lacks buildings with a distinctive characteristic of a particular style. The two Ranch-style residences have been updated with modern materials and outbuildings have been replaced. This property lacks distinction under CRHR Criterion 3. Therefore, the property at 14415 North Alpine Road is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

#### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14415 North Alpine Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The two houses have replacement windows, siding, and doors and the landscaping and outbuildings have been modified in recent decades. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Aerial photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

## CONTINUATION SHEET

Property Name: 14415 North Alpine Road (Resource ID 39)

Page 5 of 8 Recorded By: M. Montgomery \*Date January 2023 ☒ Continuation ☐ Update

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The windows, doors, and siding of the residences are replacements, resulting in loss of integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property does not reflect retains integrity of workmanship due to modifications of windows and doors.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* Due to the changes in landscaping and introduction of large metal outbuilding this property has lost its integrity as a rural residential property.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 14415 North Alpine Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

*Lodi News Sentinel*. "From Our Files," April 29, 1943. [Newspapers.com](http://www.newspapers.com). Accessed January 17, 2023.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).



## CONTINUATION SHEET

Property Name: 14415 North Alpine Road (Resource ID 39)

Page 6 of 8 Recorded By: M. Montgomery \*Date January 2023 ☒ Continuation ☐ Update

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.  
<https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.  
[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&qbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&qbpv=0)

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



Overview facing northeast showing garage and Residence 2 (Jacobs 20220).

## CONTINUATION SHEET

Property Name: 14415 North Alpine Road (Resource ID 39)

Page 7 of 8 Recorded By: M. Montgomery \*Date January 2023

☒ Continuation ☐ Update



**View to west showing modern-era outbuilding and Residence 1 in background (Jacobs 2022).**

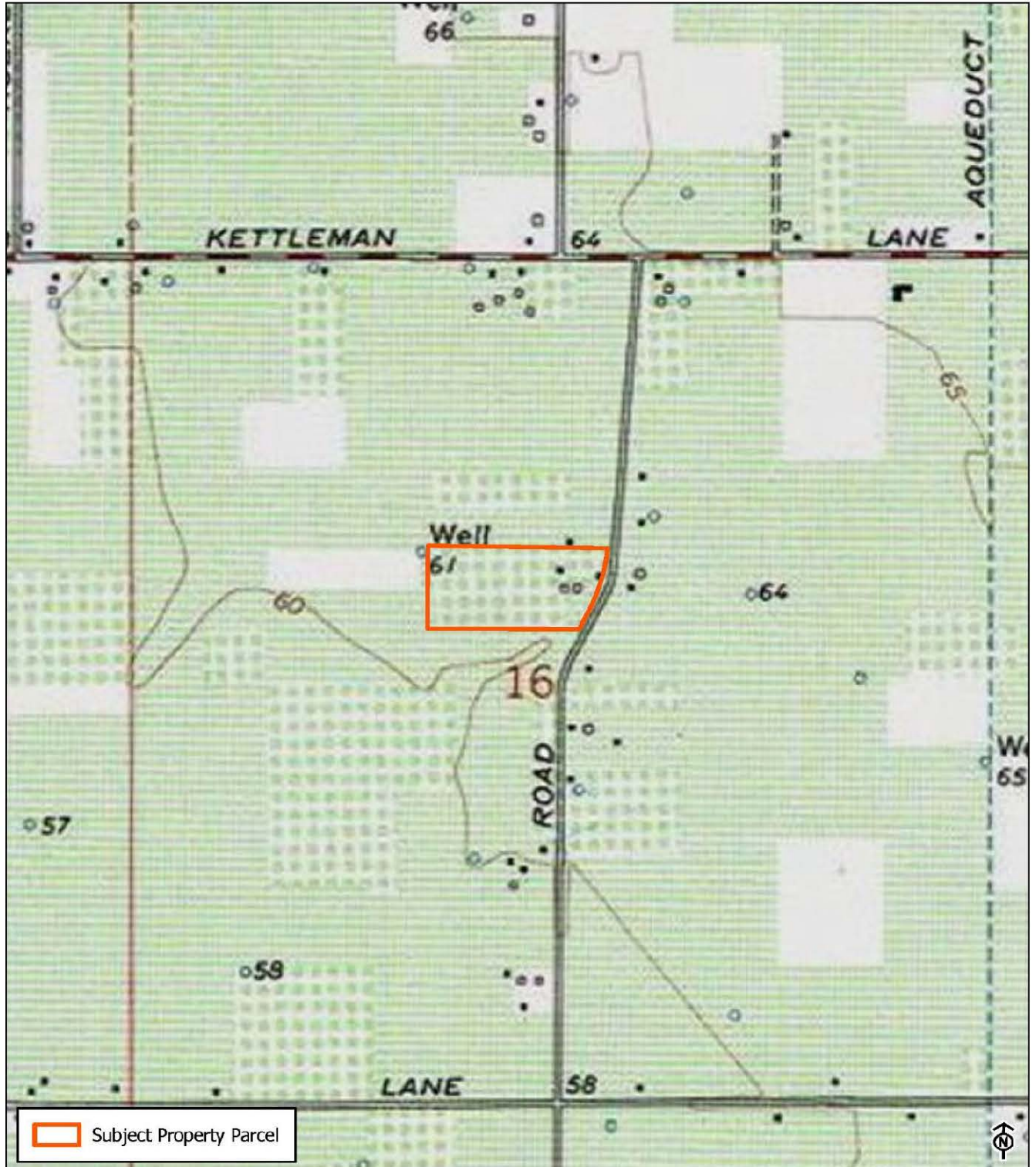


## LOCATION MAP

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\*Resource Name or # (Assigned by recorder) 14415 North Alpine Road (Resource ID 39)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 14300 North Alpine Road (Resource ID 40)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NE 1/4 of Sec 16; MD B.M.

c. Address 14300 North Alpine Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 656610 mE/ 4219440 mN

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

Assessor's Parcel Number: 063-070-600

\*P3a. Description:

The 4.2-acre rural farm property at 14300 North Alpine Road has an irregular shaped tax parcel extending east from North Alpine Road with a residence on the west end of the parcel and the remainder of the lot used as a vineyard. The residence is a one-story Ranch-style building built in 1965. It has a hipped and side gable roof, attached garage connected by a breezeway, replacement doors, windows and garage bay, and stucco and brick siding. Level grass lawn surrounds the house with an asphalt semi-circle driveway in front of the house. A concrete driveway leads to the garage on the south side of the façade and a concrete walkway leads to the front door. A white fence separates the level grass backyard from the agricultural field to the east. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View southeast, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

1965 (Parcelquest.com 2022)

\*P7. Owner and Address:

Jeremy William Jenner

P.O. Box 180

Victor, CA 95253

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

2485 Natomas Park Drive Suite 600

Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14300 North Alpine Road (Resource ID 40) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 14300 North Alpine Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: 1965 – building constructed (Parcelquest.com 2022). This Ranch-style house retains its original form but has replacement roof, windows, vinyl garage door, and front door. The earliest available area of the area dates from 1957 and shows the property consisted of an agricultural field at that time. The house and semi-circular driveway are visible in the next aerial from 1967 (NETROnline 2022). Aerials show the setting as intact with the neighboring parcels all used as agricultural land.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14300 North Alpine Road is not eligible for listing in the California Register of Historical Resources (CRHR) due to a lack of significance and integrity and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 14300 North Alpine Road (Resource ID 40)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14300 North Alpine Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 14300 North Alpine Road (Resource ID 40)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *14300 North Alpine Road*

The property at 14300 North Alpine Road is currently owned by Jeffrey Jenner. A 1911 county atlas illustrates the road, known today as North Alpine Road, extending north-south through the middle of Section 16, Township 3 N, Range 7 E. This property, located east of the road within a larger 25-acre lot, was owned by C. Jenner (historicmapworks.com 2023). Newspaper and ancestry.com research did not locate information about C. Jenner or Jeffery Jenner. Aerial photographs show this property as solely agricultural in 1957. By the next aerial from 1967, the house is shown on the property.

This property is previously unrecorded and unevaluated. This one-story low-slung Ranch-style house retains its original form and landscape features including a front and back lawn and semi-circular driveway but has replacement vinyl windows, front door and garage doors, and a replacement roof. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to it being designed without a clear association to farming aside from its location. The property lacks associated outbuildings and support structures typically included with agricultural properties. As an example of the trend of Ranch Style housing from the mid-twentieth century, it lacks significance as it is not part of a housing development that could express the role of Ranch Style architecture in the trend of community planning and development. The property at 14300 North Alpine Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research has determined the property has long term associations with the Jenner family, which has owned the property since at least 1911. Research did not determine the property to be associated with any significant achievements of any individual persons, including members of the Jenner family. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this Ranch-style house is a common expression of its style that has been modified with replacement windows, doors, and roofing. This property lacks distinction under CRHR Criterion 3. Therefore, it is not eligible for the CRHR under Criterion 3 and is not considered a historical resource for the purposes of CEQA.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14300 North Alpine Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The house has replacement windows, doors, and roofing. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Historical photographs from 1967, two years after the property was built, show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The windows, doors, and roofing of the residence are replacements, resulting in loss of integrity of materials.

## CONTINUATION SHEET

Property Name: 14300 North Alpine Road (Resource ID 40)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The property does not reflect retains integrity of workmanship due to replacement of windows, doors, and roofing.*

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This property retains its original form, circulation systems, landscaping, and setting, allowing it to retain its integrity of feeling.*

*Association is the direct link between an important historic event or person and a historic property. This property does not have associations with a historic event and therefore does not retain integrity of association.*

In conclusion, the property at 14300 North Alpine Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

Historicmapworks.com. 2023. San Joaquin County. <https://www.historicmapworks.com/Map/US/1579997/Page+025/>. Accessed January 2023.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad. Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

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NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022. <https://www.historicaerials.com/viewer>.

No author. 1890. An Illustrated History of San Joaquin County, California. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

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## CONTINUATION SHEET

Property Name: 14300 North Alpine Road (Resource ID 40)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>.

### Section P5. Photographs (continued)



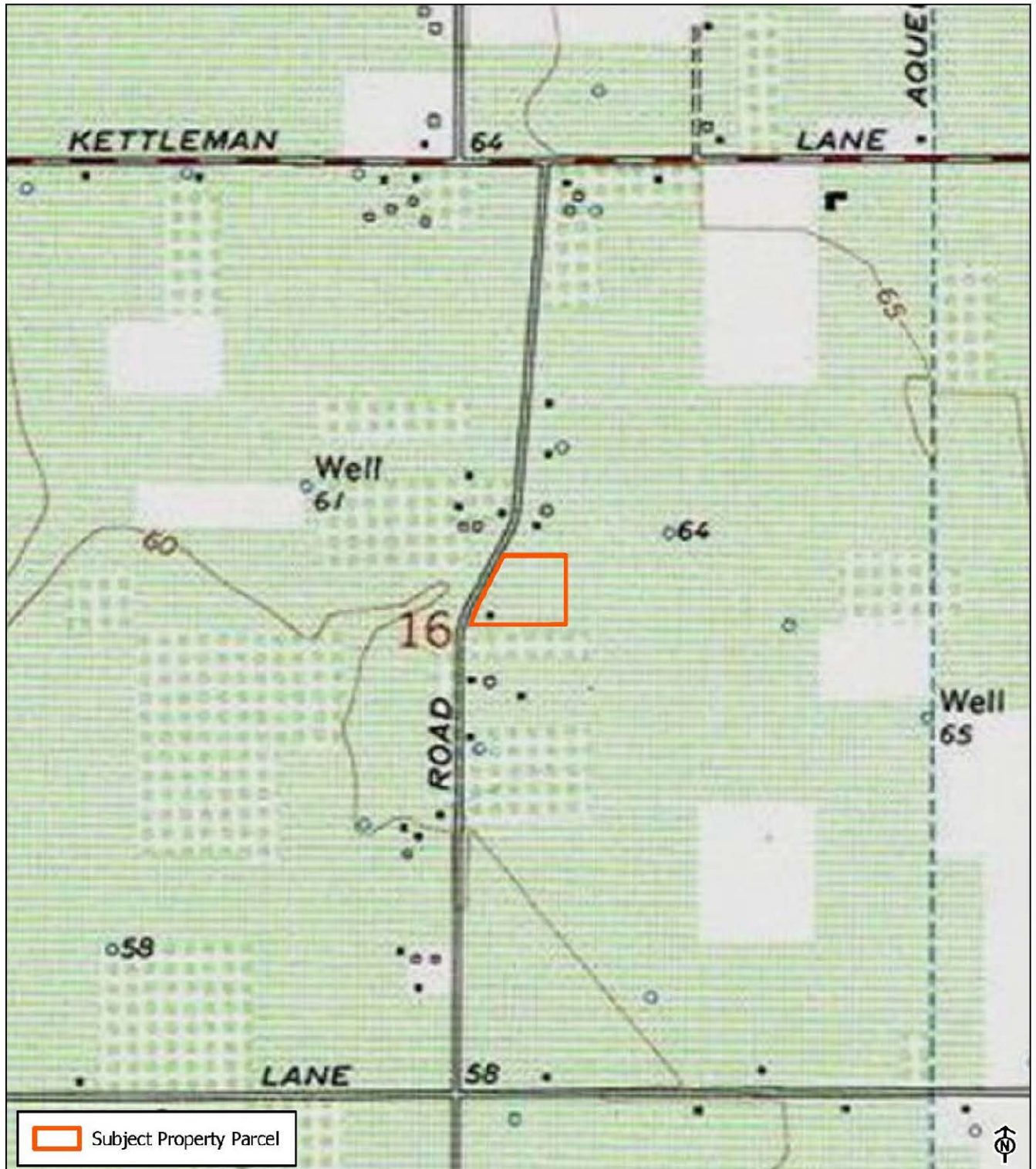
View facing southeast showing the south half of façade and garage (Jacobs 2022)

## LOCATION MAP

Page 7 of 7

\*Resource Name or # (Assigned by recorder) 14300 North Alpine Road (Resource ID 40)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 14170 North Alpine Road (Resource ID 41)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SE 1/4 of Sec 16; MD B.M.

c. Address 14170 North Alpine Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 656562 mE/ 4219326 mN

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

Assessor's Parcel Number: 063-070-500

\*P3a. Description:

The 3.1-acre residential farm property at 14170 North Alpine Road consists of generally a square lot extending east from North Alpine Road. A residence is on the west end of the parcel and the remainder of the lot is agricultural land. The cultivated agricultural field east of the house extends beyond the tax parcel of this property. The residence is a heavily modified Minimal Traditional-style building with a carport and two rear outbuildings not visible from public vantage points. Views of the property are obscured by a fence and mature Eucalyptus trees. The residence has an irregular footprint, one-story massing, a hipped roof of low pitch, wood siding, and replacement windows. There appears to have been an addition built 1984 at the rear of the residence based on aerials (NETROnline 2022). The residence and its outbuildings are set in the southwest corner of the tax parcel with large portions of the level residential area paved with concrete. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View east, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1906 (Parcelquest.com 2022)

\*P7. Owner and Address:

Greg & Karen Foster  
14170 North Alpine Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14170 North Alpine Road (Resource ID 41) \*NRHP Status Code 6Z  
Page 2 of 8

B1. Historic Name: N/A

B2. Common Name: 14170 North Alpine Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: 1906 – building constructed (Parcelquest.com 2022). This property does not reflect a 1906-era residence, but rather a Minimal Traditional-style (common between 1935-1950) one-story house modified through the construction of an addition to the east end of the rear, south elevation circa 1984. The earliest available aerial of the area from 1957 shows the property consisted of a house with a rectangular footprint. The current fence and outbuildings are not shown in the aerial. In the 1957 aerial, a dirt road directly south of the house led east to a non-extant residence to the southeast. Updates to the house at 14170 North Alpine Road include replacement metal windows, added wood and brick privacy fence, concrete pavement, and an addition to the southeast corner of the house (NETROnline 2022). Aerial photographs indicate the setting of the neighboring parcels remain agricultural though the house once located southeast of this property has been removed and the location is used as farmland today.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14170 N Alpine Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

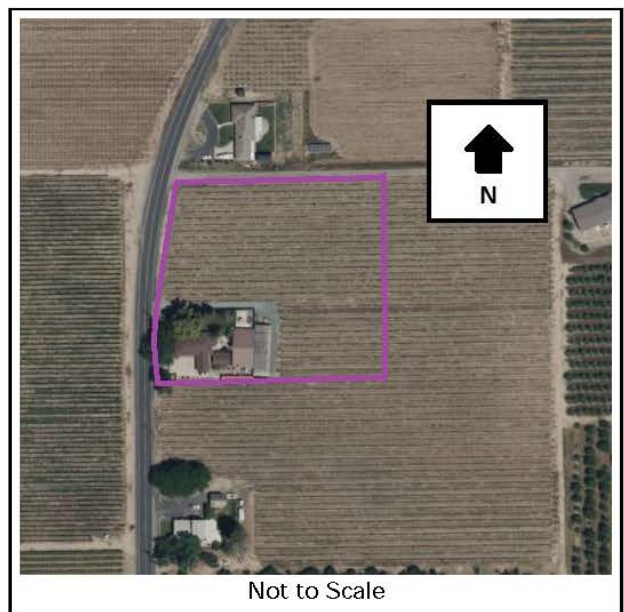
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 14170 North Alpine Road (Resource ID 41)

Page 3 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14170 North Alpine Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 14170 North Alpine Road (Resource ID 41)

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\*Date January 2023

☒ Continuation ☐ Update

### *14170 North Alpine Road*

County assessor records indicate this house was built in 1906. A 1911 county atlas illustrates the road, known today as North Alpine Road, extended north-south through the middle of Section 16, Township 3 N, Range 7 E. This property is located east of the road, historically located within a 160-acre lot owned by C. Schnaidt (historicmapworks.com 2023). Newspaper research identified Chris Schnaidt as a 42-year-old Lodi "real estate man" who died of drowning in 1916, leaving four orphaned children (*Stockton Evening and Sunday Record* 1916). Historical photographs show this property with a smaller footprint and a no-longer-extant residence to the southeast, where farmland is today. The property is currently owned by Gregg and Karen Foster. Research did not find any relevant information about the Fosters.

