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# **Appendix C**

## **Cultural Resources Assessment**

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Attachment C-1: Records Search Results

Attachment C-2: NAHC Results

Attachment C-3: Survey Results Map

Attachment C-4: Site Records

Attachment C-5: Properties Less Than 45 Years Old

# CULTURAL RESOURCES ASSESSMENT

## East Road Storage Project

*Prepared for*

**California Energy Commission**

*Submitted by*



**October 2023**

## NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

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Mendocino County, California

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## CONTENTS

<b>1. Introduction.....</b>	<b>1</b>
1.1. Project Description.....	1
1.2. Project Location .....	1
<b>2. Regulatory Framework .....</b>	<b>5</b>
2.1. State .....	5
2.2. Local .....	6
<b>3. Environmental Setting .....</b>	<b>7</b>
<b>4. Historic Context .....</b>	<b>8</b>
4.1. Prehistoric Background.....	8
4.1.1. Paleo-Indian Period (10,000 to 6,000 cal. BCE) .....	8
4.1.2. Lower Archaic Period (6,000 to 3,000 cal. BCE) .....	8
4.1.3. Middle Archaic Period (3,000 to 1,000 cal. BCE) .....	8
4.1.4. Upper Archaic Period (1,000 cal. BCE to 500 cal. CE).....	9
4.1.5. Emergent Period (500 cal. CE to 1850 cal. CE) .....	9
4.2. Ethnography .....	9
4.3. Historic Background .....	10
4.3.1. Spanish Period: Exploration and Missions (1769 to 1822).....	11
4.3.2. Mexican Period (1822 to 1848).....	11
4.3.3. American Period (1848 to the Present).....	12
<b>5. Background Research: Methods and Results.....</b>	<b>17</b>
5.1. Methods .....	17
5.2. Results .....	17
5.3. Native American Heritage Commission Sacred Lands File Search .....	23
<b>6. Research Design.....</b>	<b>24</b>
6.1. Prehistoric Research Themes and Questions.....	24
6.2. Historic Research Themes and Questions.....	25
<b>7. Survey Methods and Results .....</b>	<b>26</b>
7.1. Methods .....	26
7.2. Survey Results and Evaluations.....	26
7.2.1. Archaeological Resources.....	26
7.2.2. Built Environment Resources .....	28
7.2.3. Built Environment Resources Less Than 50 Years Old .....	66
7.2.4. Built Environment Resources in One-Building-Property Band Not Surveyed .....	67
7.2.5. District Considerations .....	67
7.3. Built Environment CRHR Overarching Conclusions East Road Storage Project Study Area .....	67
<b>8. Summary and Recommendations .....</b>	<b>70</b>
<b>9. References Cited .....</b>	<b>72</b>

## TABLES

Table C-1. Previous Cultural Resource Studies Conducted within One Mile of the Project Site .....	17
Table C-2. Cultural Resources Previously Recorded within One Mile of the Study Area .....	22

## FIGURES

Figure C-1. Project Location Map .....	2
Figure C-2. Project Site Map .....	3
Figure C-3. Project Study Area .....	4
Figure C-4. Northern Pomo Villages Ethnographic Map After Barrett 1908 (Van Bueren 2018) .....	10
Figure C-5. Calpella Fruit Land Tracts Map .....	14
Figure C-6. Mendocino Substation Alterations .....	16
Figure C-7. Intensive Survey Coverage .....	27

## ATTACHMENTS

Attachment C-1	Records Search Results
Attachment C-2	NAHC Results
Attachment C-3	Survey Results Map
Attachment C-4	Site Records
Attachment C-5	Properties Less Than 45 Years Old

# 1. INTRODUCTION

At the request of the California Energy Commission, Aspen Environmental Group (Aspen) performed a cultural resources records search and pedestrian survey for the proposed East Road Storage Project (Project). These investigations are designed to meet the requirements for consideration of cultural resources under federal, state, and local regulations. The Project is located in Mendocino County, California.

To identify any cultural or tribal cultural resources eligible for the California Register of Historical Resources (CRHR), Aspen conducted a cultural resources records search at the California Historical Resources Information System (CHRIS), Northwest Information Center, at Sonoma State University; reviewed ethnographic literature; completed historical background research; and conducted a pedestrian survey of the Project Study area (see Figure 3). Native American outreach was also conducted with State-recognized tribal groups that may have traditional or cultural ties to the Project area or surrounding areas.

The following report is a full account of the methods and results of research, the conclusions of the study, and recommendations for the treatment of cultural resources potentially affected by the Project.

## 1.1. Project Description

Form Energy, Inc. (Form Energy) plans to deploy 5 megawatts (MW)/500 megawatt hours (MWh) of 100-hour, iron-air, Multi-day Energy Storage (MDS) in a front-of-meter configuration. This Project strives to demonstrate a pathway for California to achieve a zero-carbon grid faster and at lower cost than currently planned while addressing critical near-term grid reliability needs.

The purpose of this Project is to demonstrate the use of Form Energy's iron-air battery system as a firm dispatchable resource to support reliable grid operations under a range of grid conditions. Form Energy plans to demonstrate how the MDS system can reliably integrate renewable energy into the California Independent System Operator (CAISO) market daily as well as during multi-day periods of energy scarcity, extreme weather, wildfires, renewable energy lulls, regional fuel shortages, and grid infrastructure outages.

## 1.2. Project Location

The proposed Project Site, which encompasses the direct construction footprint and staging areas, is located on property owned by Pacific Gas and Electric Company (PG&E) at its existing Mendocino Substation located in Redwood Valley, an unincorporated census-designated place in Mendocino County, California (**Figures C-1 and C-2**). The Project Study Area refers to the Project Site plus a one parcel band around it and is primarily used when assessing built environment resources (**Figure C-3**).

The Project Site is approximately 0.8 mile east of U.S. Route 101 and north of the community of Calpella, California, in Mendocino County. The Project Site is comprised of two adjacent parcels off of East Road, as shown in Figure C-2.

The northern parcel (7475 East Road, Redwood Valley, California; APN 166-050-02-00) is approximately 10 acres in size and is currently used as a laydown area by PG&E. The southern parcel (7399 East Road, Redwood Valley, California; APN 166-050-03-00) is approximately 19.6 acres in size and is the current location of the PG&E Mendocino Substation.

The Mendocino Substation is part of the PG&E power network and a Local Capacity Area Substation. The substation is part of the PG&E North Bay Division serving the North Coast/North Bay. The substation has a maximum kV rating of 110kV to 161kV.