This property is previously unrecorded and unevaluated. Although the tax assessor lists the date of construction for this house as 1906, it reflects the Minimal Traditional Style. This style comprises small, economically built houses that became common during the Great Depression of the 1930s and surged in popularity during the 1940s. The property has undergone modifications, including replacement metal windows, added wood and brick privacy fence, concrete pavement, and an addition to the southeast corner of the house circa 1984. It is evaluated below.

#### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming, nor does it have significance in the area of community planning and development. Therefore, the property at 14170 North Alpine Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research has determined the property was owned by Chris Schnaidt in 1911. He was a real estate person and there is no record of him living on the property or having importance within that industry. Research did not uncover that the property is associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this Minimal Traditional-style house is a common expression of that style that has been modified with replacement windows, a circa 1984 addition to its south elevation, addition of privacy fencing, and concrete pavement across its level lot. This property lacks distinction under CRHR Criterion 3 and lacks integrity. Therefore, it is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

#### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14170 North Alpine Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The property has replacement windows, added privacy fencing, a circa 1984 addition, and concrete pavement across much of the level lot. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Historical photographs from 1957 show the neighboring agricultural properties in a very similar arrangement to what they are today. Overall, the setting is intact.



## CONTINUATION SHEET

Property Name: 14170 North Alpine Road (Resource ID 41)

Page 5 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The property has replacement windows, added privacy fencing, a circa 1984 addition, and concrete pavement across much of the level lot. These changes have resulted in a loss of integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* As a result of the aforementioned alterations, this property does not retain integrity of workmanship.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The privacy fencing and concrete paving have diminished this property's ability to convey associations as an early twentieth-century rural residential property. Therefore, it has lost its integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 14170 North Alpine Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad." Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022. <https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

## CONTINUATION SHEET

Property Name: 14170 North Alpine Road (Resource ID 41)

Page 6 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com)

*Stockton Evening and Sunday Record*. 1916. Lodi Real Estate Man Drowned. [Newspapers.com](http://Newspapers.com). Accessed January 18, 2023.

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



Overview of property facing east from North Alpine Road (Jacobs 2022).



## CONTINUATION SHEET

Property Name: 14170 North Alpine Road (Resource ID 41)

Page 7 of 8 Recorded By: M. Montgomery

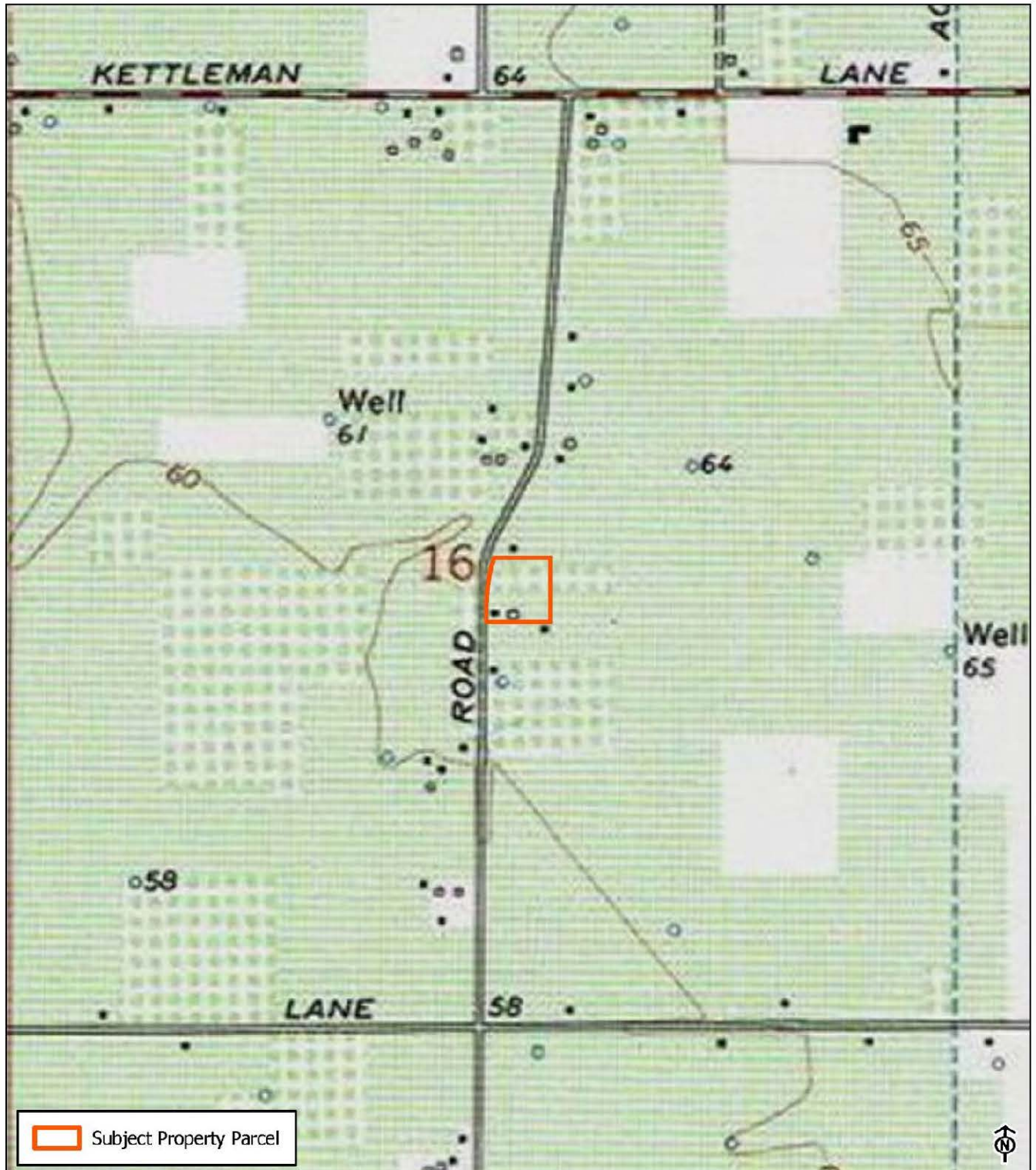
\*Date January 2023

☒ Continuation ☐ Update



Overview facing northwest showing vineyard south of house in foreground (Jacobs 2022).

## LOCATION MAP





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 14090 North Alpine Road (Resource ID 42)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SE 1/4 of Sec 16; MD B.M.

c. Address 14090 North Alpine Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 656627 mE/ 4219240 mN

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

Assessor's Parcel Number: 063-070-620

\*P3a. Description:

The 11.8-acre rural farm property at 14090 North Alpine Road is a residential and farm property. From North Alpine Road, the L-shape tax parcel extends east with a residence on the west end of the parcel and the remainder of the lot used as agricultural land. The residence is a one-story Craftsman-style building with a garage built in 1920. The residence is one-story with a front-gable roof, partial-width front porch, clapboard exterior, large replacement windows, and a brick foundation wall veneer that appears to be a non-original. The garage is a simple rectangular wooden building with a replacement door and window and one garage bay. A modern white fence separates the west side of the property from North Alpine Road. The residence sits on a level lot with mature trees. The parcel features mature trees and a small, raised brick planter bed along the foundation of the west-facing façade of the residence. The broad driveway is asphalt while the walkway north of the house is concrete. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View west, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both 1920 (Parcelquest.com 2022)

\*P7. Owner and Address:  
Joseph P. & Jeannette Petersen  
14000 North Alpine Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14090 North Alpine Road (Resource ID 42) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 14090 North Alpine Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: 1920 – building constructed (Parcelquest.com 2022). This Craftsman-style house retains its original form but has replacement windows and doors. The chimney and foundation footing wall also appear to be non-original. The earliest available aerial of the area from 1957 shows the house with an orchard behind it and surrounding properties that appear to be growing grapes. The orchard was removed by 1984 (NETROnline 2022). Overall, the aerials show the setting as intact with the neighboring parcels all used as agricultural land.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14170 North Alpine Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

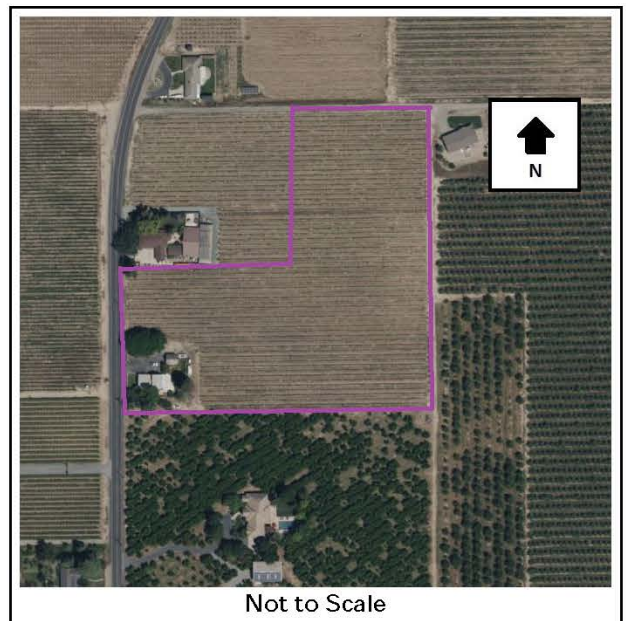
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 14090 North Alpine Road (Resource ID 42)

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\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14090 North Alpine Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 14090 North Alpine Road (Resource ID 42)

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☒ Continuation ☐ Update

### *14090 North Alpine Road*

A 1911 county atlas illustrates the road, known today as North Alpine Road, extending north-south through the middle of Section 16, Township 3 N, Range 7 E. This property is located east of the road, historically located within a 160-acre lot owned by C. Schnaidt (historicmapworks.com 2023). Newspaper research identified Chris Schnaidt as a 42-year-old Lodi "real estate man" who died of drowning in 1916, leaving four orphaned children (*Stockton Evening and Sunday Record* 1916). The assessor lists the date of construction for this property as 1920, after Schnaidt died. An aerial photograph from 1957 shows this property with a smaller footprint and a no longer extant residence to the southeast, where there is agricultural land today. The property at 14090 North Alpine Road is currently owned by Joseph and Jeannette Petersen. Research did not find information about the Petersens relevant to this property and its use.

This property is previously unrecorded and unevaluated. The residence is built in the Craftsman Style, which was widely popular in the United States and California between 1905 and 1930. Examples of the style typically are one to one-and-a-half stories tall and characterized by a low-pitched, gable roof (sometimes hipped) with oversized eaves, exposed roof rafters, full or partial-width porches supported by tapered square columns or battered columns, and windows placed in groups or bands. The walls are usually clad with clapboard, shingle, stone, brick, and clinker brick. Early examples exhibit characteristics of the transitional Arts and Crafts style (McAlester and McAlester 1984). This property has undergone modifications including replacement windows, doors, foundation footing wall, chimney, and garage fenestration. It is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to it being designed without a clear association to farming aside from its location. The property does not have associations with the development of the area. The property at 14090 North Alpine Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Research did not determine who the owner of the property was when the house was constructed in 1920, nor did it uncover any other information on past owners after the house was built. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this Craftsman-style house is a common expression of the form that has been modified with replacement windows and doors and a non-original chimney and fountain footing wall. This property lacks distinction under CRHR Criterion 3. Therefore, it is not eligible for the CRHR under Criterion 3 and is not considered a historical resource for the purposes of CEQA.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14300 North Alpine Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The house has replacement windows and door and the brick foundation wall and chimney date from after the construction of the house in 1920. Additionally, the garage has been modified with new window and doors. These changes have resulted in the property losing its integrity of design.



## CONTINUATION SHEET

Property Name: 14090 North Alpine Road (Resource ID 42)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The noted changes to the windows, doors, chimney, and foundation wall have diminished integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The workmanship of this property has been diminished by the noted changes to the house and garage.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This property retains its original form, circulation systems, landscaping, and setting, allowing it to retain its integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 14090 North Alpine Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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## CONTINUATION SHEET

Property Name: 14090 North Alpine Road (Resource ID 42)

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\*Date January 2023

☒ Continuation ☐ Update

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.  
[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

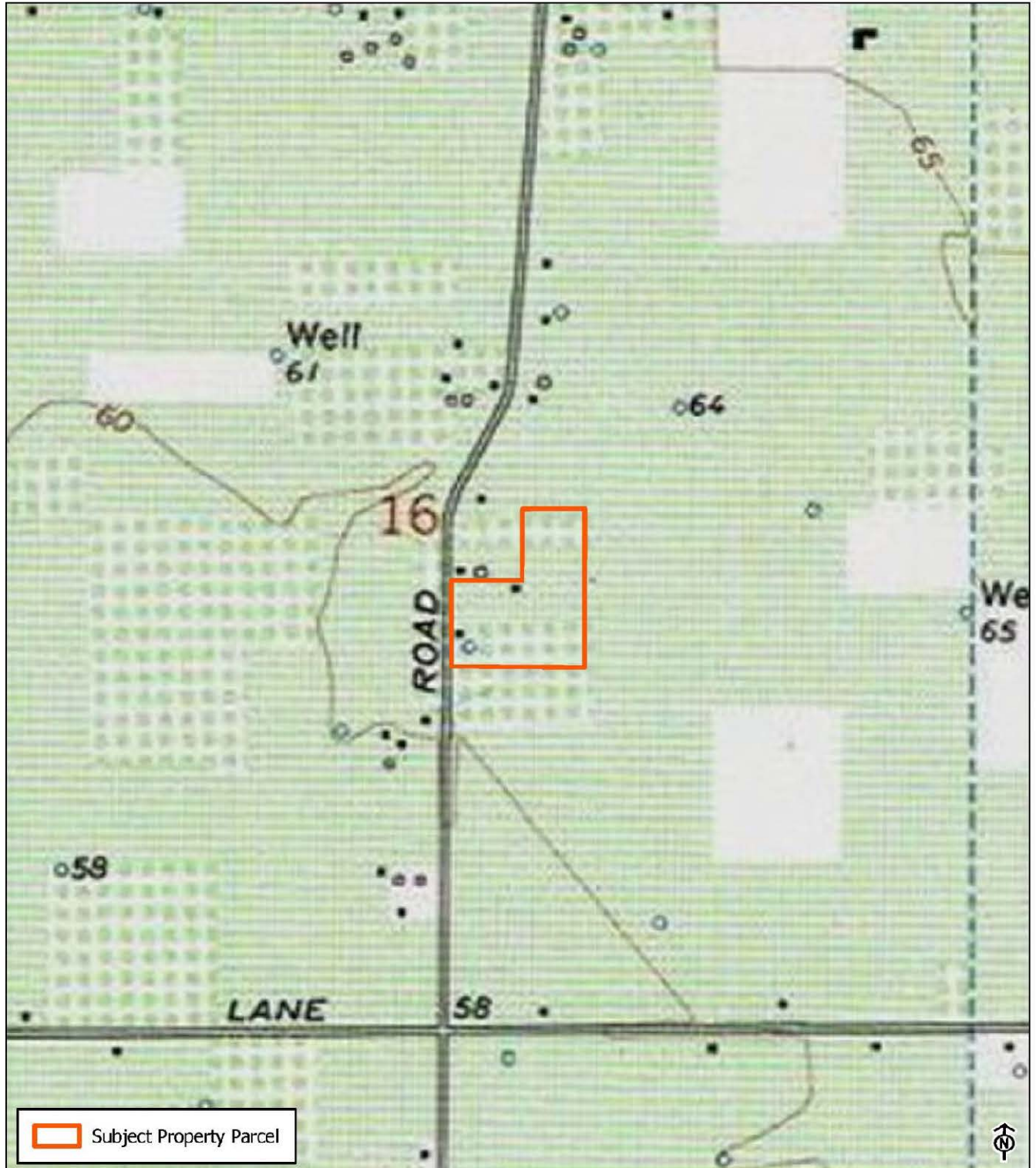
### Section P5. Photographs (continued)



View of west facing façade with garage in background (Jacobs 2022).