Figure C-1. Project Location Map

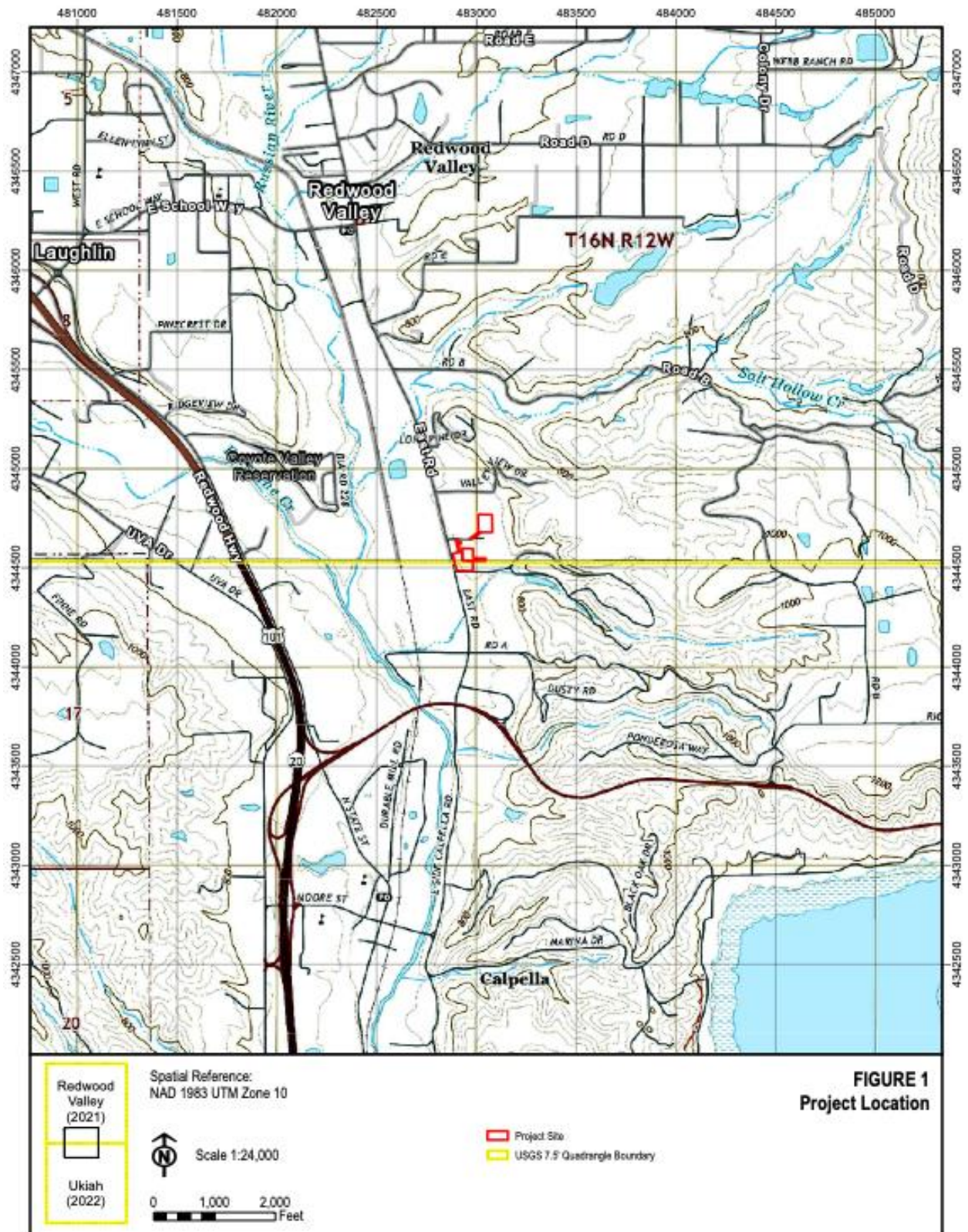
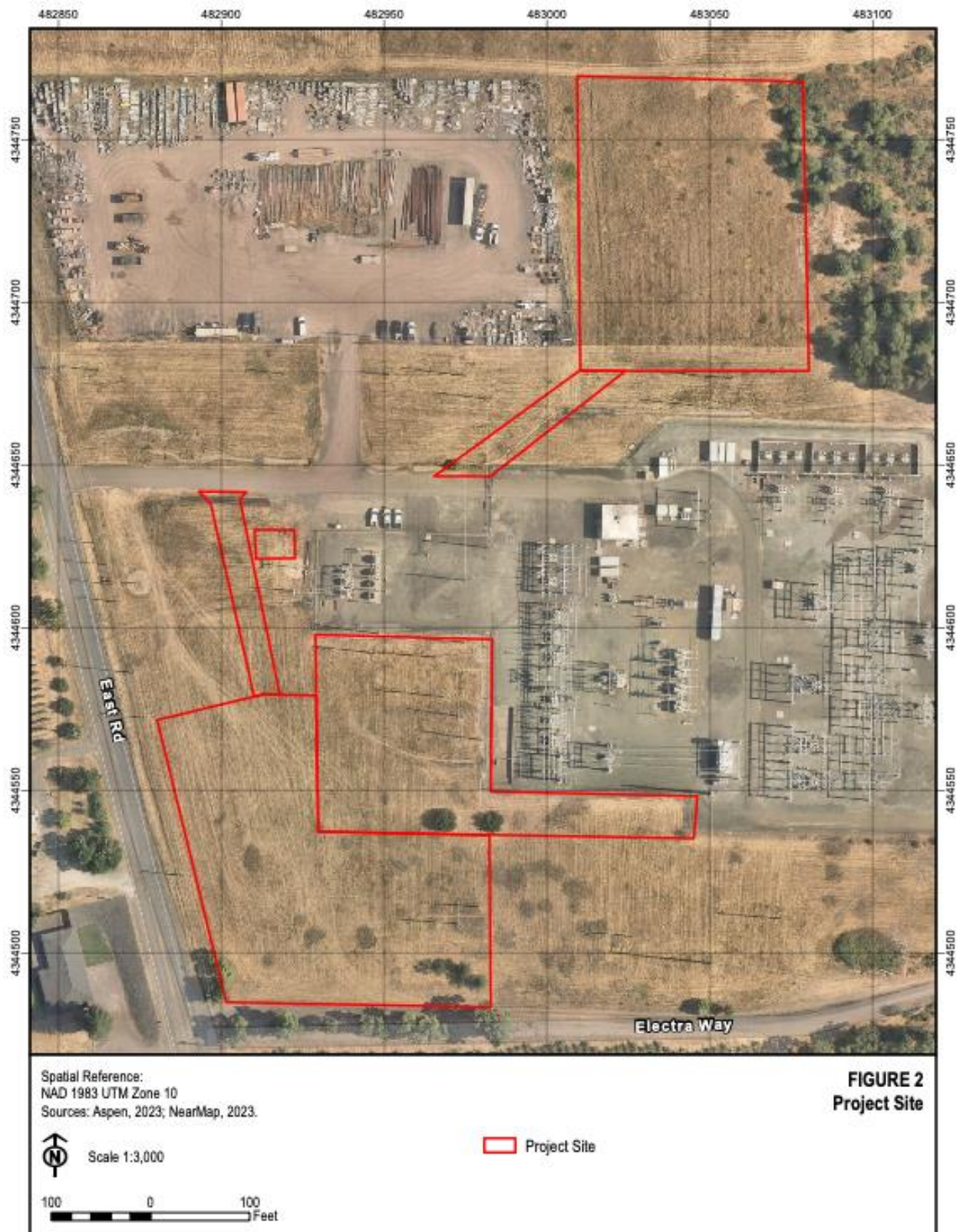
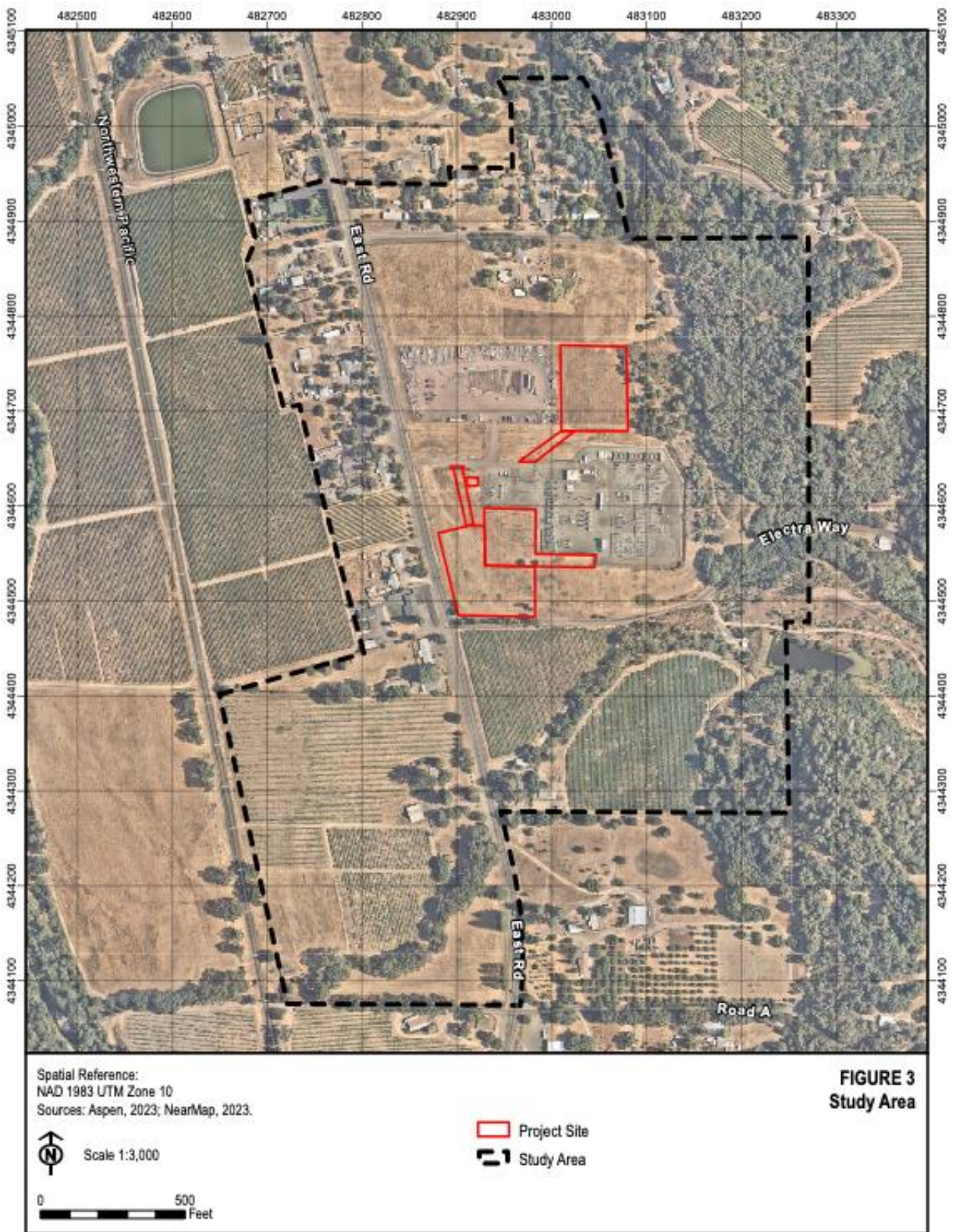




Figure C-2. Project Site Map





**Figure C-3. Project Study Area**

Both parcels are located on the south end of East Road, midway between Valley View Drive on the north and Electra Way on the south. The Project Site is surrounded by vineyards, grassland, forest, and residences.

## 2. REGULATORY FRAMEWORK

Numerous laws, ordinances, regulations, and standards on federal, state, and local levels seek to protect and manage cultural resources. The primary regulation governing significant cultural resources fall under state regulations (applicable State of California regulations include the Public Resources Code (PRC) Sections 21000 et seq., Section 5024, Section 5024.5; California Code of Regulations (CCR) Title 14, Chapter 3, Sections 15000 et seq.) and local county regulations. These are discussed in detail below. No federal regulations related to cultural resources apply to the project.

### 2.1. State

**California Environmental Quality Act (1970) (PRC Sections 21000 et seq., Section 5024, Section 5024.5; CCR Title 14, Chapter 3, Sections 15000 et seq.)** establishes that historical and archaeological resources must be afforded consideration and protection by the CEQA (14 CCR Section 21083.2, 14 CCR Section 15064). CEQA Guidelines define significant cultural resources under three regulatory designations: historical resources, unique archaeological resources, and tribal cultural resources. The latter is discussed separately below (see AB 52).

A historical resource is a “resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR;” or “a resource listed in a local register of historical resources or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code;” or “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the agency’s determination is supported by substantial evidence in light of the whole record” (14 CCR Section 15064.5[a][3]).

Historical resources automatically listed in the California Register include California cultural resources listed in or formally determined eligible for the National Register and California Historical Landmarks list from No. 770 onward (PRC 5024.1[d]). Locally listed resources are entitled to a presumption of significance unless a preponderance of evidence in the record indicates otherwise.

Under CEQA, a resource is generally considered historically significant if it meets the criteria for listing in the CRHR. A resource must meet at least one of the following criteria (PRC 5024.1; 14 CCR Section 15064.5[a][3]):

1. *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Title 14, CCR Section 4852(b)(1) adds, “is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.”*
2. *Is associated with the lives of persons important in our past. Title 14, CCR Section 4852(b)(2) adds, “is associated with the lives of persons important to local, California, or national history.”*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction; or represents the work of an important creative individual; or possesses high artistic values. Title 14, CCR 4852(b)(3) allows a resource to be CRHR eligible if it represents the work of a master.*
4. *Has yielded, or may be likely to yield, information important in prehistory or history. Title 14, CCR 4852(b)(4) specifies that importance in prehistory or history can be defined at the scale of “the local area, California, or the nation.”*

Historical resources must also possess integrity of location, design, setting, materials, workmanship, feeling, and association (14 CCR 4852[c]).

An archaeological artifact, object, or site can meet CEQA's definition of a unique archaeological resource even if it does not qualify as a historical resource (PRC 21083.2[g]; 14 CCR 15064.5[c][3]). An archaeological artifact, object, or site is considered a unique archaeological resource if "it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria (PRC 21083.2[g]):

- *Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;*
- *Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,*
- *Is directly associated with a scientifically recognized important prehistoric or historic event or person."*

## 2.2. Local

**Mendocino County Ordinance, Title 22-Land Usage, Chapter 22.12-Archaeological Resources, Division I-General, Sec. 22.12.010 (Ord. 3657. Adopted 1987.) – Purpose and Findings** establishes that the Board of Supervisors of the County of Mendocino declare and find that within the County of Mendocino there exists areas of great importance for the study of historic and prehistoric human past of the State of California. The board defines resources as "sites" or "archaeological sites" and further finds that:

- A) Sites are irreplaceable and important to preserving the cultural heritage of the Mendocino County and the region:
- B) Preservation of sites attracts interest in the county for scientific purposes and visitors:
- C) Due to factors such as land development, both public and private, as well as unauthorized excavation and collection, the disappearance and destruction of sites is imminent:
- D) Protection and conservation of sites is highly important:
- E) Promotion of public awareness can be sought through providing access to regulations pertaining to mitigation and conservation of sites.



### 3. ENVIRONMENTAL SETTING

The Project Site is located within the Redwood Valley, not to be confused with the census-designated place of the same name within the valley. The Redwood Valley itself is within and encompasses the northern portion of the Ukiah Valley. Ukiah Valley is one of ten valleys located along the Russian River, with the Project Site located about 9.25 miles south-southeast of the Head of the Russian River, and 0.25-mile east of the Russian River.

Geology of the Redwood Valley includes: river-channel deposits of coarse sand and gravel; recent, and unconsolidated alluvium deposits of clay, sand, and gravel; terraces of Pleistocene age ranging from younger to older with the former located lower in elevation, and the latter in higher elevations; continental deposits of poorly sorted silty clay, sandy and gravelly silt, and poorly cemented conglomerates, tertiary in age; with Franciscan and Knoxville Formations surrounding the valley, predominantly of sandstone, mudstone, shale, limestone, and chert (Cardwell 1965). The Project Site is specifically located wholly within a young, quaternary terrace deposit of unconsolidated silty sand and gravel, silt, and clay underlying stream terraces, with alluvium to the west, and continental deposits to the east.

The Redwood Valley has a southward trending aspect with lowest elevations near the Russian River ranging from 840 feet in the north, to 680 feet in the south. The highest elevation is located in the adjacent mountains to the northeast at 2,422 feet, but generally range from 1,000 feet to 2,200 feet.

Vegetation of the Redwood Valley is a mixture of oak woodland, foothill conifer and hardwood forest, grasslands, and riparian corridors. The environment allowed for favorable conditions historically, and in precontact times for the ecology that provided diverse resources such as plentiful water from the Russian River, and in the groundwater which vegetation has exploited providing a habitat for Roosevelt elk, black-tailed deer, black and brown bears, rabbits, numerous bird species, and a healthy fish population namely of steelhead and salmon. Roosevelt elk and brown bears no longer inhabit Redwood Valley, but Roosevelt elk have reportedly come as close as Willits, California (Van Bueren 2017).

## 4. HISTORIC CONTEXT

Within the vicinity of the Project Site, habitation of the area has been ongoing for thousands of years. Based upon cross dating of projectile points and materials such as obsidian obtained from local sources, very early dates have been obtained from decades of archaeological work done in the region. The following provides a discussion of the cultural history of the project area starting with the prehistoric periods thus leading into the ethnography and history of the Project vicinity.

### 4.1. Prehistoric Background

Due to a lengthy history of archaeological excavations and publications on prehistoric sites within the Redwood Valley and the neighboring Lake County, we have an understanding of the prehistoric timeline within the region. A regional synthesis was compiled by Fredrickson's (1984) work which was discussed at length by Moratto (1984), to lay a framework of prehistoric time periods. Five periods were defined by Fredrickson along with three concepts within the periods: Pattern, Aspect, and Phase. These concepts were employed in order to understand localized archaeological expressions. Patterns refer to a broad geographical and generalized adaptive mode or traditions that are prevalent throughout the region (macro), whereas Aspects and Phases refer to localized creations of those larger traditions (micro). The purpose of such an approach is to recognize that transitions between assemblages occurred at different times throughout a region. The five periods Fredrickson identified include the Paleo-Indian, Lower Archaic, Middle Archaic, Upper Archaic, and Emergent.

#### 4.1.1. Paleo-Indian Period (10,000 to 6,000 cal. BCE)

The earliest known and documented period of occupation of the North Coast is the Paleo-Indian Period. This period reflects the hypothesized initial entry of people into North America following migration patterns of herds that were hunted using fluted points (Moratto 1984). Material and assemblages from this period are reflected from sites such as the Borax Lake site (CA-LAK-36) excavated in 1948 by M.R. Harrington, and possibly the Mostin site which are both located in the Clear Lake basin. In reference to the Project area, this site is located approximately 46 miles southeast. Through obsidian hydration testing the site may have been initially in use as early as 10,000 BCE and as late as 8,500 BCE (Hildebrandt in Jones and Klar 2007, Meighn and Haynes 1970). These assemblages appear to contain ovoid flake tools, crescents, thin bladelet flakes, and wide stemmed points where some are fluted points, and square bases (Hildebrandt in Jones and Klar 2007, Moratto 1984). This is reflective of a representation of the Borax Lake Pattern (Hildebrandt in Jones and Klar 2007). There is much debate as of late, concerning the use and presence of milling activities that are necessarily contemporary to this period since it was found that sites were used continuously over time.

#### 4.1.2. Lower Archaic Period (6,000 to 3,000 cal. BCE)

This period is known as the Mendocino and Borax Lake aspects of the Borax Lake Pattern (Moratto 1984). These sites are marked by the presence of wide-stem projectile points as well as manos and millingstones. Excavations carried out by Meighan in 1955 at site CA-MEN-500 uncovered an assemblage of "...large lanceolate, concave base, and side notched projectile points and the co-occurrence of bowl mortars and pestles with millingstones and manos" (Moratto 1984:521).

#### 4.1.3. Middle Archaic Period (3,000 to 1,000 cal. BCE)

This period is known as the Mendocino Pattern which continues into the Upper Archaic (Fredrickson 1984, Layton 1990). Assemblages that are throughout the region reflect evidence of occupation in the inland areas of Mendocino County. These assemblages include split level *Olivella* beads, large expanding-stem,

concave base, lanceolate points, a biface network industry, and bowl mortars and pestles (Fredrickson 1984, Hildebrandt in Jones and Klar 2007). The diverse assemblage represents a broadened subsistence base.

#### **4.1.4. Upper Archaic Period (1,000 cal. BCE to 500 cal. CE)**

To the north, the Mendocino Pattern continues where exchange increases in material such as obsidian and contracting stem and lanceolate points, whereas the Berkeley Pattern adaptations are occurring in the southern North Coast Ranges (Hildebrandt in Jones and Klar 2007). The Berkeley Pattern can be identified by a strong emphasis on exclusive use of pestles and mortars in the exploitation of acorns, long distance exchange, increased grave wealth, and complex socio-political institutions (ibid 2007). There is evidence during this period of the first intensive use of shellfish. Artifact assemblages become more elaborate containing a highly developed bone tool industry, leaf and stemmed projectile points, evidence of basketry in the form of clay impressions, and a relatively high frequency of pestles and mortars. Residential features such as well-defined house floors and midden deposits are encountered at sites dated to this time period. This type of assemblage suggests a more sedentary lifestyle (Hildebrandt in Jones and Klar 2007). The wide distribution of objects such as shell beads and obsidian bifaces suggests growing exchange. Due to the strong differences in assemblages from the coast and inland it is believed this is evidence of a northward displacement of proto-Yukian populations by Pomo speakers (Moratto 1984). Yukian assemblages rarely contains obsidian and are affiliated with the Gunther Pattern of northwest California (Hildebrandt in Jones and Klar 2007). Assemblages associated with the Pomos have evidence of access to obsidian from Napa and Clear Lake and are affiliated with the Augustine Pattern which is an expression of Central California influences (ibid 2007). When a Yukian assemblage contain obsidian, it is most likely from sources in northeastern California suggesting differing exchange networks implying possible antagonism between the two groups (Moratto 1984).

#### **4.1.5. Emergent Period (500 cal. CE to 1850 cal. CE)**

Two major cultural traditions are represented during this period, the Augustine Pattern to the south and the Gunther Pattern to the north. This period reflects through the assemblages a diversification of subsistence, seasonal population movements, increasing populations, more complex socio-political exchange systems, and a heavy reliance on acorns. This period also sees the adoption of two types of bow and arrows. First was the self-bow that is associated with Mendocino Corner-notched points and medium sized Mendocino Side-notched points. The second type of bow and arrow that became widespread between 900 CE and 1000 CE was the sinew backed bow. Associated with this type of bow are smaller Rattlesnake side-notched points and Gunther barbed points (Moratto 1984). Obsidian is more commonly found in large quantities during this period at many Mendocino sites.

### **4.2. Ethnography**

The Pomo have inhabited the Russian River Valley since time immemorial, occupying the area between the Sacramento Valley and the Pacific Ocean. They are comprised of seven distinct ethnolinguistic cultures designated simply by cardinal, and intercardinal directions, and are further distinguishable by their village-communities. The Northern Pomo inhabited the area surrounding the Project with their territory extending from the south in Ukiah north to Willits, and from the Pacific Ocean east to the western shore of Clear Lake. The Northern Pomo had coastal temporary camps and food collecting areas but generally lived in the interior country (Stewart 1943). Following the linguistic patterns geographically, it is suggested the Pomo expanded westward from their ancestral homeland in the Clear Lake region (Basgall 1982).

The Redwood Valley is home to the Kacha Pomo. Their lands and region of traditional travel route is at the "...extreme head of the Russian River," (Kniffen 1939:373). The main village was in or near the center of the valley on the river terrace. Their nearest neighbors with whom they interacted most were the

Masut, another Northern Pomo tribelet, who occupied the upper Russian River near Redwood Valley, along the Forsythe and Walkers creeks (McLendon and Oswalt 1979). Both groups would often come together and share space in each other's territories for fishing and gathering. Traditional villages included Bitadewak, Kobida, and Shabakana (Holson and Fredrickson 1980). **Figure C-4** shows additional villages of the Northern Pomo (Van Bueren 2018) with a red arrow depicting the approximate location of the East Road Storage Project.

**Figure C-4. Northern Pomo Villages Ethnographic Map After Barrett 1908 (Van Bueren 2018)**

Figure Removed for Confidentiality

Due to resources being particularly abundant within the region the Pomo resided "...population densities tended to be high, and the overall territory claimed by the tribelet might be relatively compact," (Simmons 1999:58). The Pomo ranged in population from 125 to 1,500 living within each tribelet, with an estimated 72 tribelets in total, and inhabiting a territory averaging 100 square miles. (Simmons 1999). These tribelets consisted of a central village where a headman or chief lived, and it served as the political and religious center for the smaller surrounding settlements. The village of Kacha was a smaller tribelet estimated to have a population of 125 individuals. The headman was a leader, advisor, and figurehead holding the responsibilities of maintaining order in the community, brokering communication with other groups, as well as overseeing ceremonies and celebrations (Holson and Fredrickson 1980, Kniffen 1939, Simmons 1999). Pomo dwellings centered around a ceremonial assembly house where ceremonial dances and rituals took place. The structure was described as a large round structure sunk into the ground with a conical roof. Construction materials included brome grass of wild rye and lined with bark so that they were wind and watertight (Holson and Fredrickson 1980, Kniffen 1939). Smaller domestic dwellings mimicked this same form and construction as the ceremonial house. Inside the domestic dwellings were storage granaries and pits.

Subsistence practice amongst the Pomo were seasonally dependent. This led to seasonal occupation and the exploitation of varying terrain. In the summer months the Pomo traveled to the coast to collect shellfish and hunt for other sea creatures. The rest of the year they resided in villages along major perennial waterways where plant and wildlife were abundant. Plants, nuts, and seeds were gathered, small game was hunted, while eel and freshwater fish were exploited (Holson and Fredrickson 1980, Kniffen 1939).

The Pomo traditional practice of handling the remains of departed members of the village was through cremation. Following the cremation, purification ceremonies were then performed to ward off the spirit of the deceased (Aginsky 1976). Material culture of the Pomo included lithic tools such as projectile points, ornamental carved stones, and knives made from chert and obsidian. Obsidian was sourced from the Clear Lake area, specifically Borax Lake and Mount Konocti (Holson and Fredrickson 1980). Ornaments and decorative items were created from an array of shells such as abalone, mussel, and clams. It is speculated that clamshell disk beads may have been a form of currency due to their dispersion through north and central California (Holson and Fredrickson 1980). The Pomo then and now are known for their intricate basketry. Locally available materials were used such as brush, bark, and reeds. Shells and feathers are woven into the basket in intricate designs (Simmons 1999).

### 4.3. Historic Background

Three major periods in California history define overarching periods of territorial control over the East Road Storage Project Study Area. These are commonly defined as the Spanish period from 1769 to 1822, the Mexican period spanning 1822 to 1848, and the American period (1848-present). These periods are loosely defined with many cross-over historical events. The following data incorporates Mendocino County as a region but focuses on the East Road Storage Project Study Area as a component part of historic

Ukiah and Calpella townships in Mendocino County, which are themselves in Redwood Valley and Ukiah Valley.

#### **4.3.1. Spanish Period: Exploration and Missions (1769 to 1822)**

The Spanish Period in California is most commonly marked by the establishment of twenty-one missions constructed between 1769 and 1823, including Mission San Rafael Arcangel, in Marin County 1817, and San Francisco Solano in Sonoma County 1823, located 97 miles south-southeast, and 77 miles southeast of the Project Site, respectively. Mission establishments were not only intended to convert and obtain a workforce out of indigenous peoples, but also to deter Russian encroachment into California (Van Bueren 2017: 8).

The first regular direct contact between local indigenous populations and European visitors likely occurred when fur-trapping parties of the Russian American Company regularly plied the coast after 1804. In 1811, Russians from the colony at Fort Ross are reported to have been the first group to have contact with the Pomo Indians. The Russian foothold Fort Ross was, to many outside observers, an attractive one with agricultural fields, a stockade, a wharf, a warehouse, a church and cemetery, and multiple homes. In brief, the Russian colony posed a threat to both Spanish and later Mexican and American interests, and this threat had a ripple effect that ultimately resulted in the settlement of Santa Rosa and Napa Valley by various immigrant groups to slow Russian encroachments (Analytical Environmental Services 2011: 11 and Palmer 1880: 36-42).

The first recorded Hispanic excursion into Mendocino County was Luis Arguello's 1821 expedition. Although the exact route is unknown, he passed south through the upper Russian River Valley with "fifty-five soldiers, accompanied by Father Blas Ordaz and John Gilroy" (Van Bueren 2017: 8).