## LOCATION MAP





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 14413 North Locust Tree Road (Resource ID 43)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NW 1/4 of Sec 15; MD B.M.

c. Address 14413 North Locust Tree Road City Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 658059 mE/ 4219596 mN

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

Assessor's Parcel Number (APN): 063-150-510

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

This 1.5-acre property is a residential property that overlaps adjacent agricultural fields to the west and south. The property consists of a Ranch-style residence with a non-historic shop building built circa 1984 (NETROnline 2022). The brick residence is one story and includes a small inset entrance in the middle of the east facade. Distinctive features of the building include its low-pitch hipped roof, attached carport supported by brick columns and a breezeblock wall on its east end. In front (east) of the house is a level yard and broad concrete driveway that transitions into asphalt and includes a small circular planter with succulents. The concrete curb between the driveway and yard is curved. South of the house is a dirt road accessing the adjacent agricultural field and outbuildings. The rectangular property is located west of North Locust Tree Road and is surrounded by agricultural land. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

P5b. Description of Photo: (view, date, accession #) View north, December 2022

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric

☐ Both

1959 (Parcelquest.com 2022)

\*P7. Owner and Address:

North American Specialty Products

2801 Post Oak Blvd

Houston, TX 77056

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

2485 Natomas Park Drive Suite 600

Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14413 North Locust Tree Road (Resource ID 43) \*NRHP Status Code 6Z  
Page 2 of 8

B1. Historic Name: N/A

B2. Common Name: 14413 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: 1959 – building constructed (Parcelquest.com 2022). This Ranch-style house retains its original form but has replacement windows and thick architectural shingles added in the last circa 30 years. An outbuilding was constructed southwest of the house circa 1984. The earliest available aerial of the area from 1957 shows the property including a different house and an orchard. The current Ranch-style residence is present in the next aerial from 1967, and the orchard is non-extant in that aerial. The original driveway was concrete and was modified sometime between 1967 and 1984 to include asphalt on its southern portion (NETROnline 2022). Overall, the aerials show the setting as intact with the neighboring parcels used as agricultural land with some residences.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14413 North Locust Tree Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has diminished integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 14413 North Locust Tree Road (Resource ID 43)

Page 3 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14413 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aeriels (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 14413 North Locust Tree Road (Resource ID 43)

Page 4 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *14413 North Locust Tree Road*

A 1911 county atlas illustrates this property was located within an 80-acre lot owned by "A.B. Burgestahler" (historicmapworks.com 2023). A 1920 census lists Russian immigrant Albert Burgstahler as a general farmer 53 years old living in Elkhorn, California, in San Joaquin County. He lived with his wife, Bertha, his father, and four children. The current owners of this property are Ronald and Katherine Mettler. Ronald is listed as an employee of United California Bank in a 1980 city directory (Ancestry.com 2022). Research did not determine who built this house.

This property is previously unrecorded and unevaluated. The house reflects the Ranch Style, which was commonly designed between 1930-1975 (McAlester and McAlester 2022). A Los Angeles context statement for Ranch Style houses describes these houses are associated with the "rapid suburbanization that occurred in the postwar period, during which they were built in unprecedented numbers (City of Los Angeles 2015)." According to *A Field Guide to American Houses*, the Ranch Style is characterized by the following list of features: "broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade" (McAlester and McAlester 2022). This house retains its original form and landscape features including a front and back lawn and curved driveway with inset planter. However, it has replacement vinyl windows, modern thick asphalt shingles, and an outbuilding added southwest of the house in circa 1984. The original concrete driveway has been modified with asphalt on its southern portion. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to it being designed without a clear association to farming aside from its location and one modern outbuilding. As an example of the trend of Ranch-style housing during the mid-twentieth century, it lacks significance as it is not part of a housing development that could express the role of Ranch-style architecture in the post-World War II trend of community planning and development. Therefore, property at 14413 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research did not determine past owners of this property after the house was built. The property is not associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this Ranch-style house is a common expression of the style and has been modified with replacement windows and thick asphalt shingles, a circa 1984 outbuilding, and asphalt pavement blended with original concrete on driveway. This property lacks distinction under CRHR Criterion 3 and integrity is diminished. Therefore, it is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14413 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

## CONTINUATION SHEET

Property Name: 14413 North Locust Tree Road (Resource ID 43)

Page 5 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Design is the combination of elements that create the form, plan, space, and style of a property.* As noted, the house has replacement windows and roofing materials. The property also displays added asphalt at the driveway and a modern-era outbuilding. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The noted changes to the windows, roofing, and driveway pavement have diminished the integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The workmanship of this property has been diminished by the noted changes.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This property retains its original form, circulation systems, landscaping, and setting, allowing it to retain its integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the property at 14413 North Locust Road does not meet any of the CRHR criteria and has diminished integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.



## CONTINUATION SHEET

Property Name: 14413 North Locust Tree Road (Resource ID 43)

Page 6 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAAMAJ?hl=en&gbpv=0).

McAlester, Virginia and Lee McAlester. 1984. *A Field Guide to American Houses*. New York: Alfred A, Knopf, Inc.

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.

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

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. [www.parcelquest.com](http://www.parcelquest.com).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.

<https://livingatlas.arcgis.com/topoexplorer/index.html>.

### Section P5. Photographs (continued)



View facing west showing front yard and south half of facade (Jacobs 2022).

## CONTINUATION SHEET

Property Name: 14413 North Locust Tree Road (Resource ID 43)

Page 7 of 8 Recorded By: M. Montgomery

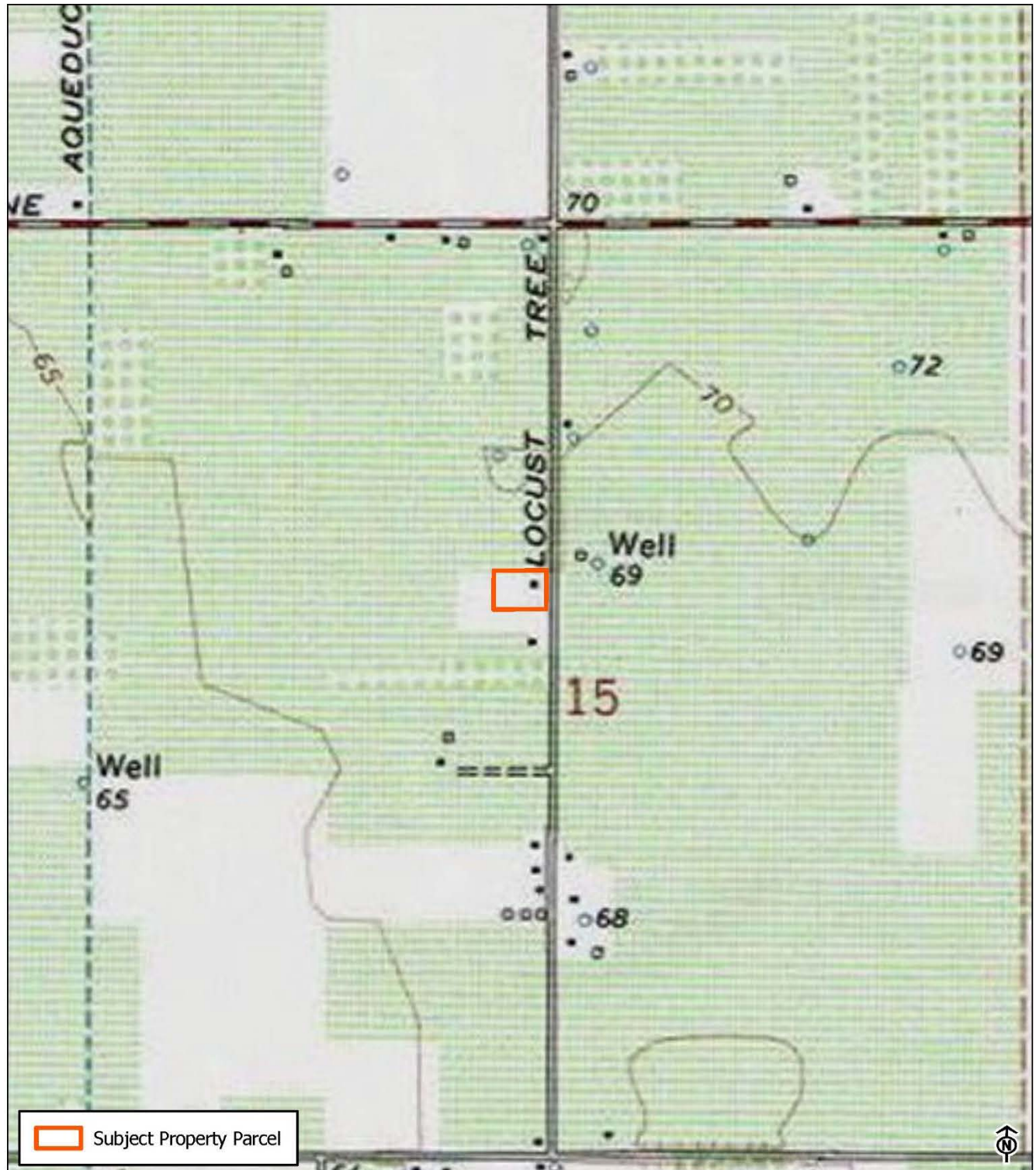
\*Date January 2023

☒ Continuation ☐ Update



View facing northwest showing façade and carport (Jacobs 2022).





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) South Pipeline (Resource ID 44)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Lodi North Date 1968 T 3N; R 7E; SW 1/4 of Sec 15; MD B.M.

c. Address N/A Zip

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 658059 mE/ 4219596 mN, Zone 10S, 658059 mE/ 4219596 mN

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

Assessor's Parcel Number: N/A

\*P3a. Description:

This forms records and evaluates a 0.62-mile-long segment of the South Pipeline of the North San Joaquin Water Conservation District (NSJWCD) located within the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project. This segment forms part of the larger South Pipeline that delivers water from Mokelumne River to the north into Pixley Slough and Bear Creek to the south. The pipeline segment in the API is buried and therefore is not visible. It intersects the API approximately 0.5 mile east of North Alpine Road in an agricultural setting east of Lodi (NSJWCD 2020).

\*P3b. Resource Attributes: (List attributes and codes) HP 20. Canal/Aqueduct

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

P5b. Description of Photo: (view, date, accession #) View west December 2022



\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

Sometime between 1961 and 1968 (USGS 2022)

\*P7. Owner and Address:

North San Joaquin Water Conservation District  
498 East Kettleman Lane  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) South Pipeline (Resource ID 44) \*NRHP Status Code 6Z  
Page 2 of 6

B1. Historic Name: N/A

B2. Common Name: South Pipeline

B3. Original Use: Water conveyance

B4. Present Use: Water conveyance

\*B5. Architectural Style: N/A

\*B6. Construction History: This water pipeline segment is buried and therefore not visible. The pipeline first appears on a U.S. Geological Survey (USGS) quadrangle map between 1961 and 1968, where it is labeled as an "aqueduct" (USGS 2022). Therefore, the construction date is sometime between 1961 and 1968.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Water Conveyance

Area San Joaquin Valley

Period of Significance N/A

Property Type Pipeline

Applicable Criteria N/A

The NSJWDC South Pipeline is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

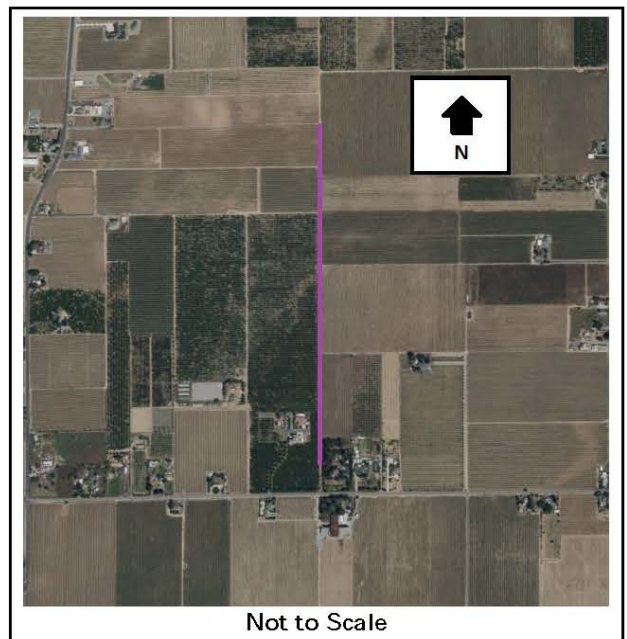
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: North San Joaquin Water Conservation District South Pipeline (Resource ID 44)

Page 3 of 6 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The NSJWCD South Pipeline is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Additional railroads and road development occurred over time and with the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

The crop diversification that occurred during the twentieth century required the construction of more irrigation features. Natural waterways and canals served as lifelines providing water to farms via features such as smaller canals, laterals, and ditches (JRP Historical Consulting Services and Caltrans 2000). Historic maps and aerials show numerous wells in the API environs, as well as what appear to be small ditches diverting water from creeks to agricultural fields (NETROnline 2022; USGS 2022). This includes the Bear and Paddy creeks, which intersect the center of the API. A 1908 topographic quadrangle, the earliest available for the area, shows their meandering courses extending through the API immediately east of present-day SR 88. This also is reflected in subsequent quadrangles and aerials through 1961. By 1967, however, an aerial shows that all three creeks had been channelized to follow their current, straighter paths. According to a 1977 report by the U.S. Army Corps of Engineers, channelization of Bear Creek in San Joaquin County was completed between 1963 and 1967 as part of a flood protection project that built 24 miles of channel improvements and 41 miles of low levees along the waterway. The project was intended to protect agricultural land, suburban areas, and transportation corridors from the devastating effects of floods (U.S. Army Corps of Engineers 1977). Paddy Creek likely was channelized during the same period for flood protection purposes.

The entire API falls within the NSJWCD, which was formed in 1948 to provide groundwater management (NSJWCD 2022). It represents one of the water storage and conservation districts created in California after the late 1920s in response to the "increased demand for storage and coordination of interested on larger streams" (JRP Historical Consulting and Caltrans 2000:15). The NSJWCD currently encompasses 150,000 acres east of Lodi on both sides of the Mokelumne River and includes features such as pump stations, recharge sites, and reservoirs for water storage.

#### *South Pipeline*

A 2020 map of the NSJWCD identifies that the South Pipeline, which delivers water from Mokelumne River to the north into Pixley Slough and Bear Creek to the south, intersects the API approximately 0.5 mile east of North Alpine Road (NSJWCD 2020). The pipeline handles ground water and is used during irrigation season to convey water to farms (Greater San Joaquin County Regional Water Coordinating Committee 2020). The pipeline's north-south alignment through the API first appears between 1961



## CONTINUATION SHEET

Property Name: North San Joaquin Water Conservation District South Pipeline (Resource ID 44)

Page 4 of 6 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

and 1968 topographic quadrangles, where it is labeled an "aqueduct" (NETROnline 2022; USGS 2022). Aerial photographs from 1967 and 1984 did not identify any signs of the pipeline, which is buried.

The pipeline is previously unrecorded and unevaluated. It is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The South Pipeline, which handles groundwater and provides irrigation, was developed in the mid-twentieth century after agriculture in the area it services had been well established. It is not reflective of a significant event or trend making it not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. The South Pipeline was developed by the NSJWCD, which is managed by an elected board of directors rather than an individual. Research did not determine the property to be associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this pipeline lacks distinction as it is not a particularly early or unique structure having been built during the mid-twentieth century when rapid growth brought expansion of water systems throughout the state. Therefore, it is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the South Pipeline appears to have remained the same throughout its history based on cartographic review. The integrity of the property's location is intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The property is buried, and therefore design cannot be assessed. It is assumed to retain this aspect of integrity.

*Setting is the physical environment of a historic property.* Aerial aerial photographs from 1967 and later show the rural agricultural area this pipeline passes through much the same as it is today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The property is buried, and therefore materials cannot be assessed. It is assumed to retain this aspect of integrity.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property is buried, and therefore workmanship cannot be assessed. It is assumed to retain this aspect of integrity.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The property is buried, and therefore feeling cannot be assessed. It is assumed to retain this aspect of integrity.

*Association is the direct link between an important historic event or person and a historic property.* This property does not have associations with a historic event and therefore does not retain integrity of association.

In conclusion, the South Pipeline does not meet any of the CRHR criteria. Therefore, the property is not a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Property Name: North San Joaquin Water Conservation District South Pipeline (Resource ID 44)

Page 5 of 6 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

City of Lodi, California. N.d. "History of the City of Lodi." Accessed December 16, 2022. <https://www.lohi.gov/602/History-of-the-City-of-Lodi>.

Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad. Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

Greater San Joaquin County Regional Water Coordinating Committee. 2020. "Greater San Joaquin County Regional Water Coordinating Committee, April 15, 2020, Agenda." Accessed December 21, 2022.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

North San Joaquin Water Conservation District (NSJWCD). 2020. "Northern San Joaquin Water Conservation District Overview Map – 2020." Accessed December 20, 2022. <https://nsjwcd.files.wordpress.com/2020/07/nsjwcd-overview-map-2020.pdf>.

Parcelquest.com. 2022. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Army Corps of Engineers. 1977. *California Water Resources Development*. Accessed December 20, 2022. [https://www.google.com/books/edition/Water\\_Resources\\_Development\\_in\\_California/GXcYAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Water_Resources_Development_in_California/GXcYAQAAMAAJ?hl=en&gbpv=0).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022. <https://livingatlas.arcgis.com/topoexplorer/index.html>



## LOCATION MAP

Primary #

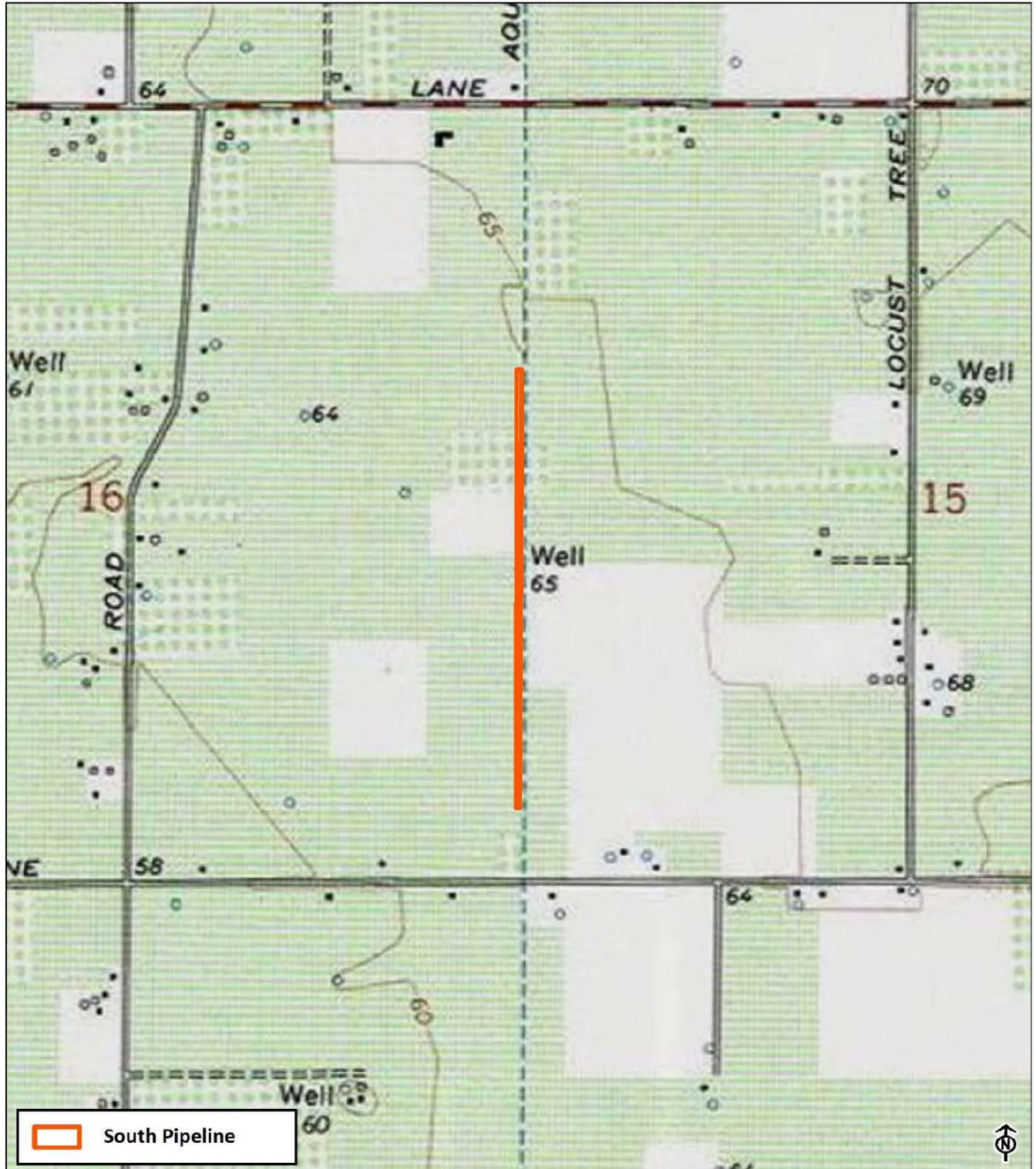
HRI #

Trinomial

Page 6 of 6

\*Resource Name or # (Assigned by recorder) South Pipeline (Resource ID 44)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 14117 North Locust Tree Road (Resource ID 45)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SW 1/4 of Sec 15; MD B.M.

c. Address 14117 North Locust Tree Road, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 657711 mE/ 4219342 mN

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

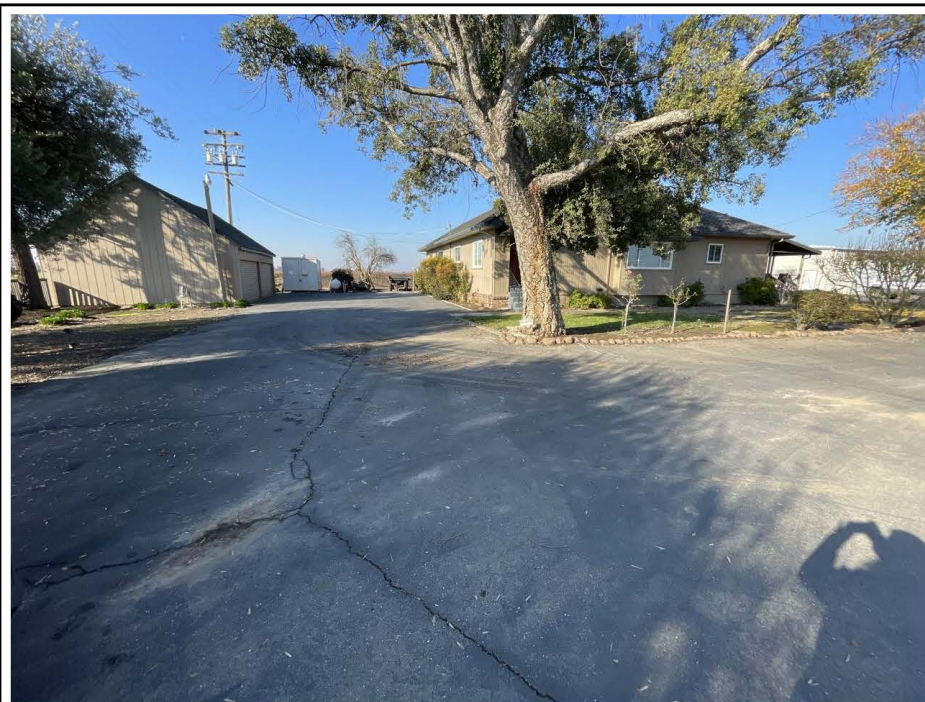
Assessor's Parcel Number: 063-150-350

\*P3a. Description:

This property consists of a rural residence, monitor-roof barn, garage, and modern-era pole building surrounded by agricultural fields. The residence is single-story with an irregular footprint, hipped roof, wood siding, and brick detail at the foundation. The barn has a front-gable roof and is clad in wood with a large metal sliding replacement door and a smaller wooden sliding door. The garage is rectangular with a side-gable roof and two bays with replacement doors. The residences, barn, and garage are in the middle of the south side of a 30-acre rectangular parcel that includes a long driveway leading from North Locust Tree Road west to the buildings. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View north, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
1918 (Parcelquest.com 2022)

\*P7. Owner and Address:  
Julia B Heckenlaible  
14117 North Locust Tree Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14117 North Locust Tree Road (Resource ID 45) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 14117 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: N/A

\*B6. Construction History: 1918 – building constructed (Parcelquest.com 2022). The house on this property retains its original form but has replacement siding, windows, doors, brick veneer around the foundation, modern-era roof, and metal railings. The two-door garage south of the house has replacement doors, siding, and roofing. These material changes to the house and garage likely occurred in the last 30 years. Between 1967 and 1984, two small gable-roof buildings (potential farm laborer's quarters) northwest of the house were removed. Between 1993 and 1998, a large metal pole building was added northwest of the house and the driveway was enlarged and paved (NETROnline 2022). The monitor roof barn has a replacement roof and central sliding door on its south façade. Overall, the aerial shows the setting as intact with the neighboring parcels used as agricultural land with some residences.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agriculture

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 14117 North Locust Tree Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has diminished integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

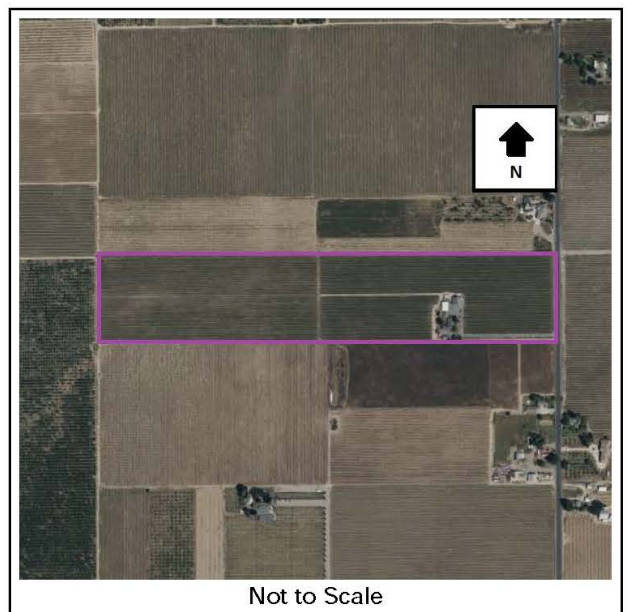
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 14117 North Locust Tree Road (Resource ID 45)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14117 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 14117 North Locust Tree Road (Resource ID 45)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*14417 North Locust Tree Road*

A 1911 county atlas illustrates this property was located within an 80-acre lot owned by what appears to be "F.J. Mettler" (historicmapworks.com 2023). Fredrich J. Mettler, the son of Johann Mettler and Christina Schnabel, was born in 1864 in Kassel, Glueckstal, Odessa, South Russia and died in Lodi, California, in 1943. At the age of 10 he immigrated to the United States with his parents and siblings. He married Katharina Schnabel in 1884 in Menno, Dakota Territory. In 1920, Fredrich Katharina Mettler and had 13 children. The 1920 census indicates Fredrich worked as a farmer and owned his property in San Joaquin County (Find A Grave 2023). It is unconfirmed if the Mettler's or members of their family built this house, which was built in 1918 according to tax assessor records.

This property is previously unrecorded and unevaluated. A 1957 USGS map shows the long driveway to this farm complex and two buildings (USGS 2022). An aerial photograph also from 1957 shows the complex of historic-era buildings (house, garage, and barn) plus two small gable-roof buildings northwest of the house. These small buildings were removed by 1993. The addition of a large metal pole building occurred between 1993 and 1998. The original narrow gravel driveway has been paved and widened (NETROnline.com 2022). The house retains its original form but has undergone numerous modifications to materials. The monitor roof barn has retained its original siding and form. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to the numerous modifications that have occurred to the property including removal of original buildings. The property at 14117 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Historical research did not confirm who lived at the resource. The property is not associated with any significant achievements of any individual persons based on research. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property includes a house and a garage with extensive modifications and a barn with modified doors and roof. The house is an early-twentieth century farmhouse that lacks architectural distinction. Further, the complex has undergone numerous changes, including the removal of buildings and paving of the driveway. This property lacks distinction under CRHR Criterion 3. Therefore, it is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14117 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* As noted, the house has replacement windows, roofing, siding, doors, and brick veneer around foundation. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The noted alterations have diminished this property's integrity of materials.

## CONTINUATION SHEET

Property Name: 14117 North Locust Tree Road (Resource ID 45)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The workmanship of this property has been diminished by the noted changes.*

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The property has undergone the removal of buildings, addition of new buildings, and has a modified circulation system and landscaping, resulting in a loss of feeling.*

*Association is the direct link between an important historic event or person and a historic property. This property does not have associations with a historic event and therefore does not retain integrity of association.*

In conclusion, the property at 14117 North Locust Road does not meet any of the CRHR criteria and has lost integrity. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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Historicmapworks.com. 2023. San Joaquin County. Accessed January 10, 2023. <https://www.historicmapworks.com/Map/US/1579997/Page+025/>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAAMAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022. <https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAJ?hl=en&gbpv=0).



## CONTINUATION SHEET

Property Name: 14117 North Locust Tree Road (Resource ID 45)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](http://www.parcelquest.com).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



View of barn, facing north (Jacobs 2022).



View of garage, facing north (Jacobs 2022).

## LOCATION MAP

Primary #

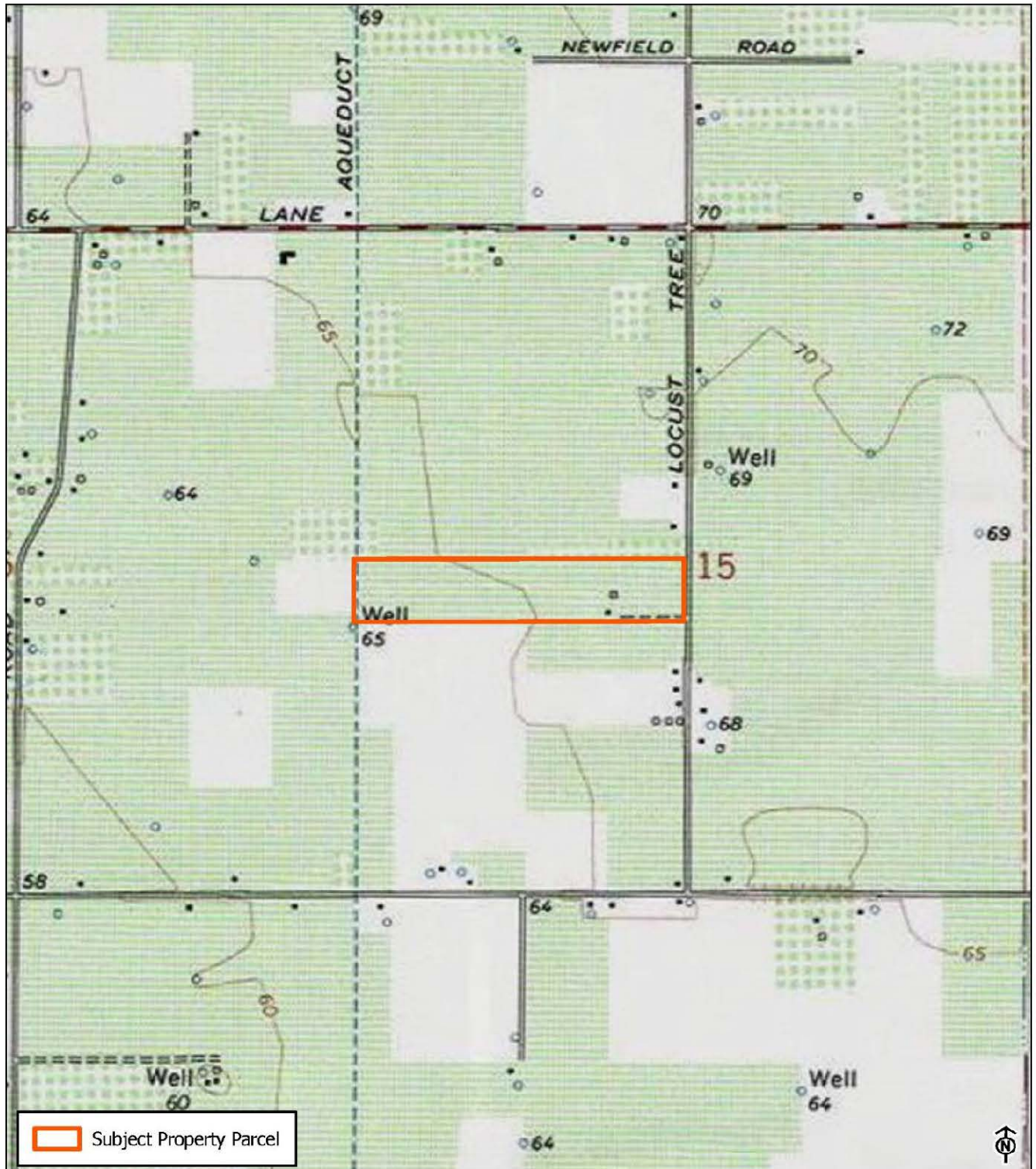
HRI #

Trinomial

Page 7 of 7

\*Resource Name or # (Assigned by recorder) 14117 North Locust Tree Road (Resource ID 45)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 13987 North Locust Tree Road (Resource ID 46)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SW 1/4 of Sec 15; MD B.M.

c. Address 13987 North Locust Tree Road, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 658088 mE/ 4219162 mN

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

Assessor's Parcel Number: 063-150-330

\*P3a. Description:

The subject property is a heavily modified bungalow and associated modern-era garage with no discernable architectural style. The property has a U-shaped plan and a clipped front-gable roof with a shed roof projection over a partial-width entry porch. The south elevation of the house has two protruding gable roof sections with a flat roof section separating them. The house has replacement stucco siding, windows, doors, and columns at the porch. The two-car garage has a front-facing gable roof and is clad in stucco. A level grass lawn with mature trees is located on the east, north and west sides of the house. The driveway from Locust Tree Road extends west along the south edge of the 0.5-acre property terminating at the garage. A modern-era chain link fence runs along the perimeter of the property. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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

P5b. Description of Photo: (view, date, accession #) View west, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
1938 (Parcelquest.com 2022)

\*P7. Owner and Address:  
Troy K. & Jennifer Bettenhausen  
13987 North Locust Tree Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance



\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 13987 North Locust Tree Road (Resource ID 46) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 13987 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: N/A

\*B6. Construction History: Constructed in 1938 (Parcelquest.com 2022). A 1957 aerial photograph shows a smaller garage with a square footprint located in the approximate location of the existing garage. Between 2002 and 2005, the existing larger rectangular-shaped garage was built. The stucco siding was added since 2012, along with doors, roofing, and columns at the porch (NETROnline 2022).