#### **4.3.2. Mexican Period (1822 to 1848)**

Mexico achieved independence from Spain in 1821 after more than a decade of rebellion and conflict, eventually claiming lands that included the California territory. In 1835, as noted in Carpenter's 1914 History of Mendocino and Lake counties, California, Dr. Vallejo, son of General Vallejo, mentions the fact that in 1835, "Captain Sepulveda Vallejo came up with Spanish troops to what would become Ukiah township to procure Indians to work on adobe houses and forts then being built at Sonoma," and that other subsequent trips were made to "procure children" (Carpenter 1914: 70).

The Mexican government secularized the California missions in 1833, quickly changing land ownership patterns across California. During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands which had reverted to public domain, and vast acreages of other lands. Each grant usually contained both valley and uplands acreage as well as access to a water supply.

The Project Study Area are within the boundaries of the Yokaya land grant as awarded by Pio Pico to Captain Cayetano Juarez on May 24, 1845, and approved by the Departmental Assembly June 3, 1846.

**Note:** Various histories of Mendocino County also spell the historic Yokaya land grant as "Yokayo," including County of Mendocino official documents. The spelling "Yokaya" is used herein except when quoted.

War between the United States and Mexico broke out in 1846, with American forces subsequently gaining control of Mexican strongholds at Monterey and Los Angeles. Mexico surrendered, the Treaty of Guadalupe Hidalgo was signed in 1848, with Mexico ceding control of California and other areas to the United States. The United States effectively assumed control of California, thus beginning the American Period. The Gold Rush of 1849 caused a population boom throughout California. The Golden State established statehood in 1850 and the 27 original counties including Mendocino (Van Beuren 2017: 9).

### 4.3.3. American Period (1848 to the Present)

The first direct impact that California statehood had influencing the history of the East Road Storage Project APE and larger East Road Storage Project Study Area was that all Mexican land grants within California quickly fell under review. Confirmation of the Yokaya land grant was rejected by the Board of Land Commissioners on November 7, 1854. This decision was appealed to the District Court of the United States for the Northern District of California, who reversed it on April 17, 1863. An appeal was made to the Supreme Court of the United States, who upheld the decision of the lower court, granting “Yokayo Rancho” to Cayetano Juarez. The grant was approximately 35,500 acres in size (Palmer 1880: 211).

Confirmation of the Yokaya grant threw ownership of all properties within the boundaries of the grant into complete turmoil. Previously, many American settlers had claimed and settled on land within Yokaya Rancho, establishing farmsteads with residences, orchards, barns, and fences. Fortunately, following a survey of the grant paid for by the new owners John Curry, S. C. Hastings, and General Carpentier, prices were agreed upon and properties settled on illegally were sold at reasonable prices to owners that had improved them (Palmer 1880: 212, Carpenter 1914: 71).

Authorities differ as to the date and name of the first Euro-Americans to permanently settle in what would become Ukiah township or Calpella township including portions of Potter Valley and Redwood Valley. One version is that in 1848, Don Timothy Murphy and James Black sent John Parker to Ukiah valley with horses and cattle. Others assert that Parker was living in the valley as late, or early as 1852-3 (Carpenter 1914: 70). A different version regarding Calpella township settlement holds that in 1852, Thomas and William Potter, L. Anderson, A.I. Strong, Moses C. Briggs, and two “Spaniards” started out on horseback to find the source of the Russian river, finding their way into what is now known as Potter Valley. Three claims were targeted as the most promising “and the two Potter brothers and Mr. Briggs located on them. In the spring of 1853, William Potter and M. C. Briggs took the first wagon into the valley and the former located permanently on his claim, while the latter put stock on his, and passed back and forth from Sonoma county till April, 1857, when he took his family there and located permanently. In 1856 Thomas Potter located permanently on his claim, which made Mr. Briggs the third settler in the valley. During 1858 quite a number of families moved in, and the valley settled up very fast” (Palmer 1880: 443).

By the mid-1850s, therefore, permanent residences in the region surrounding the East Road Storage Project Study Area are known to exist, although none are known to exist within the Study Area.

A military fort, Fort Weller, was established in the upper Redwood Valley in December 1858. The fort was quickly abandoned in September 1859.

The economy of the region surrounding the Project Study Area historically centered on animal husbandry involving the raising of cows, sheep, pigs, and turkeys and the agriculture industry including cultivation of hay, wheat, corn, apples, pears, blue plums, Mission grapes, and hops. Viticulture became popular in the region and for export following the development of roads and railroads (Analytical Environmental Services 2011: 8).

The lumber industry also had a regional influence, with the first sawmill built locally in 1859 (Van Beuren 2017: 10).

The Northwestern Pacific Railroad extended its line from Cloverdale north to Ukiah in 1889. The railroad promoted the commercial and industrial development of the region. This facilitated the export of local goods such as lumber and agricultural crops including mainly fruit and hops. In 1898, rail construction extended north to Willits through Redwood Valley (Van Bueren 2017: 8). Although no longer in use, the historic railroad alignment passed in a north-south direction immediately to the west of the East Road Storage Project Study Area.

The first County maintained road through the Project Study Area was East Road, which has been a public highway since 1908, although it existed prior to 1908 before being declared a public highway. The September 19, 1908, edition of the Mendocino Beacon notes, "Survey of public road in Calpella through Calpella Fruit Land Company's tract accepted and road declared a public highway." The map prepared for the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, filed by the Clerk of the Board, September 8, 1908, depicts the road passing through the Study Area in considerable detail.

Today, Calpella is a small unincorporated community, a census designated place, and the home of the Mendocino Redwood Company, which is one of the largest landholders of private property in Mendocino County. The Russian River flows north-to-south through Calpella, and Highway 101 passes immediately to the west of Calpella in a north-to-south direction. Redwood Valley, a census designated place, is located to the north of Calpella. On the east side of the Russian River, travel from Calpella northerly to Redwood Valley is along East Road, which cuts through the center of the East Road Storage Project Study Area.

#### **4.3.3.1. The Calpella Tracts**

The East Road Storage Project Study Area is located within a portion of the Calpella Fruit Land Tract, a subdivision of the Yokayo Rancho, and with the September 8, 1908, Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County. The first Calpella tracts were established as early as 1877. As recorded in the January 5, 1877, edition of the Petaluma Weekly Argus, Edgar M. Barnes sold the "Calpella tracts" to Joel B. Wheaton for \$10,000. Several additional sales and transfers took place in the late-Nineteenth Century. As noted in the Ukiah Daily Journal, on February 12, 1892, "the Calpella tract has been sold by S and K. Graves et al, to S. T. Dodson. The consideration in the deed is \$75,000."

Ultimately, a series of Capella tracts were established. These tracts are described for sale and depicted on a map in an advertisement in the Ukiah Daily Journal on July 10, 1914.

The text of the advertisement describing the Calpella Fruit Land Tracts reads as follows:

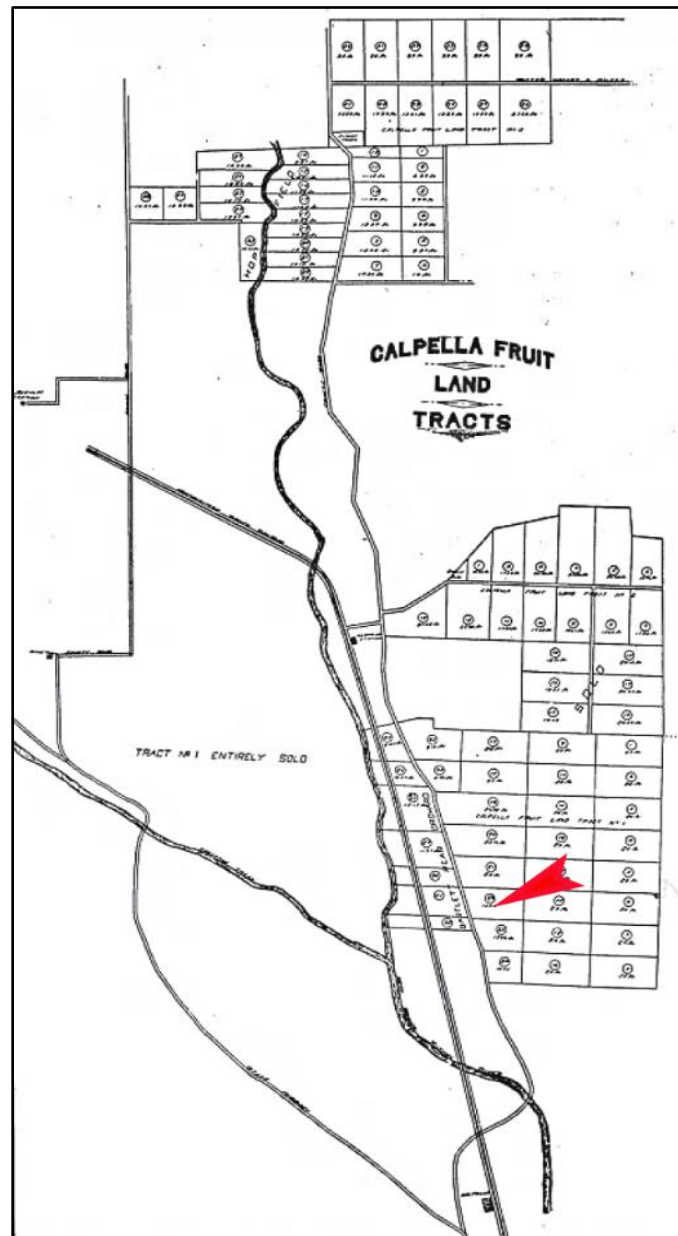
The instances where real money has been made by investment in lands in Redwood Valley are too well known in our community to necessitate going into detail. There is a chance at this particular time for the young man who is working for a weekly salary to get in on the ground floor on the very best proposition that has ever been placed on the market in this section. This subdivision that we are making at the present moment is one where you can get in and get in right with but little money and unless you look into the matter you are surely going to regret it.

We will sell you this land for TEN PER CENT down and give you eight or nine years to pay the balance. We will rent your hops back from you and will not charge you more than five per cent interest on deferred payments, thus your rents will carry along the property until it is paid for.

This land is the best that there is for hops, Bartlett pears, alfalfa, garden stuff, etc.

J. A. WALDTEUFEL, UKIAH, CALIF.

The map accompanying the article (**Figure C-5**) depicts the Calpella Fruit Land Tracts as extending from just north of Calpella on south to slightly north of what would later become known as the Redwood Valley Rancheria on the north. The red arrow depicts the Mendocino Substation Project Site.

**Figure C-5. Calpella Fruit Land Tracts Map**

Interestingly, the agent listed for sales in 1914 was J. A. Waldteufel, who is recorded as having owned property in the vicinity of the East Road Storage Project Study Area.

Previously, individual properties including those within the Project Study Area were created by the September 8, 1908, subdivision of a portion of the Yokayo Rancho, as part of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County. As noted in the September 6, 1908, edition of the Los Angeles Times, land in the Calpella Fruit Land Tract is offered for sale as follows:

FOR SALE – EASY TERMS AND A LOW price for good land near a railroad are unusual: the Calpella Fruit Land Tract on Russian River near Ukiah, Mendocino County, is within ½ mile of 2 R. R. stations and fine county road runs through tract. No alkali, no adobe, no stumps or rocks; plenty finest water; no irrigation needed; mild climate summer and winter; prosperous and growing section; lots of neighbors. Small tracts at \$35 an acre. Write for circular. CALIFORNIA COLONY CO., 45 Kearny St., San Francisco.



Calpella Tract lands sold quickly and repeatedly, although only three farmsteads with built environment improvements are visible on a 1941 historic aerial within the Project Study Area (Flight ID: CVN-1941). These three farmsteads are located today at 7100 East Road, 7201 East Road, and 751 Valley View Drive.

#### **4.3.3.2. Construction of Mendocino Substation**

Mendocino Substation was built by PG&E beginning in 1951 and dedicated in June of 1952. To meet increasing demands for electricity in the growing Redwood Empire, PG&E announced construction of various new transmission facilities, including transmission lines and substations, to serve Mendocino, Lake, and Sonoma counties. As reported in the Mendocino Beacon on March 17, 1951:

##### **PACIFIC GAS WILL ADD TO POWER IN REDWOOD EMPIRE COUNTIES**

Pacific Gas & Electric Company announced this week it will build transmission facilities which will provide a large additional supply of electric power for Mendocino, Lake and Sonoma counties.

The construction involves the investment of more than \$4,000,000 for increased service to the Redwood Empire, according to N. R. Sutherland, P.G. & E. vice president and general manager.

The company will build a 110,000-volt twin circuit steel tower transmission line from near Williams west to Calpella, a distance of 62 miles. ... A new substation to be built six miles southwest of Williams on Walnut Drive to supply power to the line from the P.G. & E. "backbone" transmission system down the Sacramento valley from Pit river.

A second substation to be known as Mendocino Substation will be built north of Calpella to feed the power into the 60,000-volt system serving the area. The installation will be capable of delivering 80,000 horsepower of electricity to Redwood Empire users.

The project includes construction of a 17-mile transmission line from Calpella to a third new substation to be built at Upper Lake. This line will provide a second source of power to the Clear Lake area, supplementing a line from Hopland to Lower Lake. It will benefit the entire Lake resort region.

The addition of a transmission line directly into the center of the rapidly growing Redwood Empire will strengthen electric service from Santa Rosa to Laytonville and north. The demand for power in this area has tripled in a decade.

Materials for the Williams-Calpella project are being assembled and preliminary work is scheduled at present to begin within the next two months, it was announced. Some test borings already have been made at the Cortina and Mendocino substation sites (Mendocino Beacon 1951: 10).

Work on the \$4,000,000 Redwood Empire power project began in Lake County in June of 1951, according to an article in the June 18, 1951, Santa Rosa Press Democrat.

LAKEPORT – The Pacific Gas and Electric Co.'s \$4,000,000 transmission project to provide a new high voltage power supply for Lake, Sonoma and Mendocino counties is now under way in Lake County.

THE TRANSMISSION line will extend 61 miles to Calpella. The project includes the construction of two major substations, to be known as Cortina and Mendocino substations.

From Cortina, power will be transmitted at 110,000 volts to Mendocino Substation, just north of Calpella, where it will be fed into the 60,000-volt system, serving the area. Work is in progress at both substations.

ALSO INCLUDED in the program is the construction of a 60,000-volt line 17 miles from Mendocino Substation to a third new substation to be built at Upper Lake.

The project is scheduled to be completed by next winter, according to Arthur D. Church, North Bay division manager for the PG&E.

Importantly, the Press Democrat article notes that Mendocino Substation received 110,000-volts from Cortina, where it connected to 60,000-volt systems. Today, Mendocino Substation is connected to multiple electrical transmission line systems.

The Mendocino substation was dedicated in early June of 1952, according to the Santa Rosa Press Democrat. The Press Democrat article notes “The new substation is the terminating point for a new twin circuit 110,000-volt transmission line which in turn is tied into an inter-connected pool of over 75 generating stations. District manager Mak said demands for service in the Mendocino-Lake area have tripled in the past 5 years” (Press Democrat 1952: Page 2).

#### **4.3.3.3. Mendocino Substation Alterations**

In less than one year since dedication ceremonies were held for the Mendocino Substation, PG&E made plans to enlarge it. An April 30, 1953, article in the Ukiah News records the following:

##### **Half Million Dollar PG&E Expenditure in Ukiah Area Slated To Improve Service**

Featuring a service yard and new home base facilities made necessary by the area’s continual growth, Pacific Gas and Electric company is in the middle of a \$500,000 expansion program in the Ukiah region, District Manager Carl C. Mak disclosed yesterday.

The series of projects includes the enlargement of two substations, increasing of power supplies, and other work designed to increase local service efficiency, Mak said.

Enlargements of the Ukiah and Mendocino substations are resulting in an overall increase of power available to the area, and are enabling the company to abandon the smaller Talmage and Calpella substations, each of which has become inadequate to handle local requirements, Mak declared.

According to a July 1956 article in the Ukiah News, PG&E quickly planned another 1950s expansion of its Mendocino substation in order to keep pace with area demand “Pacific Gas and Electric Company will expand its Mendocino Substation near Calpella six miles north of Ukiah as another step in the steady program to keep ahead of growing electric power requirements in the Redwood Empire region” (Ukiah News 1956: 7).

These historic alterations and others are depicted on the following map (**Figure C-6**) provided by PG&E.

#### **Figure C-6. Mendocino Substation Alterations**

Figure Removed for Confidentiality

Today, Mendocino Substation is connected to multiple electrical transmission lines within the Project Study Area including those running north/south on the east side of East Road, those crossing east/west on the vineyard located at 7380 East Road, those connecting from the east to the Mendocino Substation, those passing through the property located at 7380 East Road, and those running east/west along Valley View Drive.

## 5. BACKGROUND RESEARCH: METHODS AND RESULTS

### 5.1. Methods

Aspen requested a record search through the Northwest Information Center consisting of a search of the Project Site and a one-mile record search buffer. On May 24, 2023, Aspen received the results of a records search conducted by the staff at the California Historical Resources Information System (CHRIS) facility at Sonoma State University (Neal, 2023; Attachment C-1). Additionally, Aspen consulted historic photos, topographic maps, tract maps, as well as federal, state, and local registers for listed cultural resources within or surrounding the Project Site.

### 5.2. Results

The records search identified 43 previous studies within one mile of the Project Site. Of these 43 reports, 5 encompass all or part of the Project Site and are shown in bold below. Details of these studies can be found in Table C-1.

**Table C-1. Previous Cultural Resource Studies Conducted within One Mile of the Project Site**

Report #	Authors	Year	Report Title	Company	Within Project Site
S-000550	David A. Fredrickson and Thomas M. Origer	1977	The Archaeology of the Lake Mendocino Project Area, Mendocino County, California: A Report of the Lake Mendocino Cultural Resource Study	Anthropology Laboratory, California State College, Sonoma	No
S-000765	Charla M. Meacham	1977	An Archaeological Site Survey of a Truck Passing Lane and Channelization, 01-Men-20 33.8/34.0, 34.6/35.1 01101- 175801	California Department of Transportation	No
S-000937	Janis Offermann	1978	The Redwood Valley County Water District Archaeological Survey.	The Anthropology Laboratory, Sonoma State College	No
S-000937	R.W. Ganse	1978	Redwood Valley Water Treatment Plant Archeological Field Investigation	Tudor Engineering Company	No
S-001146	Barry A. Price	1978	Archaeological Investigation of the Alessio Foppiano Property in Redwood Valley, Mendocino County, California	The Anthropology Laboratory, Sonoma State College	No
S-001422	Janis Offermann	1979	An Archaeological Survey for Caltrans, Along Highway 101, Between PM 30.8 and 36.1, Mendocino County, California	Cultural Resources Facility, Sonoma State University	No
S-001422a	Janis Offermann	1979	Archaeological Survey of a Proposed Highway Improvement Project in Mendocino County, 01-MEN-101 P.M. 30.8/36.1 01101 155901-15591G	Cultural Resources Facility, Sonoma State University	No

Report #	Authors	Year	Report Title	Company	Within Project Site
S-001422b	Wendy Waldron	1980	Addendum Archaeological Survey of a Proposed Highway Improvement Project in Mendocino County, 01-Men-101 P.M. 30.8/36.1 11101-155901-15591G	California Department of Transportation, District 01	No
S-001422c	Barry Douglas	1986	Second Addendum Archaeological Survey of a Proposed Highway Improvement Project in Mendocino County, 01-MEN-101 P.M. 30.8/36.1, 01 155901	California Department of Transportation	No
S-001422d	Unknown	1986	Second Addendum Historic Property Survey Report for the Proposed Construction of a Four-Lane Freeway/Expressway, Associated Interchange, and Frontage Roads to Replace the Existing Two-Lane Expressway on Route 101 From Post Mile 30.9 to Post Mile 36.1 in Mendocino County, 1-MEN-10-30.9/36.1, 01201 155901	Caltrans District 1	No
S-001422e	John W. Snyder	1986	Supplemental Historic Architectural Survey Report, Forsythe Creek Freeway, 01-MEN-101, P.M. 30.9/36.1	California Department of Transportation	No
S-001678	Genie Coleman	1979	Report of an Archaeological Survey of the Finne Property, Redwood Valley, California.	Unknown	No
S-001811	Donna J. Sheeders	1979	Cultural Resources Field Report, Application 26079, Frank J. Zeller, Jr., 7240 Uva Drive, Redwood Valley, CA 95470	California Department of Water Resources, Division of Water Rights	No
S-002046	Donna J. Sheeders	1980	Cultural Resources Field Report, Application 26110, 6991 North State Street, Ukiah, CA.	California Water Resources Control Board, Division of Water Rights	No
S-002184	John Holson and David A. Fredrickson	1980	An Archaeological Survey of the Coyote Valley Indian Rancheria, Mendocino County, California.	The Cultural Resources Facility, Sonoma State University	No
S-005764	Robert L. Gross	1982	A Preliminary Environmental Assessment of the Ross Mayfield Property, Redwood Valley, California - Archaeological Element	Alta California Associates	No
S-013513	Jay M. Flaherty	1992	Cultural Resources Reconnaissance of A.P.N. 163-131-14, in Redwood Valley, Mendocino County, California	Archaeological Resource Service, Inc.	No

<b>Report #</b>	<b>Authors</b>	<b>Year</b>	<b>Report Title</b>	<b>Company</b>	<b>Within Project Site</b>
S-013738	William E. Soule	1987	Archaeological Survey Report, Application 24425, Lolonis Vineyards, Inc., Mendocino County (California Division of Water Rights)	State Water Resources Control Board, Division of Water Rights	No
S-020610	Vicki R. Beard	1998	Cultural Resources Study for the Redwood Valley County Water District, Water System Improvement Project, Mendocino County, California	Tom Origer & Associates	No
<b>S-022736</b>	<b>Unknown</b>	<b>2000</b>	<b>Final Cultural Resources Inventory Report for Williams Communications, Inc., Fiber Optic Cable System Installation Project, Point Arena to Robbins and Point Arena to Sacramento, California: Volume I</b>	<b>Jones &amp; Stokes Associates, Inc.</b>	<b>Yes</b>
<b>S-022736a</b>	<b>Unknown</b>	<b>2000</b>	<b>Volume II - Project Maps: Final Cultural Resources Inventory Map Atlas for the Williams Communications, Inc. Fiber Optic Cable System Installation Project, Point Arena to Robbins and Point Arena to Sacramento, California</b>	<b>Jones &amp; Stokes Associates, Inc.</b>	<b>Yes</b>
<b>S-022736b</b>	<b>Unknown</b>	<b>2000</b>	<b>Volume III, Technical Appendices: Final Cultural Resources Inventory Report for the Williams Communications, Inc. Fiber Optic Cable System Installation Project, Point Arena to Robbins and Point Arena to Sacramento, California</b>	<b>Jones &amp; Stokes Associates, Inc.</b>	<b>Yes</b>
S-023564	Michael R. Bever and John Holson	2000	Cultural Resources Survey of Approximately 13 Acres for the Coyote Valley Rancheria, Mendocino County, California	Pacific Legacy, Inc.	No
S-029019	Trudy Vaughan	2004	Archaeological Reconnaissance for a Proposed 9-Acre Land Acquisition by the Coyote Valley Band of Pomo Indians, Near Redwood Valley, Mendocino County, California	Coyote & Fox Enterprises	No
S-030900	Timothy Keefe	2005	Historic Property Survey Report for the Proposed MEN-20 Roadway Rehab Project on California State Highway 20 at Postmile 33.31/37.90 (KP 53.61/60.99) in Mendocino County, EA 01-297701	Caltrans District 01	No
S-030900	Timothy Keefe	2005	Archaeological Survey Report for the MEN-20 Roadway Rehabilitation Project, State Route 20, Mendocino County, California, 10-MEN-20,	Caltrans	No