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Residential development

Area San Joaquin Valley

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 13987 North Locust Tree Road has lost integrity and is not eligible for listing in the California Register of Historical Resources (CRHR). Therefore, it is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 13987 North Locust Tree Road (Resource ID 46)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 13987 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 13987 North Locust Tree Road (Resource ID 46)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *13987 North Locust Tree Road*

A 1911 county atlas illustrates this property was located within an 80-acre lot owned by what appears to be "F.J. Mettler" (historic maps.com 2023). Fredrich J. Mettler, the son of Johann Mettler and Christina Schnabel, was born in 1864 in Kassel, Glueckstal, Odessa, South Russia and died in Lodi California in 1943. At the age of 10 he immigrated to the United States with his parents and siblings. He married Katharina Schnabel in 1884 in Menno, Dakota Territory. In 1920, Fredrich Katharina Mettler and had 13 children. The 1920 census indicates Fredrich worked as a farmer and owned his property in San Joaquin County (Find A Grave 2023). It is unconfirmed if the Mettler's or members of their family built this house, which according to tax assessor records was built in 1938.

This property is previously unrecorded and unevaluated. A 1957 USGS map shows the house with more trees of varied sizes around it. A small garage was located southwest of the house (where existing garage is today) with small buildings west of it that have been removed. Sometime between 2002 and 2005 the existing large garage was added and the house was renovated since 2012 (NETROnline 2022). The property is evaluated below.

#### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it is not a particularly good example of farming due to the numerous modifications that have occurred to the property, including removal of original buildings. The property at 13987 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Though this property is associated with Friedrich J. Metter in 1911, it is undetermined if he built the house constructed in 1938. Furthermore, no information was found about his historical significance. The property is not associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property is not architecturally significant. The property includes a farmhouse and a modern-era garage. The house is an early twentieth-century farmhouse that lacks architectural distinction and has undergone extensive modifications, including stucco siding, replacement windows, doors, and columns at the porch. The property has undergone other changes, including the removal of buildings and material changes to the house. This property lacks distinction under CRHR Criterion 3. Therefore, it is not eligible for the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

#### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 13987 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* As noted, the house has replacement windows, roofing, siding, doors, and columns at the porch. Furthermore, the garage was replaced in the early 2000s. These changes have resulted in the property losing its integrity of design.

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The noted changes have diminished this property's integrity of materials.



## CONTINUATION SHEET

Property Name: 13987 North Locust Tree Road (Resource ID 46)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The noted changes have diminished this property's integrity of workmanship.*

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The property has undergone the removal of buildings, addition of new buildings, and extensive material changes, resulting in a loss of feeling.*

*Association is the direct link between an important historic event or person and a historic property. This property does not have associations with a historic event and therefore does not retain integrity of association.*

In conclusion, the property at 13987 N Locust Road does not meet any of the CRHR criteria and has lost integrity, therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

City of Lodi, California. N.d. "History of the City of Lodi." Accessed December 16, 2022. <https://www.lohi.gov/602/History-of-the-City-of-Lodi>.

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--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

## CONTINUATION SHEET

Property Name: 13987 North Locust Tree Road (Resource ID 46)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



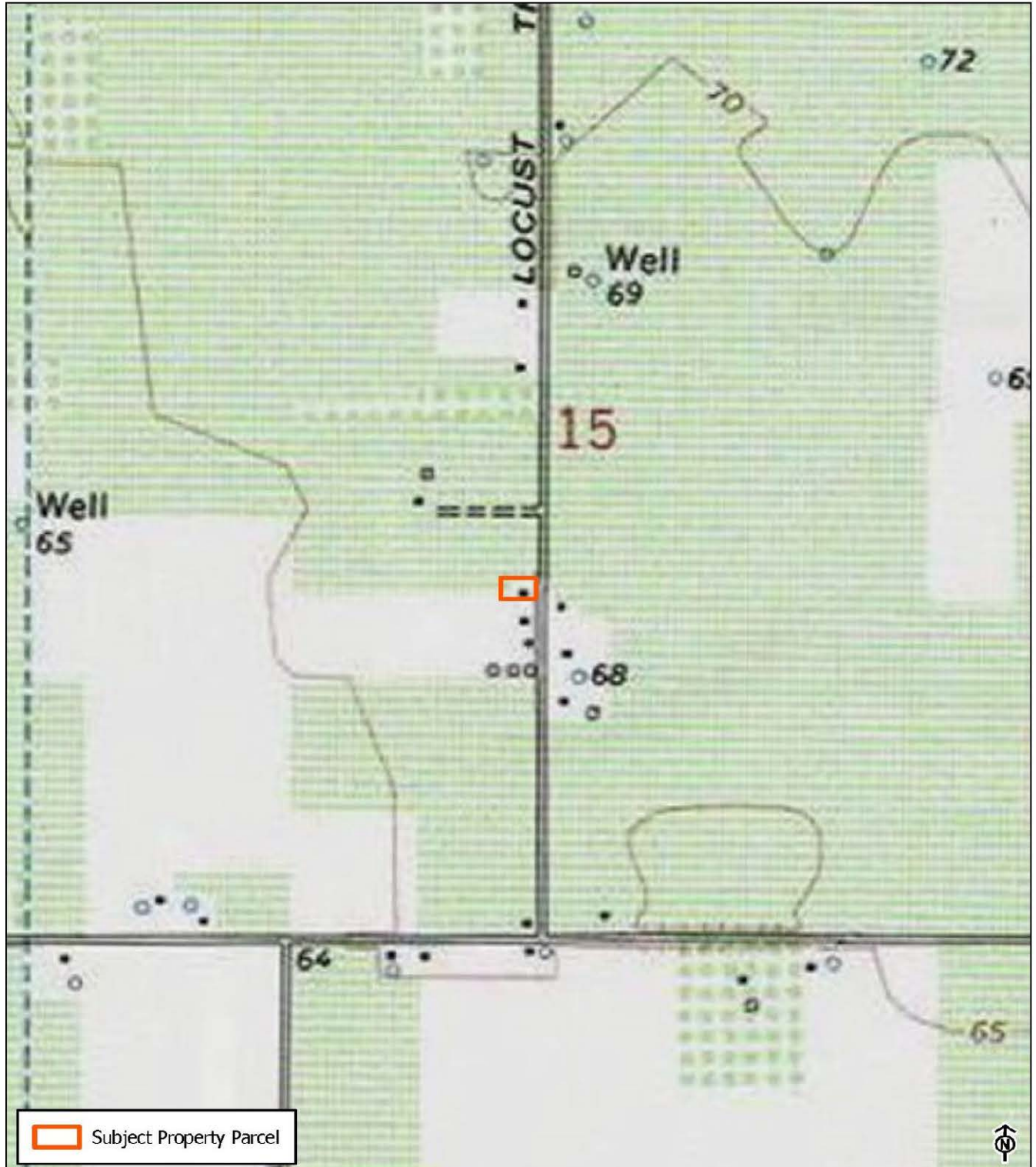
View of house, facing northwest (Jacobs 2022).



View of garage and house, facing west (Google Streetview 2012).



## LOCATION MAP



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 13915 North Locust Tree Road (Resource ID 47)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SW 1/4 of Sec 15; MD B.M.

c. Address 13915 North Locust Tree Road, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 657919 mE/ 4219081 mN

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

Assessor's Parcel Number: 063-150-460

\*P3a. Description:

This property consists of two residences, four historic-age outbuildings, and two modern-era fenced corrals on the east side of a 12-acre lot. The northernmost residence (Residence 1) is a Minimal Traditional-style one-story cottage with a side-gable roof. It has wide clapboard siding in its gable end and the north elevation with narrow clapboards on other elevations. The southernmost house (Residence 2) is a Mediterranean Style residence with a side-gable tile-clad roof intersected by a front-facing gable section. It has a stucco exterior, large original wooden picture windows, and a brick exterior fireplace. The outbuildings were not fully visible from public vantage points. They consist of two monitor-roof barns and two rectangular outbuildings based on arials. Rows of crops occupy the west side of the parcel. Two paved driveways extend west from Locust Tree Road to the residences, with the driveway for Residence 2 continuing west of the house to access the outbuildings. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View west, January 2023

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

Circa 1945 (NETROnline 2022; USGS 2022)

\*P7. Owner and Address:

Clyde C. & Maralyn Culbertson  
13915 North Locust Tree Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 13915 North Locust Tree Road (Resource ID 47) \*NRHP Status Code 3S  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 13915 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Minimal Traditional (Residence 1); Mediterranean (Residence 2)

\*B6. Construction History: Circa 1945 construction date (NETROnline 2022; USGS 2022). The date of construction for this property is not recorded in county assessor records. A 1939 USGS map shows no buildings in this location, however, by 1954 a USGS map shows a collection of buildings reflective of this complex (Parcelquest.com 2022; USGS 2022). This property includes two residences. Changes to Residence 1 include replacement roof, vinyl windows, and a sliding door added on the south elevation, all occurring within the past circa 30 years. Residence 2 has retained its original form and materials. Both houses are visible in a 1957 aerial photograph, which shows the existing outbuildings as well (NETROnline 2022).

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

\*B8. Related Features: None

B9a. Architect:

b. Builder:

\*B10. Significance: Theme Architecture

Area San Joaquin County

Period of Significance c.1945

Property Type Residential

Applicable Criteria N/A

The property at 13915 North Locust Tree Road includes a modest Mediterranean Style residence (Residence 2) that retains integrity of location, association, design, materials, feeling, and workmanship. Located within a historic farm complex, this property has undergone some diminishment of setting due to landscape and circulation updates. The Mediterranean Style was common between the two world wars and used for a variety of building types (City of Los Angeles 2018). Reflective of the Mediterranean Style, this house has stucco walls, a low-pitched tile roof, a flared front eave, and simple massing focusing on horizontal lines. This property is eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 3 as a good example of a modest Mediterranean-style rural residence. It is a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

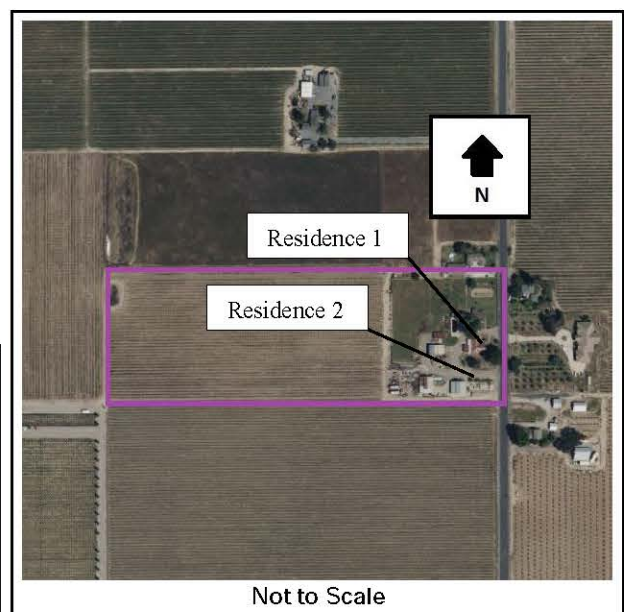
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 13915 North Locust Tree Road (Resource ID 47)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 13915 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aeriels (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 13915 North Locust Tree Road (Resource ID 47)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *13915 North Locust Tree Road*

A 1911 county atlas illustrates this property was located within an 80-acre lot owned by what appears to be "F.J. Mettler" (historicmapworks.com 2023). Fredrich J. Mettler, the son of Johann Mettler and Christina Schnabel, was born in 1864 in Kassel, Glueckstal, Odessa, South Russia and died in Lodi, California, in 1943. At the age of 10 he immigrated to the United States with his parents and siblings. He married Katharina Schnabel in 1884 in Menno, Dakota Territory. In 1920, Fredrich Katharina Mettler and had 13 children. The 1920 census indicates Fredrich worked as a farmer and owned his property in San Joaquin County (Find A Grave 2023). It unconfirmed if the Mettler's or members of their family built this house.

This property is previously unrecorded and unevaluated. The property includes two houses both shown with the existing outbuildings on a 1957 aerial photograph. Residence 2 reflects the Mediterranean Style, which was used for a wide variety of buildings and typically features stucco siding, tile roofs, and horizontal massing. This architectural style was common between 1918 and 1948 (City of Los Angeles 2018). The house retains its original design and massing and provides a good example of the Mediterranean Style used in a modest rural residential house. The exact date of construction for this house is not listed in assessor records (Parcelquest.com 2022). Available USGS maps showing this location indicate no building was on the property in 1939 and the next available map dates to 1953, when the existing complex of buildings is present. The building was constructed c.1945 based on its architectural style, map and historical aerial research (NETROnline 2022;USGS 2022). Residence 1 is Minimal Traditional in style yet is not a particularly good example of the style and has undergone modifications. The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, research did not determine that it is not a particularly good example of farming. The property at 13915 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Though this property is associated with Friedrich J. Metter in 1911, it is undetermined if he built the house. Furthermore, no information was found about his historical significance. The property is not associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property includes two houses and outbuildings. Residence 1 is a common example of a Minimal Traditional house that lacks distinction architecturally, while Residence 2 is a good example of the Mediterranean Style used in a rural residence and conveys significance under CRHR Criterion 3. Distinctive elements of the Mediterranean Style that this house possesses are stucco walls, a low-pitched tile roof, and a simple massing focusing on horizontal lines. This property is eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 3 as a good example of a modest Mediterranean-style rural residence.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 13915 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The design of Residence 1 has been modified with changes to siding, roofing, windows, and doors. Residence 2 has retained integrity of design. The outbuildings were not visible from public vantage points.

## CONTINUATION SHEET

Property Name: 13915 North Locust Tree Road (Resource ID 47)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Setting is the physical environment of a historic property.* Historical photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* Residence 2 has retained its original materials. Residence 1 has undergone modifications and has lost this aspect of integrity.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Residence 2 has retained its original workmanship. Residence 1 has undergone the noted modifications.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The property has retained its original circulation systems, setting, use, and building locations, allowing it to retain integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property has no specific associations with historic events or individuals.

In conclusion, Residence 2 retains integrity and is a good example of the style and meets CRHR criterion 3. Therefore, the property is a historical resource for the purposes of CEQA. The period of significance is c. 1945, corresponding to the house's date of construction.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

Hees, Randy. N.d. "A History of the San Joaquin & Sierra Nevada Railroad." Accessed December 16, 2022. <http://www.pacificng.com/template.php?page=roads/ca/sjsn/history.htm>.

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General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.



## CONTINUATION SHEET

Property Name: 13915 North Locust Tree Road (Resource ID 47)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9QAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9QAAMAAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.

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

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.