Report #	Authors	Year	Report Title	Company	Within Project Site
			KP 53.58/60.98 (PM 33.3/37.9), EA 01-297701		
S-030900	Rod Parsons	2005	FHWA 050620C Re: Determinations of Eligibility and Finding of Effect for the MEN-20 Roadway Rehabilitation Project, State Route 20, Mendocino County, California	California Department of Transportation	No
S-035119	Mary Maniery, Marshall Millet, and Monica Nolte	2008	Cultural Resources Constraints Study for the Replacement of 24 Poles on the Mendocino-Willits High Voltage Transmission Line, Mendocino County, CA	PAR Environmental Services, Inc	No
S-035184	Alex DeGeorgey	2008	Cultural Resource Survey of APN 165-240-08, 09 & 166-180-07, 08 Approximately 38 Acres in Mendocino County, California	North Coast Resource Management	No
S-036294	Jeff Haney	2009	Historic Property Survey Report 01-MEN-1, 20, 128, 162, 175, 253, 271, K.P./P.M. various, EA 01-464200	California Department of Transportation	No
S-036294	Jeff Haney	2009	Archaeological Survey Report for a Proposed Metal Beam Guadrail Repair/Upgrade Project along State Routes 1, 20, 128, 162, 175, 253, & 271 in Mendocino County, California; 01-MEN-1, 20, 128, 162, 175, 253, 271, K.P./P.M. various, EA 01-464200	Caltrans District 03	No
S-036471	Melinda Salisbury and Erik Whiteman	2008	A Cultural Resources Investigation of the Lower Forsythe Creek Restoration Project located in Mendocino County, California, California Department of Fish and Game Project # R1-053	Cultural Resources Facility, Center for Indian Community Development, Humboldt State University	No
S-036759	Wayne Bonner and Sarah Williams	2009	Cultural Resources Records Search and Site Visit for T-Mobile West Corporation, a Delaware Corporation, Candidate SF40856B (RVC Tank), 6800 Central Avenue, Redwood Valley, Mendocino County, California	Michael Brandman Associates	No
S-038865	Laura Leach-Palm, Paul Brady, Pat Mikkelsen, Libby Seil, Darla Rice, Bryan Larson, Joseph Freeman, and Julia Costello	2011	Cultural Resources Inventory of Caltrans District 1 Rural Conventional Highways in Del Norte, Humboldt, Mendocino and Lake Counties, Contract No. 01A1056, Expenditure Authorization No. 01-453608	Far Western Anthropological Research Group; JRP Historical Consulting, LLC; Foothill Resources Ltd.	No

<b>Report #</b>	<b>Authors</b>	<b>Year</b>	<b>Report Title</b>	<b>Company</b>	<b>Within Project Site</b>
S-038865	Jack Meyer, Philip Kaijankoski, and Jeffrey S. Rosenthal	2011	A Geoarchaeological Overview and Assessment of Northwest California: Cultural Resources Inventory of Caltrans District 1, Rural Conventional Highways: Del Norte, Humboldt, Mendocino, and Lake Counties	Far Western Anthropological Research Group, Inc.	No
S-038865	Shelly Tiley and Shannon Tushingham	2011	Volume I: Report and Appendices A-E, Native American Ethnogeography, Traditional Resources, and Contemporary Communities and Concerns: Cultural Resource Inventory of Caltrans District 1, Rural Conventional Highways: Del Norte, Humboldt, Mendocino, and Lake Counties	Tiley Research; Far Western Anthropological Research Group	No
<b>S-039248</b>	<b>Cindy Arrington</b>	<b>2012</b>	<b>Cultural Resources Constraints Study for the Mendocino-Willits Wood Pole Replacement Project, Mendocino County, California</b>	<b>Parus Consulting</b>	<b>Yes</b>
S-040982		2011	Cultural Resources Study, Coyote Valley Band of Pomo Indians, Pine Crest Fee-to-Trust	Analytical Environmental Services	No
S-050320	Thad M. Van Bueren	2017	Archaeological Survey for the Apperson Minor Subdivision in Redwood Valley, California 930 Lone Pine Drive, Redwood Valley, CA (Assessor's Parcel 166-020-23)	Unknown	No
S-050337	Thad M. Van Bueren	2018	Archaeological Survey for the Duggan Minor Subdivision in Redwood Valley, California 1401 Road D, Redwood Valley, CA (Assessor's Parcel 163-082-09)	Unknown	No
S-051012	Gina Caretti and Courtney Higgins	2018	Cultural Resources Monitoring for the Redwood Fire, Mendocino County, California	Far Western Anthropological Research Group, Inc.	No
S-053630	Amanda R. Harvey and Beatrice Cox	2019	Cultural Resources Survey Results and Recommendations for the CC-351 (D-1004A) Calpella Arborist Survey, Mendocino County, California (84008633). (letter report)	Garcia and Associates (GANDA)	No
<b>S-054557</b>	<b>Heath Browning</b>	<b>2020</b>	<b>PG&amp;E's Land Parcel (APN 166-050-02) Grading Preparation for Public Safety Power Shutoff, Mendocino County, California (letter report)</b>	<b>Browning Cultural Resources, Inc.</b>	<b>Yes</b>

The records search also yielded seven resources, none of which are located within the Project Site. This includes five historic age resources, and two prehistoric age resources. Table C-2 lists the resources

procured from the record search. Of these, only one has been recommended eligible for inclusion into the California Register of Historic Resources, P-23-003663, the Northwestern Pacific Railroad.

P-23-003663 was first recorded in 1995 as a segment of the Northwestern Pacific Railroad and was first recommended as eligible for inclusion in the CRHR, as well as the NRHP in 1998. P-23-003663 was updated an additional six times to include more segments of the railroad; however, a complete recordation of the resource with all its associated features, structures, and buildings has yet to occur. The latest update occurred in 2021 that fixed a site boundary issue related to the last field work associated with the resources in 2019. The nearest recorded segment of P-23-003663 is located 0.28 mile southwest of the southwest corner of the Project Site, and any unrecorded portion of the resource is not located within the Project Site.

**Table C-2. Cultural Resources Previously Recorded within One Mile of the Study Area**

Primary No.	Trinomial	Age	Description	Recording Events	Reports	Study Area	Previous CRHR Evaluation
P-23-001269	CA-MEN-001374	Prehistoric	Chert lithic scatter.	1978 (R. Stradford, B. Price, The Anthropology Laboratory, SSC)	S-001146, S-001678	No	Unevaluated
P-23-001588	CA-MEN-001703	Prehistoric	Midden site.	1980 (John Holson, Sonoma State University)	S-001678, S-002184	No	Unevaluated
WhaP-23-003617		Historic	Forsythe Creek Bridge	2001 (Tracy Bakic, PAR Environmental Services, Inc.)		No	Ineligible
P-23-003663	CA-MEN-003111H	Historic	Northwestern Pacific Railroad	1995 (Jeffrey A. Hamilton, [none]); 1998 (Frank Lortie, Caltrans); 2000 (J. Nelson, Jones & Stokes); 2010 (Steven Melvin, Joseph Freeman, Flores, Heather Miller, JRP Historical Consulting, LLC); 2010 (Laura Leach-Palm, Far Western); 2015 (Mariko Falke, Nic Grosjean, [none]); 2018 (G. Dalldorf, M. Arsenault, J. Farrington, Pacific Legacy Inc.); 2018 (Karen Raskin, Humboldt State University); 2019 (Beatrice Cox, Garcia and Associates)	S-022736, S-023633, S-029933, S-033424, S-033916, S-038865, S-039592, S-046135, S-046341, S-046348, S-051012, S-052047, S-053630, S-056513	No	Eligible
P-23-005914		Historic	Ramos House	1986 (John W. Snyder, Caltrans)	S-001422, S-008266	No	Ineligible



Primary No.	Trinomial	Age	Description	Recording Events	Reports	Study Area	Previous CRHR Evaluation
P-23-006194	CA-MEN-003784H	Historic	Segment of Redwood Valley Road with associated historic refuse deposit.	2018 (G. Dalldorf, M. Arsenault, J. Farrington, Pacific Legacy Inc.)		No	Unevaluated
P-23-006195		Historic.		2018 (G. Dalldorf, M. Arsenault, J. Farrington, Pacific Legacy Inc.)		No	Unevaluated

Resources within the Study Area are shown in Bold.

### 5.3. Native American Heritage Commission Sacred Lands File Search

On May 17, 2023, Aspen requested that the Native American Heritage Commission (NAHC) complete a search of its Sacred Lands Files to determine if resources significant to Native Americans have been recorded within the Project footprint. On June 13, 2023, Aspen received a response from the NAHC stating that the search of its Sacred Lands File was positive for the presence of resources within the Project footprint (Vela, 2023; Attachment C-2). The NAHC also provided its contact list of Native American tribal governments to contact for additional information regarding resources in the area which included members of the following tribal governments:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria
- Hopland Band of Pomo Indians
- Manchester Band of Pomo Indians of the Manchester Rancheria
- Noyo River Indian Community
- Pinoleville Pomo Nation
- Potter Valley Tribe
- Redwood Valley or Little River Band of Pomo Indians
- Robinson Rancheria of Pomo Indians
- Round Ralley Reservation/ Covelo Indian Community
- Sherwood Valley Rancheria of Pomo

Aspen provided the results to the California Energy Commission who conducted all appropriate and applicable Tribal consultation.

## 6. RESEARCH DESIGN

The primary goal of a research design is to guide the cultural resources effort to understand the way humans have used the land and resources within a specific area, as well as aid in the determination of the significance of a resource encountered within that area. This is accomplished through the development of research questions that will guide the investigation and outline a framework for interpretation and analysis of findings.

Since the main objective of a cultural resources assessment investigation is to identify the presence or absence of cultural resources, provide an evaluation of their potential CRHR eligibility, and determine the potential impacts to them, the goal of this investigation is not necessarily to address complex theories about the development of early Redwood Valley. Still, the assessment of the potential significance of a resource should take into consideration a variety of attributes, including the ability to address regional research topics and issues. Although the results of a Phase I investigation are limited in terms of the amount of information that is derived, broad research questions are developed in a research design that can be used to guide the initial investigations of observed cultural resources. The following research questions consider the areal extent and location of the Project and the results of the record search.

### 6.1. Prehistoric Research Themes and Questions

The two most common questions asked by any archaeologist—of any cultural resource site—are who and when; cultural affiliation and chronology. While these questions are basic, they provide the foundation on which other research questions can be posed and addressed. The reconstruction of events and cultural development are dependent on temporal data. Without the ability, or data, to establish a chronological sequence, archaeologists are less likely to make correlations between material remains and cultural development through time.

Research questions pertinent to this Project are:

- *What time periods are represented at the site?*
- *Do the artifacts represent a specific time period, or do they lack temporally diagnostic features?*
- *Can any prehistoric sites within the Study Area be tied specifically to the Northern Pomo that used the region, and even more particularly to the Kacha Pomo who occupied the Study Area?*

Data requirements to fulfill answers to these questions include diagnostic artifacts, and features with temporal information.

Subsistence is a basic human need that directly affects human behavior. Prehistoric subsistence strategies considered a number of variables, including terrain, site location, availability and distance to water, proximity of food sources, and seasonality, among others. Material cultural such as lithic and groundstone tools, ceramics and flora and faunal remains provide archaeologists with data representative of subsistence-related activities and strategies.

Research questions pertinent to this Project are:

- *Are lithic artifacts present within prehistoric sites in the Study Area? If so, can the artifact(s) be linked to a specific use, such as general tool production, repair, or maintenance, or to task-specific assemblages?*
- *What activities were carried out at prehistoric sites within the Study Area? Can the activity be linked to a hunter-gatherer type of subsistence strategy, or some other site function?*

Data requirements needed to address these questions include an artifact assemblage with a sufficient number and diversity to determine site function (i.e., bone, ground stone, chipped stone, ceramics, tools, etc.).

Travel and trade have always been defining characteristics of the diverse tribal, and band group relationships of California. Most notably with the goods that were exchanged amongst groups from the California coast to the cities of Mexico.

Research questions pertinent to this Project are:

- *If lithic material is observed, can any of the material be sourced or traced to a specific region?*
- *What floral and faunal resources were exploited in the Study Area? Were any resources considered exotic?*

Data requirements to address these questions include:

- *Identifiable lithic material that can identify patterns of distribution,*
- *Artifacts that can be from a geographical point of origin to a cultural point of consumption (i.e., marine shellfish found in California deserts),*
- *Identifiable exotic material.*

## 6.2. Historic Research Themes and Questions

Archaeology offers an ideal means of examining changing land use and spatial organization through time. Archaeological remains can add significantly to the description and study of evolving formal and informal landscapes and layout of a workcamp, household, business, or community. Studies of gardens, trash disposal areas, work areas, and other features can be enhanced by combining historical and archaeological data sets.

Research questions pertinent to this Project are:

- *Are there structural remains or built environment features present?*
- *Are agricultural features visible on the property?*
- *Are historic roads or other linear features present?*
- *Do construction techniques, designs, or use of materials reflect owner preferences and/or chronological changes?*
- *Are historic names or individuals associated with any given property?*

Data requirements needed to address these questions include:

- *Histories of Mendocino County*
- *Pertinent data sets needed to address these and other questions relating to spatial arrangement and cultural geography include maps, photographs, and historic aerial photos.*
- *Assessment information and real property reports.*
- *Archaeological structural remains or functionally discrete use areas.*
- *Historic USGS maps.*
- *Historic GLO maps.*
- *County of Mendocino historic Tract and Subdivisions maps.*
- *Engineering maps or diagrams may provide information on dates, building materials, and methods of construction.*

## 7. SURVEY METHODS AND RESULTS

### 7.1. Methods

On June 27, 2023, Mark Robinson, BA., Aspen's Cultural Resource Specialist, conducted an intensive archaeological survey of the Project Site. Built environment field surveys of properties within the Project Study Area were conducted on June 13 and June 27, 2023. These surveys were completed by Aspen cultural team member Mark Robinson, under the direction of Roger Hatheway, Aspen Principal Investigator and Secretary of the Interior qualified architectural historian. Mr. Robinson is qualified under the Secretary of the Interior's Qualification Standards and Guidelines for Archaeology and has in-depth familiarity with the prehistoric and historic period cultural resources of Mendocino County.

The Project Site boundary was defined as the area where construction would have a direct impact. For built environment studies, the Project Study Area boundary was defined as a one-building band, or property band where appropriate, surrounding the Project Site, and/or where the Project Site was visible in a direct line-of-sight from any property within a one-building band. Accordingly, two properties within a one-building-property band, located to the east of the Project Site were not surveyed as they were over the crest of a hill to the east of the Project and there was no direct line-of-sight to the Project Site.

For prehistoric resources, the surveyor examined the ground surface searching visually for evidence that would suggest the presence of prehistoric deposits. Such evidence would typically include lithic fragments of economically important stone materials for cutting and hunting tools, stone tools used for grinding/pounding plants or animals (e.g., metates, manos, pestles, bedrock milling surfaces), evidence of rock art, and remains of dietary materials that may have been consumed in the past (e.g., fragments of bone). The ground surfaces surveyed were also inspected for elements of historic uses, including barbed wire fencing, standing, or fallen wooden posts, structural remains of buildings, cairns, wells, prospects, and metal or tin debris (e.g., tin cans, abandoned machinery or vehicles).

In-depth historical research was conducted for each property within the East Road Storage Project Study Area. This included but was not limited to a review of Nineteenth Century historic maps and Diseños, historic USGS maps from 1920 to 1975, historic GLO maps, historic County of Mendocino tract and subdivision maps, historic aerials from 1941 to 2020, County of Mendocino Permit and Project Data available online, and various Realtor Website data available online.

All research and field survey results for 45+ year old properties within the Project Study Area were recorded on DPR 523 Primary Records, Continuation Sheets, and Location Maps, along with CRHR evaluations. This recordation did not include preparation of DPR 523 Building, Structure and Object, or Linear Feature Records, as it was determined by staff that all recording methods used were minimally compliant.

### 7.2. Survey Results and Evaluations

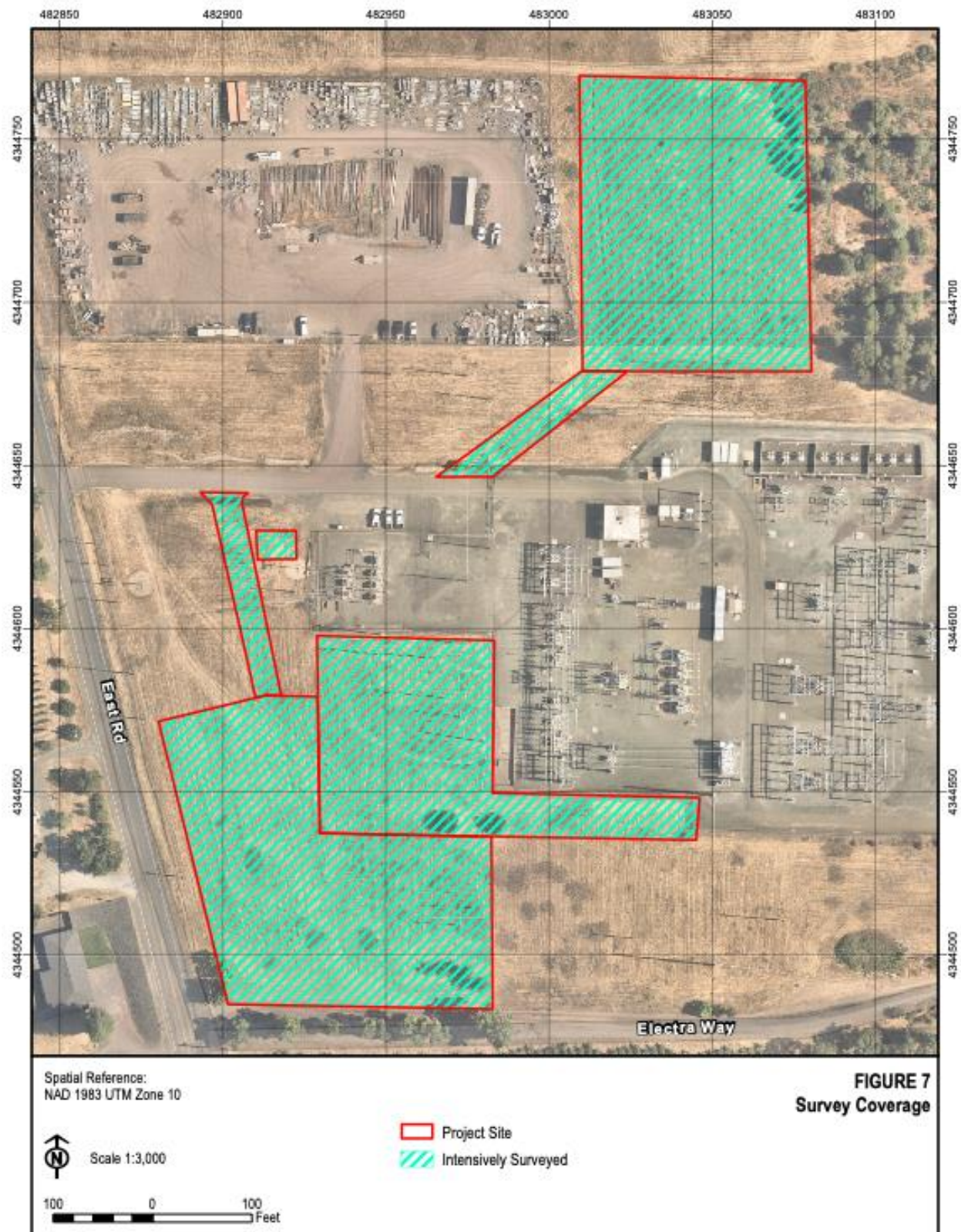
#### 7.2.1. Archaeological Resources

Mr. Robinson completed a pedestrian survey of the Project Site using transects spaced no more than 15 meters apart, oriented in a north to south direction across the Power Block 2 and Temporary Laydown areas. The survey was also extended beyond the mapped Project Site—one transect to the east, west to the edge of East Road, and north to the substation access road (See Figure C-7).

Regarding the prehistoric, and historic archaeological component of the Project, the results are as follows. In the Power Block 2 area, due to poor ground surface visibility ranging from 0 to 5 percent, as well as the area being well disturbed, no cultural resources were observed. The access road across the center of the substation also had very poor ground visibility and appeared to have been graded. No cultural resources were observed. The Power Block 1 area had slightly better ground visibility ranging from 0 to 10 percent

visibility due to tall weeds. The area did not appear to have been graded. No resources were observed. The north edge of the new storage yard was surveyed, and no cultural resources were observed.

**Figure C-7. Intensive Survey Coverage**



### 7.2.2. Built Environment Resources

In-depth historical research was conducted sufficient to make fully informed decisions regarding the CRHR eligibility of cultural resources in the East Road Storage Project Study Area. Resources consulted included but were not limited to the following.

- Books, Reports, Guidelines, and Histories of Mendocino County
- Historic Newspapers
- Historicaerials.com: Various: 1983 - 2020
- UCSB Historic Aerials: 1941 and 1963
- USGS or USACE Topo Maps: 1920-1975
- Permit and Project Data from Mendocino County Website
- Relevant Realtor Website Data
- GLO Plat Maps
- Other Historic Maps: County of Mendocino historic Tract and Subdivisions maps
- Yokaya Rancho Map(s) – Plat of the Yokaya Rancho 1866
- Various online databases
- Engineering maps or diagrams
- SHPO Built Environment Resource Directory (BERD)
- Contacting the Mendocino County Planning Department and local libraries in Mendocino County, requesting information on historic properties within the East Road Storage Project Study Area.

Field surveys and subsequent in-depth historic research identified all potentially significant historic properties within the East Road Storage Project Study Area (Attachment C-3). Seventeen DPR 523s were prepared (Attachment C-4). These 45+ year old properties were subsequently evaluated in accordance with CEQA-CRHR guidelines.

Field surveys identified a total of 23 properties with built environment features on them within the East Road Storage Project Study Area. In-depth historic research subsequently determined six properties had improvements less than 45 years in age. DPR 523 Inventory Form sets were not prepared for these properties as they did not appear to qualify as eligible to the CRHR in accordance with special circumstances regarding properties less than 50 years in age. Ultimately a total of 17 DPR 523 Inventory form sets were prepared to evaluate 45+ year old properties within the Study Area in accordance with CEQA-CRHR guidelines (Attachment C-5). These properties are:

These properties are:

- Electra Way: Private Roadway Alignment.
- Valley View Drive: Private Roadway Alignment.
- East Road: County Maintained Roadway Alignment.
- 7100 East Road: A vineyard + residential/ranch complex.
- 7201 East Road: A vineyard + residential/ranch complex.
- 7290 East Road: Multifamily two-unit rental residential duplex.
- 7300 East Road: Residential unit.
- 7350 East Road: Single family residence.
- 7380 East Road: Agricultural field with PG&E Power lines.
- 7399 East Road: PG & E Substation and Parking and Storage at 7475 East Road.
- 7400 East Road: Residential complex with barns and outbuildings.
- 7480 East Road: Single family residence.
- 7500 East Road: Single family residence.
- 7550 East Road: Single family residence.
- 7570 East Road: Single family residence.

- 740 Valley View Drive: Single family residence/manufactured home.
- 751 Valley View Drive: Residential ranch complex and vineyard.

The above-noted properties are individually described and evaluated in accordance with CRHR guidelines and criterion as follows.

### **Electra Way: Private Roadway Alignment Built Circa 1951-1952**

Electra Way is a non-engineered private graveled road following the topography of the land. It is not listed as maintained by Mendocino County in the official 2021 listing of county-maintained roads. It is not depicted on a 1941 historic aerial, it is depicted near the project site on aerials from 1963 to 2020, and it is depicted on various historic USGS topo maps as early as 1958. Electra Way was therefore, built at some point after 1941 and before 1958. It may be assumed that it was in fact built at or about the time that the Mendocino Substation was built, or circa 1951-1952. It does not appear to have been substantially realigned in the vicinity of the Study Area. In conclusion, Electra Way is best seen as a ubiquitous example of a privately maintained road with no distinguishing design or engineering features, construction methods, or use of materials. Electra Way is located approximately 0.41 mile north of the crossing of East Road and HWY 20.