[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](http://www.parcelquest.com)

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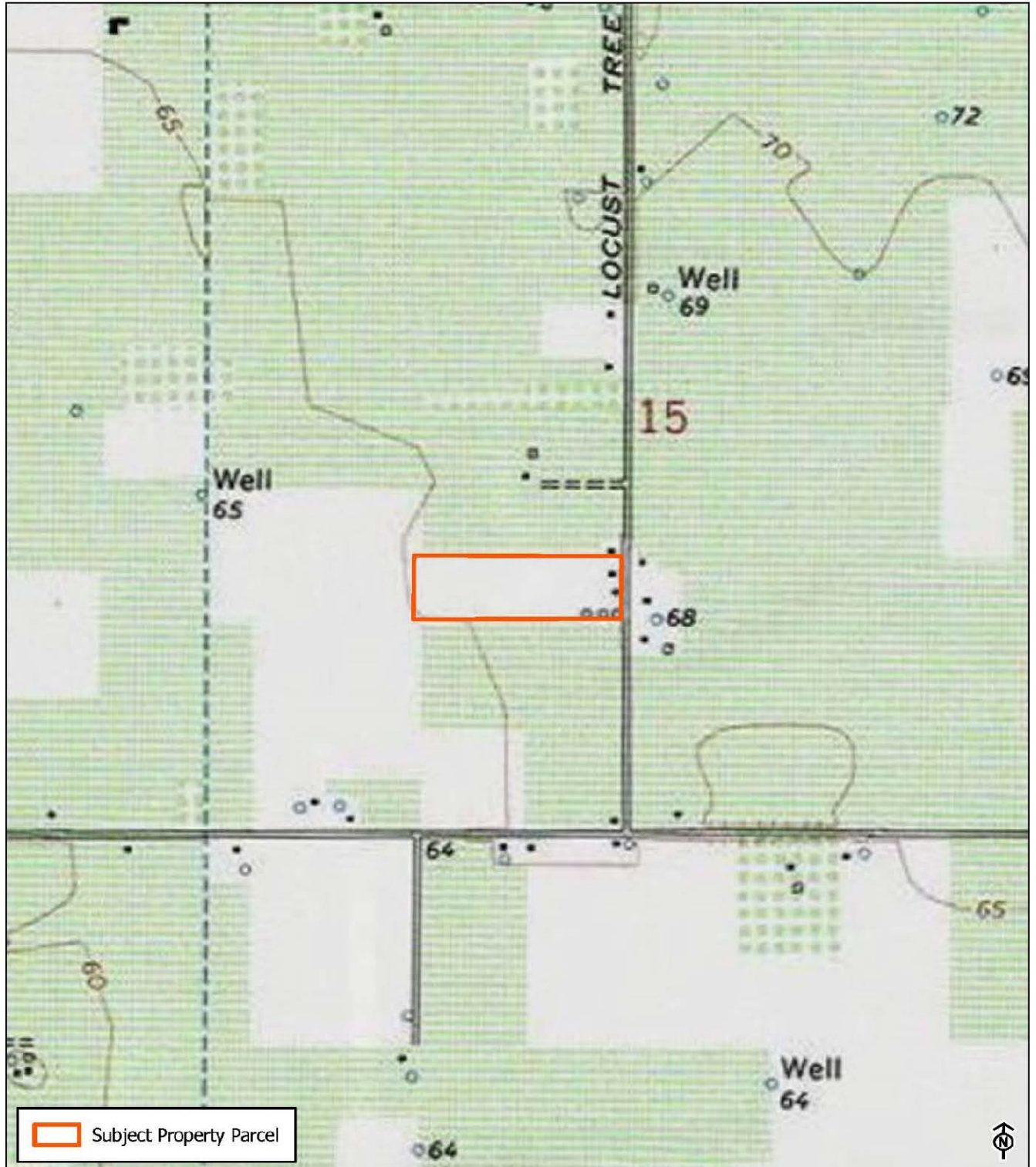
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



View of the two barns, photo dated 2012 (Google Streetview).

## LOCATION MAP





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 13972 North Locust Tree Road (Resource ID 48)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SE 1/4 of Sec 15; MD B.M.

c. Address 13972 North Locust Tree Road, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 658164 mE/ 4219156 mN

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

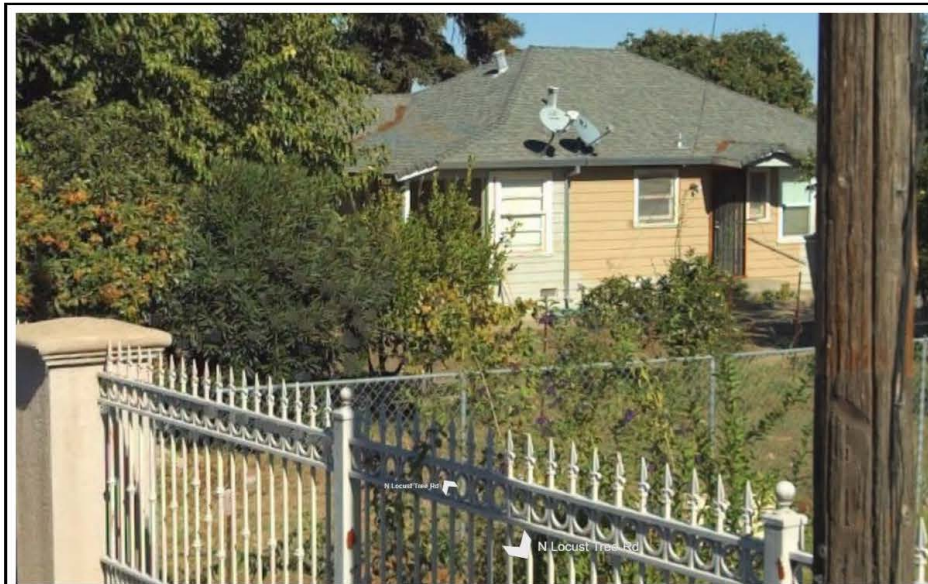
Assessor's Parcel Number: 063-150-520

\*P3a. Description:

This 1.5-acre property includes a rural residence and associated detached garage with agricultural fields to the north and west. The residence was obscured by heavy vegetation from public vantage points. Aerials indicate it is a single-story house with a rectangle footprint and hipped roof. A square garage of a similar style is located south of the house. A 2014 Google Streetview image shows the house had clapboard siding with one-over-one and two-over-two double-hung horizontally-divided wood windows. The roof was composite shingle with satellite antennas on the northeast corner. The garage had a wide grave driveway leading to it from North Locust Tree Road. The residential portion of the property located at the southwest corner of the parcel is enclosed with a modern chain link fence. The remainder of the parcel is actively use agricultural land. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View southeast, 2014 (bing.com)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1954 (Parcelquest.com 2022)

\*P7. Owner and Address:  
Omega Vineyards PTP  
13972 North Locust Tree Road  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 13972 North Locust Tree Road (Resource ID 48) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 13972 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: N/A

\*B6. Construction History: Residence built 1954 (Pacelquest.com 2022). The composite shingle roof and satellite dish on the southwest corner of the house roof and the chain link fence surrounding the property date from the last circa 30 years. The house and garage appear to retain original siding and windows. The garage door may be a replacement.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Residential development

Area San Joaquin County

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The property at 13972 North Locust Tree Road is obscured by vegetation from public vantage points, prohibiting a full evaluation of integrity. It is not eligible for listing in the California Register of Historical Resources (CRHR) due to a lack of integrity. Therefore, the property is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 13972 North Locust Tree Road (Resource ID 48)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 13972 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 13972 North Locust Tree Road (Resource ID 48)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### *13972 North Locust Tree Road*

A 1911 county atlas illustrates this property was located within a 160-acre lot owned by Fred Hieb (historicmapworks.com 2023). Research identified Hieb as a German-speaking native of Russia born circa 1858. In 1920 he lived in San Joaquin County and worked as a farmer. On April 10, 1930, the newspaper described Fred Hieb died and left his wife Katrina and eight children a large estate (*Stockton Daily Independent* 1930). It is unlikely that Hieb built this house due to his early date of birth. It may have originally been built by one of his descendants but this was not corroborated by research.

This property is previously unrecorded and unevaluated. Constructed in 1954, the modest wood-frame hip-roof house reflects a common style of construction in the post-World War II period. A 1957 aerial photograph shows the house and garage surrounded by what appears to be a vineyard. Since that time, aerial photographs show that the property retains its original form and setting. The property is evaluated.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, research did not determine that it is not a particularly good example of farming because it does not include outbuildings common to working farm properties. The property at 13972 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Though this property is associated with Fred Hieb, an early twentieth-century landholder, it is unlikely he built this house and no information was found about his historical significance. The property is not associated with any significant achievements of any individual persons. This property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property is not architectural significance. The property includes one hip-roof single-story house with detached garage built in 1954. The house was obscured from public vantage points but research indicates the house is a modest residence without distinction. Therefore, this property is not eligible for listing in the CRHR under Criterion 3.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 13972 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The design of this property could not be fully assessed due to trees obscuring the view of the property.

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The materials of this property could not be fully assessed due to trees obscuring views of the property.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The workmanship of this property could not be fully assessed due to trees obscuring views of the property.



## CONTINUATION SHEET

Property Name: 13972 North Locust Tree Road (Resource ID 48)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The property has retained its original circulation systems, setting, use, and building locations, allowing it to retain integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property has no specific associations with historic events or individuals.

In summary, due to vegetation obscuring views of the property, its integrity could not be thoroughly analyzed. The property does not meet the CRHR criteria. Therefore, it is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

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California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

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--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&gbpv=0).

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022. <https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

## CONTINUATION SHEET

Property Name: 13972 North Locust Tree Road (Resource ID 48)

Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](http://www.parcelquest.com)

*Stockton Daily Independent*. 1930. "Large Estate Left By Fred Hieb to Widow." April 10, 1930. Accessed February 2, 2023, [newspapers.com](http://newspapers.com).

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022. <https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



Garage and gravel driveway, facing west, taken 2014 (Bing.com 2023).



## LOCATION MAP

Primary #

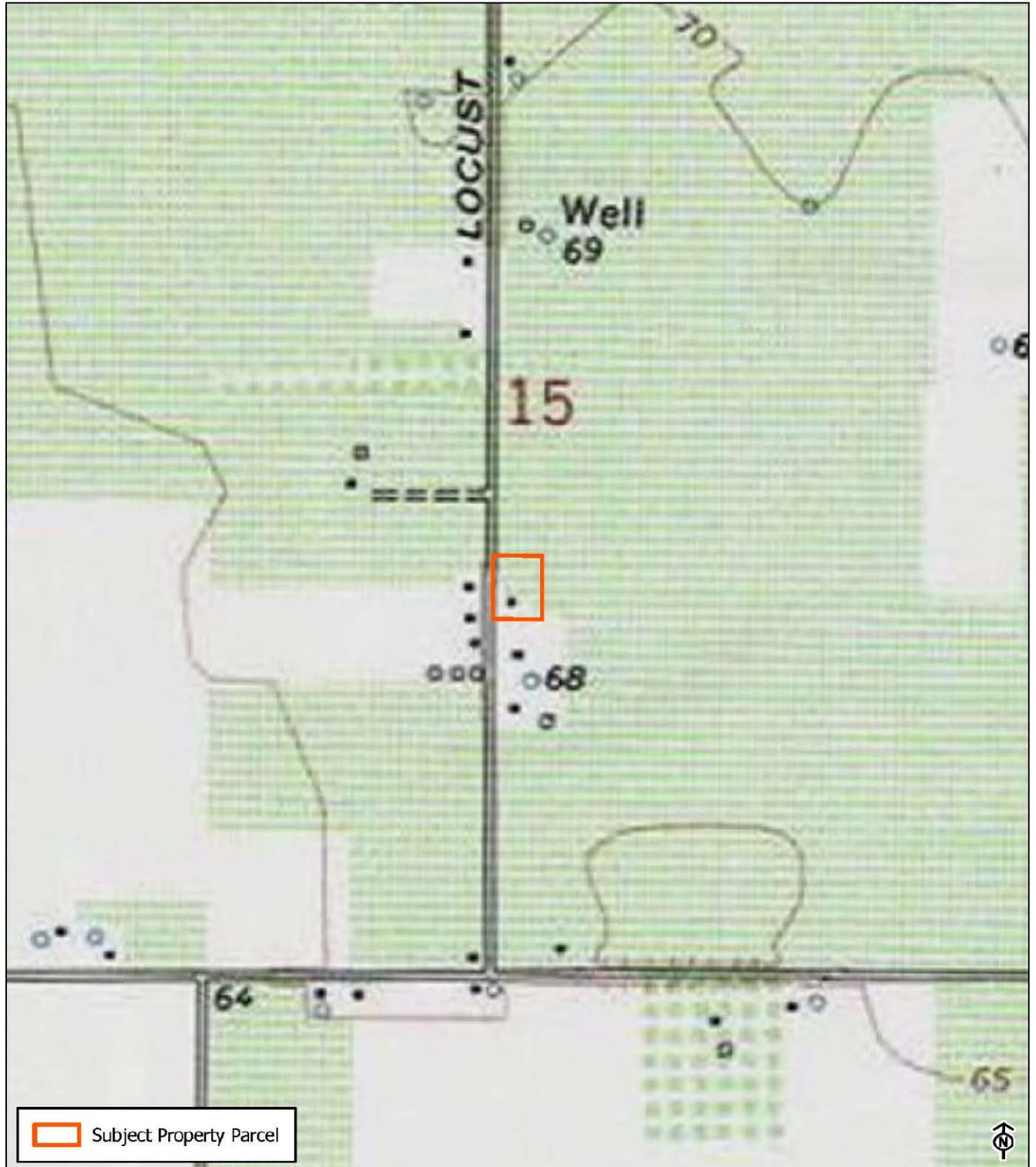
HRI #

Trinomial

Page 7 of 7

\*Resource Name or # (Assigned by recorder) 13972 North Locust Tree Road (Resource ID 48)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023



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 7 \*Resource Name or #: (Assigned by recorder) 14262 North Locust Tree Road (Resource ID 49)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NE 1/4 of Sec 15; MD B.M.

c. Address 14262 North Locust Tree Road, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 658614 mE/ 4219647 mN

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

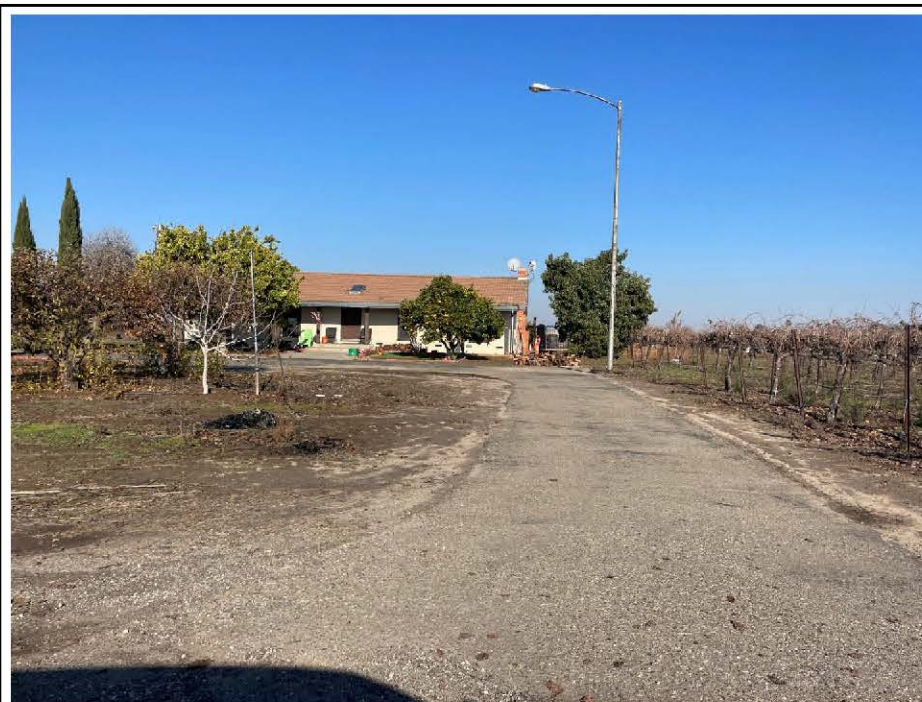
Assessor's Parcel Number: 063-150-170

\*P3a. Description:

The 20-acre rural property at 14262 North Locust Tree Road includes a Ranch-style residence and associated garage at the southwest corner of the large parcel. The residential complex is surrounded by agricultural land. The house is one-story with a side-gable tiled roof that projects over a small concrete entry stairway supported by plain wooden beams. The siding appears to be stucco and there is a brick chimney at the eastern elevation. The garage was not visible from public vantage points but appears to have a square footprint and simple roof form. An asphalt driveway extends north from the dirt road located south of the house and turns west in front of the house to join another dirt road that follows the western property line. The west end of the driveway is flanked by poplar trees. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

\*P3b. Resource Attributes: (List attributes and codes) HP 2. Single Family Property

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



P5b. Description of Photo: (view, date, accession #) View north December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
1970 (San Joaquin County Assessor)

\*P7. Owner and Address:  
Back To the Roots LLC  
695 North Plumas Drive  
Mountain House, CA 95391

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14262 North Locust Tree Road (Resource ID 49) \*NRHP Status Code 6Z  
Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 14262 North Locust Tree Road

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: 1970 – residence constructed (Parcelquest.com 2022). The earliest aerials available for the area are from 1957 and 1967 and show this lot as agricultural land. The next aerial from 1984 shows the existing house, garage, and pool. The driveway reflects its current design in that aerial. Sometime after 2010 the pool was removed, and solar panels were added to the garage roof (NETROnline 2022)

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agricultural

Area San Joaquin County

Period of Significance N/A

Property Type Residence

Applicable Criteria N/A

The property at 14262 North Locust Tree Road is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property retains integrity yet does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

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

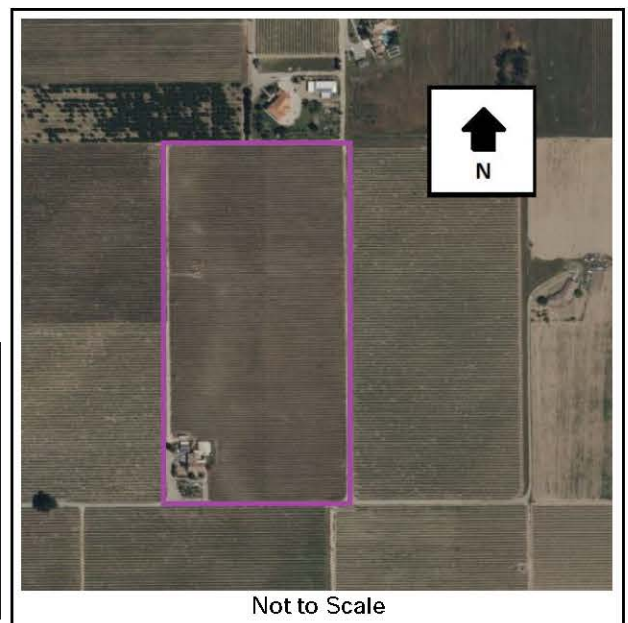
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 14262 North Locust Tree Road (Resource ID 49)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

The property at 14262 North Locust Tree Road is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).



## CONTINUATION SHEET

Property Name: 14262 North Locust Tree Road (Resource ID 49)

Page 4 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*14262 North Locust Tree Road*

This property is previously unrecorded and unevaluated. The house is a plain example of the Ranch Style, which was commonly built between 1930 and 1975 (City of Los Angeles 2015; McAlester and McAlester 2022). It appears to be unaltered. A Los Angeles context statement for Ranch-style houses described these houses as associated with the "rapid suburbanization that occurred in the postwar period, during which they were built in unprecedented numbers (City of Los Angeles 2015)." According to *A Field Guide to American Houses*, the Ranch Style is characterized by the following list of features: "broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade" (McAlester and McAlester 2022). The property is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. This Ranch-style house is not part of a larger development that could convey significance for post-World War II suburban development. Although the house is within a large agricultural parcel it does not convey significance for its associations with farming and lacks farm-related outbuildings necessary to support this association. The property at 14262 North Locust Tree Road is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Research did not determine who lived at the resource. The property is not associated with any significant achievements of any individual persons. Therefore, this property is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this Ranch-style house is a common expression of the form. Unlike more noteworthy examples of this style, this house follows a symmetrical (rather than asymmetrical) form, without an attached garage, off-set front door, or large picture windows. The property lacks distinction under CRHR Criterion 3 and therefore it is not eligible under this criterion.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of the property at 14262 North Locust Tree Road has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* The property is largely unaltered and appears to retain integrity of design.

*Setting is the physical environment of a historic property.* Aerial photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. Therefore, the setting of the property is intact.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The property is largely unaltered and appears to retain integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The property is largely unaltered and appears to retain integrity of workmanship.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The property has retained its original circulation systems, setting, use, and building locations, allowing it to retain integrity of feeling.

## CONTINUATION SHEET

Property Name: 14262 North Locust Tree Road (Resource ID 49)

Page 5 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

Association is the direct link between an important historic event or person and a historic property. This property has no specific associations with historic events or individuals.

In conclusion, property at 14262 North Locust Road retains integrity but lacks significance. Therefore, the property is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

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Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAMAAJ?hl=en&qbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAMAAJ?hl=en&qbpv=0).

McAlester, Virginia and Lee McAlester. 1984. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc.

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No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022. [https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&qbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&qbpv=0).

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](https://www.parcelquest.com).



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

Primary #  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: 14262 North Locust Tree Road (Resource ID 49)

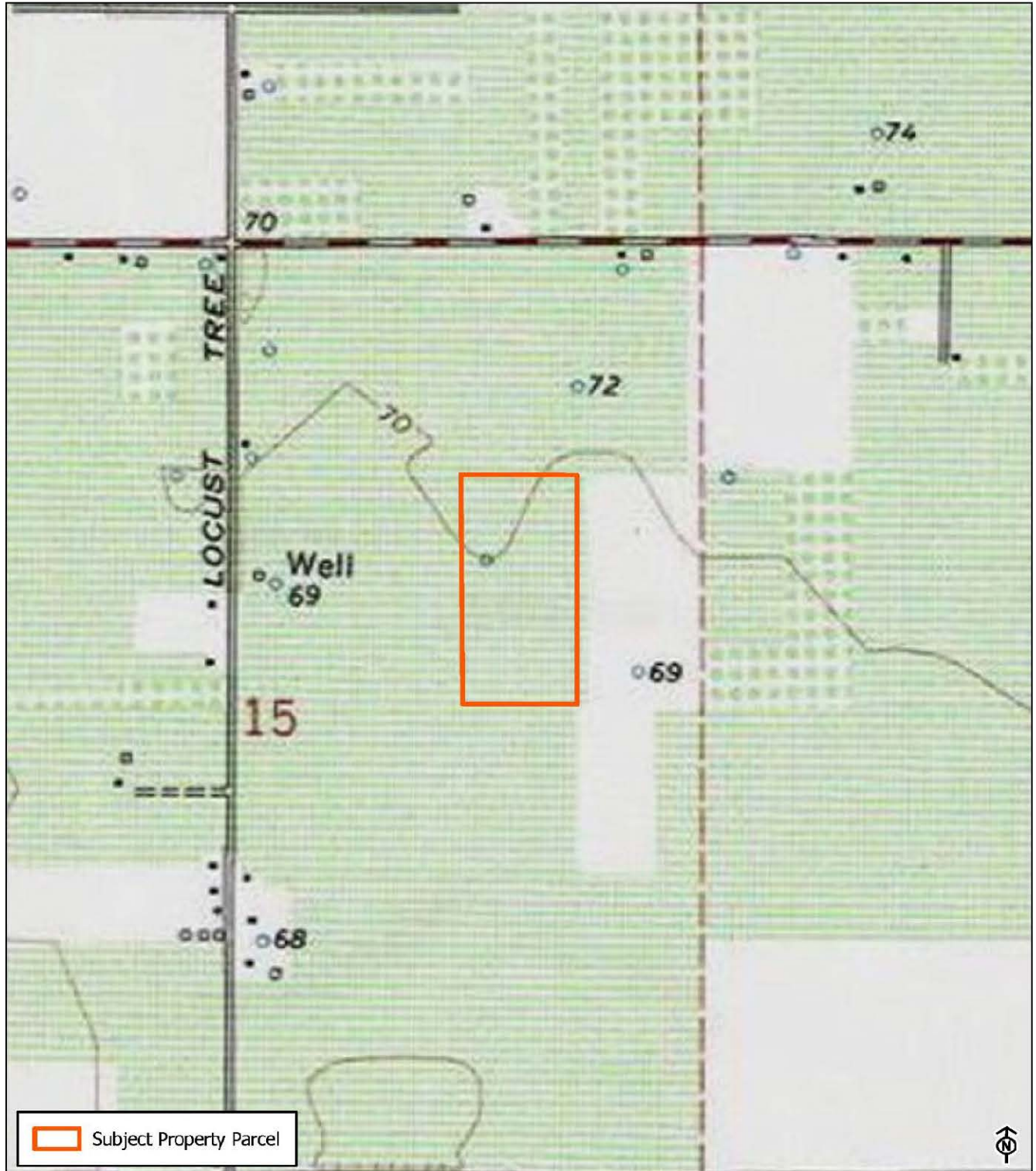
Page 6 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>.

## LOCATION MAP





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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: 14345, 14213 and 14211 North State Route 88 (Resource ID 50)

P1. Other Identifier: N/A

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; NW 1/4 of Sec 14; MD B.M.

c. Address 14345, 14213 & 14211 North State Route 88, Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 659544 mE/ 4216914 mN

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

Assessor's Parcel Number: 063-160-170, 063-160-150, and 063-160-140

\*P3a. Description:

This 50-acre rural property consists of three tax parcels owned by one individual. The property is primarily agricultural fields with buildings located on the east side of the property fronting on North State Route 88. The historic-era buildings on this property consist of a heavily-modified Craftsman-style residence (built 1919), barn, detached garage, covered riding arena (constructed before 1957), and a partially destroyed residence (built 1941). The Craftsman residence is one story with a side-gable roof, exposed rafter tails, slatted gable end, and clapboard exterior. Metal fencing has been added to the partial-width porch on this residence, obscuring the facade. The detached garage has a metal roof and one garage bay. The barn is a simple metal structure with a front-gable roof. Another gable roof outbuilding is located south of the barn. In front (east) of the barn are two small, fenced fields divided by a driveway leading from North State Route 88 to the barn. The partially destroyed residence is missing its roof and some walls and siding. The property is set in an agricultural area of Lodi. It is in the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project and is recorded and evaluated in this form.

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

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

P5b. Description of Photo: (view, date, accession #) View west, December 2022

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

Y Both

1919, 1941 (Parcelquest.com 2022)

\*P7. Owner and Address:

Jose C. Viramontes  
14345 N State Route 88,  
Lodi, CA 95240

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: Jacobs  
Engineering Group, Inc., Northern San  
Joaquin 230-kilovolt Transmission Project,  
San Joaquin County, California



Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 14345, 14213 and 14211 North State Route 88 (Resource ID 50) \*NRHP Status Code 6Z  
Page 2 of 8

B1. Historic Name: N/A

B2. Common Name: 14345, 14213 & 14211 North State Route 88

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. **Construction History:** 1919 and 1941 - residences constructed (Parcelquest.com 2022). The earliest available aerials photographs from 1957 and 1967 show this property included the Craftsman-style house (14345 North State Route 88) to the north, the circa 1941 house (14211 North State Route 88) to the south, and the barn between them. A currently extant gable roof outbuilding south of the barn is also evident in the early photos. The Craftsman-style house has been altered through replacement windows, solar panels on the roof, metal fencing attached to the façade, and a modern garage on its east elevation. Between 1993 and 2002, the area north of the Craftsman-style house ceased being used as cropland and became a storage area for containers or possibly recreational vehicles. Aerials indicate during the early 2000s, the property became more heavily used for farming operations evidenced by a new metal building added south of the barn and recreational vehicles spread across the property presumably housing laborers. The small fields east of the barn began being used as a corral at this time as well.

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Agricultural

Area San Joaquin County

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

This property is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property has lost integrity and does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

B11. **Additional Resource Attributes:** (List attributes and codes) N/A

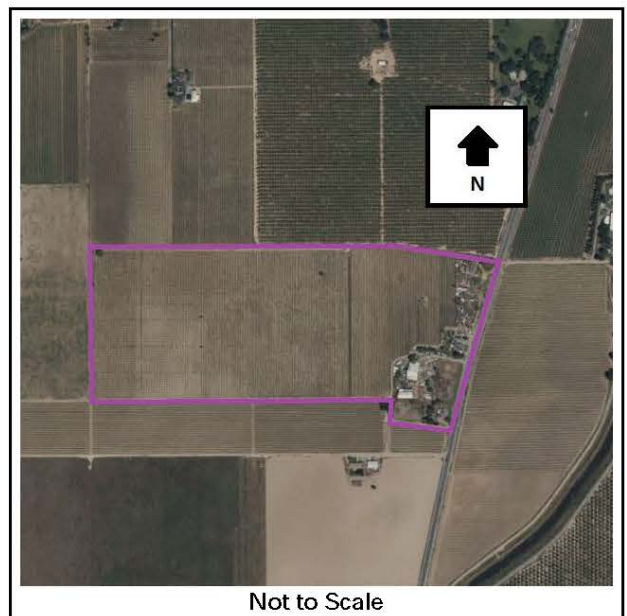
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 14345, 14213 & 14211 North State Route 88 (Resource ID 50)

Page 3 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

This 50-acre property (consisting of 14211, 14213 and 14345 North State Route 88) is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Another railroad, the San Joaquin and Sierra Nevada Railroad (SJ&SNR), was built in the API environs shortly after the SPRR. The segment of the line between Lodi and Woodbridge, California, opened for business in 1882, while construction of the line continued eastward towards Lockeford, California (northeast of the API). The SJ&SNR passed approximately 0.26 mile north of the API and had an east-west orientation that followed present-day SR 12. SPRR acquired the SJ&SNR in 1888, and it subsequently became known as the SPRR Valley Spring Branch (Hees n.d.). The segment of the former SPRR Valley Spring Branch in the vicinity of the API is no longer extant.

The road historically in the location of present-day SR 88 was depicted as one of the major thoroughfares in the Central Valley in maps from the mid-1880s (Hall 1886, 1887). It connected Stockton, Waterloo, and Lockeford with communities in the Sierra Nevada. A map from 1894 shows additional roads within the API, including East Harney Lane, Jack Tone Road, and East Kettleman Lane (USGS 2022). This trend of new road construction continued into the early twentieth century based on maps and aerials (NETROnline 2022; USGS 2022). The expanding road network during this time reflects the area's burgeoning agricultural industry, which increased settlement in the region. Roads as well as railroads were important movers of goods and people, and thus also aided the growth of the agricultural industry and prompted settlement along their alignments.

A third railroad reached Lodi during the early twentieth century: the Central California Traction Railroad (CCTR), which extends through the west end of the API. The portion of the line between Stockton and Lodi was completed in 1907, and the portion between Lodi and Sacramento was completed in 1910. The CCTR line currently is owned by Union Pacific Railroad and Burlington Northern Santa Fe Railroad (JRP Historical Consulting Services 2003).

With the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

## CONTINUATION SHEET

Property Name: 14345, 14213 & 14211 North State Route 88 (Resource ID 50)

Page 4 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*14211, 14213 and 14345 North State Route 88*

A 1911 county atlas illustrates this property was owned by James Jory, with members of the Jory family owning most of Section 14, Township 3 N, Range 7 E where the property is located (historicmapworks.com 2023). Research determined James Jory was born in 1846 in England, immigrated to the United States, and died in Stockton California in 1926. His death certificate stated he was married to Elizabeth Jory and had been employed as a farmer (ancestry.com 2023). The Craftsman-style house on this property was built in 1919 but is undetermined if Jory was its builder. The other residence on the property is partially demolished and dates to 1941, after Jory died (Parcelquest.com 2022). A review of aerial photographs suggests that between 1967 and 1986 the modular home located south of the partially demolished 1941 house was added to the property (NETROnline 2022).

This property is previously unrecorded and unevaluated. Constructed in 1919, the Craftsman-style residence reflects a style that was widely popular in the United States and California between 1905 and 1930. Examples of the style typically are one to one-and-a-half stories tall and are characterized by a low-pitched, gable roof (sometimes hipped) with oversized eaves, exposed roof rafters, full or partial-width porches supported by tapered square columns or battered columns, and windows placed in groups or bands. The walls are usually clad with clapboard, shingle, stone, brick, and clinker brick. Early examples exhibit characteristics of the transitional Arts and Crafts style (McAlester and McAlester 1984). This example has undergone numerous modifications, including replacement windows, solar panels on the roof, metal fencing attached to the façade, and a modern garage on its east elevation. It is evaluated below.

### Evaluation

Under CRHR Criterion 1, this property has no significant associations with important historic events that have made a significant contribution to the broad patterns of local, regional, or national history. The property is related to agricultural industry; however, it has lost integrity and does not convey for this association. The property is not eligible for the CRHR under Criterion 1.

Under CRHR Criterion 2, this property is not significant for any associations with the lives of persons important to history. Though this property was once owned by James Jory it is undetermined if he built the earliest residence on the property. He was deceased by the time the other house (now partially demolished) was built in 1941. Furthermore, no information was found about his historical significance. The property is not associated with any significant achievements of any individual persons and therefore is not eligible for the CRHR under Criterion 2.

Under CRHR Criterion 3, this property is not a good example type, style, or method of construction. The property includes two houses and outbuildings, all which have been heavily modified or are modern-era. The house built in 1941 is partially demolished, while the Craftsman-style house built in 1919 has replacement windows, solar panels on the roof, metal fencing attached to the façade, and a modern garage on its east elevation. The barn has replacement metal siding. New buildings and circulation routes have been added throughout the property. Therefore, this property is not eligible for the CRHR under Criterion 3 due to a lack of integrity.

Under CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

### Integrity

*Location is the place where the historic property was constructed or the place where the historic event took place.* The location of this property has remained the same throughout its history. The integrity of the property's location remains intact.

*Design is the combination of elements that create the form, plan, space, and style of a property.* Both residences and the barn on this property have been modified. The barn has replacement metal siding; the house built in 1941 is partially demolished; and the Craftsman-style house built in 1919 has been modified through replacement windows, solar panels on the roof, metal fencing attached to the façade, and a modern garage on its east elevation. These changes result in a loss of the integrity of design.



## CONTINUATION SHEET

Property Name: 14345, 14213 & 14211 North State Route 88 (Resource ID 50)

Page 5 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

*Setting is the physical environment of a historic property.* Historical photographs show the neighboring agricultural properties in a very similar arrangement to what they are today. However, the overall use of the land within the residential/farm building portion of this parcel is heavily modified with the reuse of areas once used as either pastureland or agricultural fields for temporary storage or recreational vehicle parking for laborers. However, the parcel retains its agricultural surroundings.

*Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.* The noted design changes have resulted in a loss of integrity of materials.

*Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The noted changes result in a loss of integrity of workmanship.

*Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The parcel is cluttered with equipment and storage, diminishing its integrity of feeling.

*Association is the direct link between an important historic event or person and a historic property.* This property has no specific associations with historic events or individuals.

In conclusion, this property has lost integrity and does not meet any of the CRHR. Therefore, it is not a historical resource for the purposes of CEQA.

### Section B12. References (continued)

Ancestry.com. 2023. Death Certificate for James Jory. Accessed February 6, 2023. Ancestry.com.

California Department of Transportation (Caltrans). 2007. *A Historical Context and Archaeological Research Design for Agricultural Properties in California*. Accessed December 20, 2022. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/agriculture-study-a11y.pdf>.

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Hall, William Hammond. 1886. Sheet No. 1, Northern Portion, Irrigation Map of the San Joaquin Valley, California. California State Engineering Department, Sacramento, California.

--. 1887. Topographical and Irrigation Map of the Great Central Valley of California. Embracing the Sacramento, San Joaquin, Tulare and Kern Valleys and the Bordering Foothills. California State Engineering Department, Sacramento, California.

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Historicmapworks.com. 2023. San Joaquin County. Accessed January 10, 2023. <https://www.historicmapworks.com/Map/US/1579997/Page+025/>.

General Land Office. 1855. Survey Plat for Township 3 North, Range 8 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

--. 1865. Survey Plat for Township 3 North, Range 7 East, Mount Diablo Meridian. San Francisco, California. U.S. Department of the Interior Bureau of Land Management.

JRP Historical Consulting Services. 2003. P-39-004470. Record on file with the Central California Information Center, California State University, Stanislaus.

Martin, A.A. 1904. *The Delta Lands of California*. Accessed December 20, 2022. [https://www.google.com/books/edition/The\\_Delta\\_Lands\\_of\\_California/Bnk9AQAAAJ?hl=en&qbpv=0](https://www.google.com/books/edition/The_Delta_Lands_of_California/Bnk9AQAAAJ?hl=en&qbpv=0).

## CONTINUATION SHEET

Property Name: 14345, 14213 & 14211 North State Route 88 (Resource ID 50)

Page 6 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

McAlester, Virginia and Lee McAlester. 1984 A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

NETROnline. 2022. Aerial images and topographic quadrangles of the API. Accessed December 2022.  
<https://www.historicaerials.com/viewer>.

No author. 1890. *An Illustrated History of San Joaquin County, California*. Accessed December 20, 2022.  
[https://www.google.com/books/edition/An\\_Illustrated\\_History\\_of\\_San\\_Joaquin\\_Co/v8FBAQAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/An_Illustrated_History_of_San_Joaquin_Co/v8FBAQAAMAAJ?hl=en&gbpv=0).

Parcelquest.com. 2022. Parcels. Accessed February 1, 2023. [www.parcelquest.com](http://www.parcelquest.com)

U.S. Geological Survey (USGS). 2022. "USGS Historical Topographic Map Explorer." Accessed December 2022.  
<https://livingatlas.arcgis.com/topoexplorer/index.html>

### Section P5. Photographs (continued)



View northwest showing north portion of Craftsman residence (Jacobs 2022).



## CONTINUATION SHEET

Property Name: 14345, 14213 & 14211 North State Route 88 (Resource ID 50)

Page 7 of 8 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update



View of garage and Craftsman-style house with barn in background (Jacobs 2023).



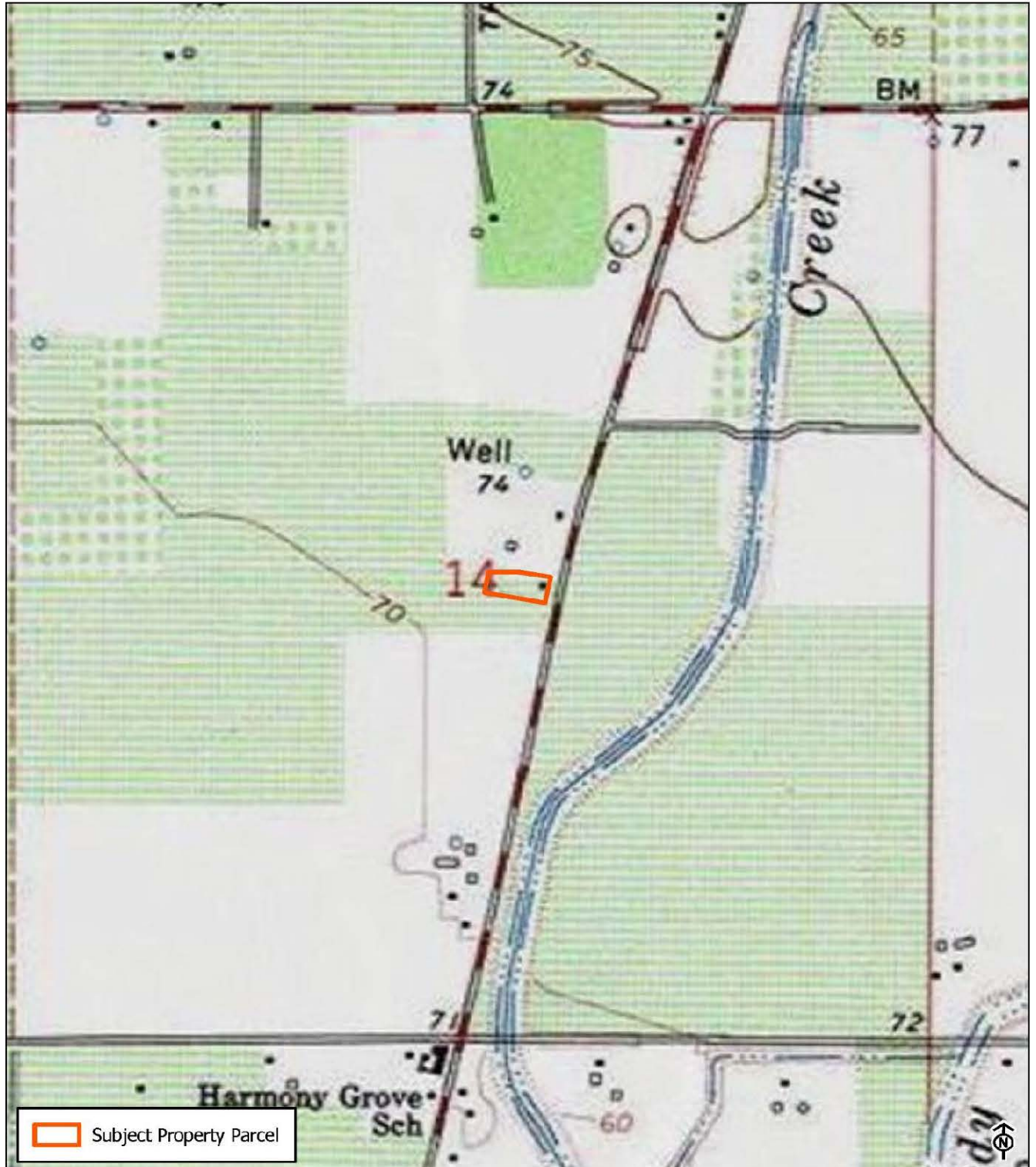
View west showing partially demolished 1941 residence with modern modular home to north (Jacobs 2022).

## LOCATION MAP

Page 8 of 8

\*Resource Name or # 14345, 14213 and 14211 North State Route 88 (Resource ID 50)

\*Map Name: Waterloo 1972 \*Scale: 1:24,000 (Not to scale) \*Date of map: 01/10/2023





## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) Bear Creek Levee (Resource ID 51)

P1. Other Identifier: 11425 East Harney Lane & 14454 North State Route 88

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Joaquin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Waterloo Date 1972 T 3N; R 7E; SE 1/4 of Sec 14; MD B.M.

c. Address 11425 East Harney Lane & 14454 North State Route 88 Lodi Zip 95240

d. UTM: (Give more than one for large and/or linear resources) Southern Terminus Zone 10S, 659785 mE/  
4218700 mN, Northern Terminus Zone 10S, 660201 mE/ 4219749 mN

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

Assessor's Parcel Number: 063-160-370, 063-160-340

\*P3a. Description:

This form records and evaluates a 0.76-mile-long segment of Bear Creek, which has been channelized with steep embankments within the Area of Potential Impacts (API) for the Northern San Joaquin 230-kilovolt Transmission Project. Bear Creek originates from Valley Springs Peak over 20 miles northeast of Lodi. Many miles of the west end of the creek have been straightened to flow in manmade earthen ditches and therefore no longer retain their appearance as part of a natural waterway. The subject segment of Bear Creek also has been straightened and features leveed walls of moderate slope that are overgrown with grass. Gravel levee crowns on either side of Bear Creek are approximately 20 feet wide.

\*P3b. Resource Attributes: (List attributes and codes) HP 20. Canal/Aqueduct

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

P5b. Description of Photo: (view, date, accession #) View south, December 2022

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

Circa 1963-1967 (NETROnline 2022)

\*P7. Owner and Address:  
WEK Eighty Eight Ranch LLC  
374 Lincoln Court  
Stockton, CA 95207

Jose C. Viramontes  
PO BOX 2244  
Lodi, CA 95241

\*P8. Recorded by: (Name, affiliation, and address) M. Montgomery  
2485 Natomas Park Drive Suite 600  
Sacramento, CA 95833

\*P9. Date Recorded: December 2022

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: Jacobs

Engineering Group, Inc., Northern San Joaquin 230-kilovolt Transmission Project, San Joaquin County, California Architectural Identification and Evaluation Report, prepared for Pacific Gas & Electric Company, 2023.

\*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)

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # Bear Creek Levee (Resource ID 51) \*NRHP Status Code 6Z

Page 2 of 7

B1. Historic Name: Bear Creek Levee

B2. Common Name: Bear Creek Levee

B3. Original Use: Flood Control

B4. Present Use: Flood Control

\*B5. Architectural Style: N/A

\*B6. Construction History: Circa 1963 – 1967, Bear Creek channelized (NETROnline 2022). A 1957 aerial shows the natural, meandering path of Bear Creek. Review of a 1968 USGS map shows it had been straightened by that time (NETROnline 2022; USGS 2022).

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

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme Flood Control

Area San Joaquin Valley

Period of Significance N/A

Property Type Water Conveyance

Applicable Criteria N/A

This segment of the Bear Creek levee is not eligible for listing in the California Register of Historical Resources (CRHR) and is not a historical resource for purposes of the California Environmental Quality Act (CEQA). The property does not meet the criteria for listing in the CRHR. The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Refer to the continuation sheet for a full evaluation.

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

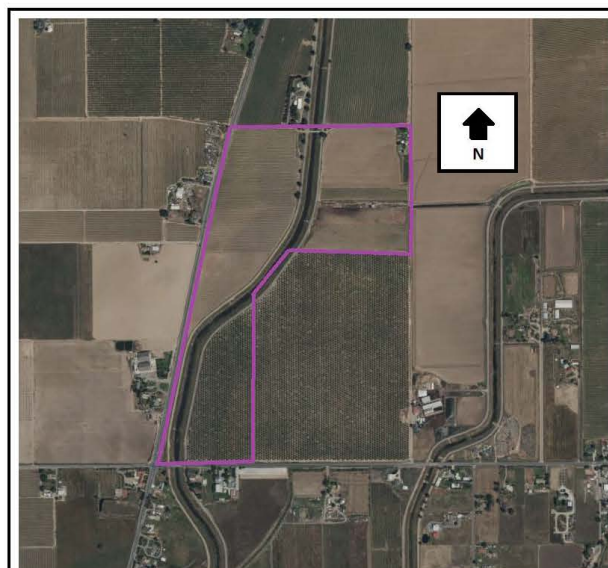
\*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

\* B14. Evaluator: M. Montgomery, Jacobs Engineering Group, Inc.

\* Date of Evaluation: January 2023

(This space reserved for official comments.)



Not to Scale



## CONTINUATION SHEET

Property Name: Bear Creek Levee (Resource ID 51)

Page 3 of 7 Recorded By: M. Montgomery

\*Date January 2023

☒ Continuation ☐ Update

### Section B10. Significance (continued)

#### Historic Context

This segment of the Bear Creek Levee is east of the City of Lodi in San Joaquin County in the San Joaquin Valley. San Joaquin County was formed when California achieved statehood in 1850. Cartographic review indicates the API environs remained sparsely populated during this time. Lodi later was established on the west end of the API in 1869 along the newly constructed Southern Pacific Railroad (SPRR). The ease of transportation afforded by the SPRR and subsequent railroads coupled with an expanding road network contributed to the API environs' burgeoning agricultural industry during the second half of the nineteenth century. The area also benefited from its proximity to Stockton, a major trade center in the region.

Maps of the API from 1856 and 1857 depict two parallel roads extending in a northeast-southwest orientation through the western half of the API, the easternmost of which roughly follows the alignment of present-day SR 88 (General Land Office 1855, 1865). The remainder of the API was sparsely developed during this time. Although the API still retains its rural character, arrival of the SPRR led to the establishment of a new railroad town at Lodi at the west end of the API in 1869 (City of Lodi California n.d.). The SPRR mainline extended in a north-south orientation through Lodi approximately 0.82 mile west of the API and passed through the nearby towns of Elk Grove, Galt, Stockton, Lathrop, and Altamont Pass, California. The SPRR currently forms part of the UPRR alignment.

Additional railroads and road development occurred over time and with the establishment of transportation networks, the agricultural industry grew. In the 1890s, a local history described that "The land in the vicinity [of Lodi] is sandy and excellent for almost all kinds of crops. Watermelons have been a great specialty here for many years" (No author 1890). However, dry grains principally were farmed in San Joaquin County during the 1800s. In the Lodi area, alfalfa was identified as "King of Crops" (Martin 1904:22). Therefore, it is likely that nineteenth-century farmers in the API produced dry grains such as alfalfa, which required little in the way of irrigation (Caltrans 2007). During the early twentieth century, farmers in San Joaquin County increasingly began to diversify their crops, with the area surrounding Lodi becoming known for its wine grapes. Other farm goods in the area included olives, peaches, apricots, prunes, almonds, and figs, among others. Lodi thus featured six fruit packing sheds by 1906. Agricultural products grown in the API environs were shipped throughout California and the nation via the railroads that traversed the area. Orchards and vineyards continue to characterize the API to this day, reflecting the importance of the local agricultural industry (Martin 1904; No author 1890).

The crop diversification that occurred during the twentieth century required the construction of more irrigation features. Natural waterways and canals served as lifelines providing water to farms via features such as smaller canals, laterals, and ditches (JRP Historical Consulting Services and Caltrans 2000). Historic maps and aerials show numerous wells in the API environs, as well as what appear to be small ditches diverting water from creeks to agricultural fields (NETROnline 2022; U.S. Geological Survey [USGS] 2022). This includes the Bear and Paddy creeks, which intersect the center of the API. A 1908 topographic quadrangle, the earliest available for the area, shows their meandering courses extending through the API immediately east of present-day SR 88. This also is reflected in subsequent quadrangles and aerials through 1961. By 1967, however, an aerial shows all three creeks had been channelized to follow their current, straighter paths. According to a 1977 report by the U.S. Army Corps of Engineers, channelization of Bear Creek in San Joaquin County was completed between 1963 and 1967 as part of a flood protection project that built 24 miles of channel improvements and 41 miles of low levees along the waterway. The project was intended to protect agricultural land, suburban areas, and transportation corridors from the devastating effects of floods (U.S. Army Corps of Engineers 1977). Paddy Creek likely was channelized during the same period for flood protection purposes.

The entire API falls within the NSJWCD, which was formed in 1948 to provide groundwater management (NSJWCD 2022). It represents one of the water storage and conservation districts created in California after the late 1920s in response to the "increased demand for storage and coordination of interested on larger streams" (JRP Historical Consulting and Caltrans 2000:15). The NSJWCD currently encompasses 150,000 acres east of Lodi on both sides of the Mokelumne River and includes features such as pump stations, recharge sites, and reservoirs for water storage (all outside the API).