In-depth historical research conducted in evaluating Electra Way in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 -2020 Aerials** – Electra Way is depicted.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A small portion of Electra Way is depicted (the top of a loop) as an unimproved dirt road.
    - **Photo-revised 1975:** – Same as above.
  - **1958 Ukiah 7.5' Quad.** – Electra Way is depicted as an unimproved looping dirt road.
    - **Photo-revised in 1975.** – Same as above.
  - **1960 Potter Valley 7.5' Quad.** – A small portion of Electra Way is depicted (the top of a loop) as an unimproved dirt road.
- **UCSB Historic Aerials**
  - **1941:** Electra Way is not depicted.
  - **1963:** Electra Way is depicted.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Electra Way are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## **CRHR Eligibility**

### ***Criterion 1***

Electra Way is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. It is assumed that Electra Way was built at or about the time that the Mendocino Substation was built, or circa 1951-1952. However, as a ubiquitous private roadway alignment, Electra Way does not appear to have had a significant impact on



the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Electra Way is not significant under Criterion 1 at a local, state, or national level.

### ***Criterion 2***

Electra Way is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. It is generally associated with the adjacent Mendocino Substation, but no individuals associated with the building of the substation appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Electra Way is not significant under Criterion 2 at a local, state, or national level.

### ***Criterion 3***

Electra Way does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design or engineering features, construction methods, use of materials, etc., under CRHR Criterion 3. Electra Way is best seen as a ubiquitous example of a regional type of private road with no distinguishing features. Thus, Electra Way does not rise to the level of architectural significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

### ***Criterion 4***

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for Electra Way, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design features are known to be associated with this property. For these reasons, it is here determined that Electra Way is not significant under Criterion 4.

Therefore, with specific regard to the Electra Way roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, Electra Way has been impacted by the continued expansion of the Mendocino Substation and associated transmission line facilities over time. No additional visual impacts are anticipated to Electra Way by implementation of the proposed Project.

### **Valley View Drive: Private Roadway Alignment Built Pre-1941.**

Valley View Drive is a private road. It is graveled but paved at select locations. It is not listed as maintained by Mendocino County in the official 2021 listing of county-maintained roads. It is depicted near the project site on historic aerials from 1941 to 2020, and on various historic USGS topo maps beginning as early as 1960. Valley View Drive was therefore built prior to 1941. It does not appear to have been substantially realigned but was extended easterly at some point from 1941 to 1960. In conclusion, Valley View Drive is best seen as a ubiquitous example of a regional road type with no distinguishing design features, construction methods, or use of materials. Valley View Drive is located approximately 0.67 mile north of the crossing of East Road and HWY 20.

In-depth historical research conducted in evaluating Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 -2020 Aerials** – Valley View Drive is depicted.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A



- **1944 Ukiah 15' Quad.** – N/A
- **1960 Redwood Valley 7.5' Quad.** – Valley View Drive is depicted, much as existing near Study Area.
  - **(Photo-revised 1975:** – Same as above.
- **1958 Ukiah 7.5' Quad.** – N/A
  - **Photo-revised in 1975.** – N/A
- **1960 Potter Valley 7.5' Quad.** – Valley View Drive is depicted, much as existing near Study Area.
- **UCSB Historic Aerials**
  - **1941:** Valley View Drive is depicted dead ending at foot of hill to east.
  - **1963:** Valley View Drive is depicted, much as existing near Study Area. It has, however, been extended easterly.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Valley View Drive are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## **CRHR Eligibility**

### ***Criterion 1***

Valley View Drive is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. It does not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 1 at a local, state, or national level.

### ***Criterion 2***

Valley View Drive is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research has not identified any singularly important historic people specifically associated with Valley View Drive who have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 2 at a local, state, or national level.

### ***Criterion 3***

Valley View Drive does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. Valley View Drive is best seen as a ubiquitous example of a regional type of private road with no distinguishing features. Thus, Valley View Drive does not rise to the level of architectural significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

### ***Criterion 4***

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for Valley View Drive, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are

known to be associated with this property. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 4.

Therefore, with specific regard to the Valley View Drive roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, Valley View Drive, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to Valley View Drive by implementation of the proposed Project.

**East Road: County Maintained Roadway Alignment: Accepted as a Public Road in 1908.**

East Road is an engineered and paved roadway alignment maintained by the County of Mendocino passing through the Project Study Area. The paved width is approximately 25 feet, with partially graded shoulders of varying width. It has been a public highway since 1908, although it existed prior to 1908 before being declared a public highway. The September 19, 1908, edition of the Mendocino Beacon notes, "Survey of public road in Calpella through Calpella Fruit Land Company's tract accepted and road declared a public highway." The map prepared for the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, filed by the Clerk of the Board, September 8, 1908, depicts the road passing through the Study Area in considerable detail. It is also depicted on historic aerials from 1941 to 2020, and on historic USGS topo maps from 1960 to 2018 in its current location. The road has been altered by paving and widening over time. Original culverts have been replaced. The road has, therefore, lost integrity, and it exhibits no distinguishing design or engineering features, construction methods, or use of materials.

In-depth historical research conducted in evaluating East Road in accordance with CRHR guidelines includes the following.

According to information available on the Mendocino DOT County website, the Department is responsible for the maintenance and operation of 1,014 miles of roads, 137 bridges, and other road-related features including: surface drainage facilities, pavement markings, and traffic control signs and signals.

East Road is maintained by the Mendocino County Department of Transportation (DOT). The Mendocino County 2021 Road List Alphabetical records the following information regarding East Road.

Road Number: 230

Road Name: East Road

Maintenance Yard: Ukiah

Begins: Road 227-East Side Calpella Rd./SH 20

Ends: Road 237-West Rd./Road 237D Tomki Rd.

Total Mileage: 5.27

- **Historicaerials.com**
  - **1983-2020 Aerials** – East Road alignment stays in same location. No realignment.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad:** East Road just south of Study Area depicted.
  - **1943 Pomo 15' Quad:** East Road crossing portion of Project Study Area depicted.
  - **1944 Ukiah 15' Quad:** East Road crossing portion of Project Study Area depicted.
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** East Road crossing north end of Project Study Area depicted.
  - **1958 Ukiah 7.5' Quad. (Photo-revised 1975):** East Road crossing south end of Project Study Area depicted.
  - **1960 Potter Valley 7.5' Quad:** East Road crossing north end of Project Study Area depicted.

- **UCSB Historic Aerials**
  - **1941:** East Road is in the same location as today (it appears dirt).
  - **1963:** East Road is in the same location as today (it appears to have been paved).
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – East Road depicted on the 1934 edition of the USDA, Forest Service map of the *Mendocino National Forest, California*, and on the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokayo Rancho Map(s)** – Plat of the Yokayo Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

East Road is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research reveals that it is generally associated with the development of the Calpella Fruit Land Company tracts and has been a public highway since 1908. The September 19, 1908, edition of the *Mendocino Beacon* notes, “Survey of public road in Calpella through Calpella Fruit Land Company’s tract accepted and road declared a public highway.” The map prepared for this Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, was filed by the Clerk of the Board, September 8, 1908. A series of advertisements, likely including this subdivision, were advertised as having good land for sale near a railroad as early as September 1908, in the *Los Angeles Times*. These lands were offered for sale by the California Colony Company, 45 Kearny Street, San Francisco. In addition, an advertisement in the July 10, 1914, edition of the *Ukiah Daily Journal*, containing a map depicting the “Calpella Fruit Land Tracts,” clearly shows East Road connecting the tracts. In conclusion, East Road has been a public highway from 1908 to the present and is 45+ years old. However, the extensive Calpella Fruit land tracts have not been previously identified as having singular historical importance. For this reason, it is here determined that East Road is not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

East Road is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research has not identified any singularly important historic people or group of people specifically associated with East Road who have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that East Road is not significant under Criterion 2 at a local, state, or national level.

### Criterion 3

East Road does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design or engineering features, construction methods, use of materials, etc., under CRHR Criterion 3. East Road is best seen as a ubiquitous example of a regional type of publicly maintained roadway with no distinguishing features. It appears to have been paved at some point between 1941 and 1963. It has been altered by continued widening and paving over time and is best seen as a ubiquitous example of a regional roadway type with no distinguishing design features. Thus, East

Road does not rise to the level of significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for East Road, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design, or engineering, or construction features are known to be associated with this property. For these reasons, it is here determined that East Road is not significant under Criterion 4.

Therefore, with specific regard to the East Road roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to East Road by implementation of the proposed Project.

#### **7100 East Road: McGehee Property; A Vineyard + Residential/Ranch Complex Built: Pre-1941.**

7100 East Road (also posted as 7120 at the driveway entrance) consists of a small ranch complex with an associated vineyard. The ranch complex is depicted on 1941 and 1963 historic aerials and a 1975 USGS topo map, along with an associated agricultural field divided into sections across the remainder of the property, making select building improvements on it at least 82+ years in age. One structure at the south end of the property was added at some point between 1983 and 1993. A field survey indicates that many of the buildings on the property have been altered. The cultivated acreage varies over time. The main residence has been added onto at least once and appears to have been more-or-less totally remodeled in the 1950s. The most interesting architectural feature is a large barn with a machine shed. This Twentieth Century style barn appears virtually unaltered. It was built prior to 1941. Several buildings depicted in a 1963 aerial have been removed, so the complex itself has been altered over time. This 20.38-acre property is Assessor Parcel # 1660700300.

In-depth historical research conducted in evaluating 7100 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex and vineyard exist. Similar to existing.
  - **1993 Aerial** – At least one structure at southerly end of property added.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – Map shows vineyard and a structure on property.
    - **Photo-revised in 1975.** – Depicted as two buildings.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** A ranch complex is depicted with various buildings/structures on the property. An associated agricultural field has been divided into sections across the remainder of the property.
  - **1963:** The ranch complex looks essentially the same as it did in 1941.

- **Permit and Project Data from Mendocino County Website**
  - **Permits:** A mobile home and a new building were issued and finalized in 1993. Other permits are recorded for repairs of existing buildings or building features on the property.
- **Relevant Realtor Website Data Available Online – N/A**
- **GLO Plat Maps – GLO 1875 16N 12W:** No roads or other built features in Study Area.
- **Other Historic Maps – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.**
- **Yokaya Rancho Map(s) – Plat of the Yokaya Rancho 1866:** No roads or other built feature in Study Area. *Diseño 1852* – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7100 East Road are described below.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7100 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7100 East Road, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property itself does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7100 East Road is not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7100 East Road, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is most closely associated with Ernest E. Butow, a rancher in Redwood Valley beginning in the 1940s. By 1954, Butow owned the property at 7100 East Road (*Ukiah Daily Journal*, 1954: 1). He and wife Martha lived at and raised a family at this address until Mr. Butow's death in 1990 (*Ukiah Daily Journal*, 1990: 14). Although Mr. Butow played a minor role in the history of Redwood Valley, he does not appear to have had a significant impact on the early and/or overall growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7100 East Road is not significant under Criterion 2 at a local, state, or national level.

### Criterion 3

7100 East Road, and any building or structural improvements on it except for the barn, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property, except for the barn, represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the

architectural and/or historical growth and development of Mendocino County, or Redwood Valley. Thus, the property located at 7100 East Road, with all building improvements on it appearing to date stylistically from the Twentieth Century, does not rise to the level of architectural significance necessary for eligibility under Criterion 3 at a local, state, or national level.

The barn itself may, however, qualify as a contributing feature to a larger and yet undefined and unevaluated historic district of specific property types like barns, water tanks, etc., associated with agricultural properties in Mendocino County. Despite this consideration, the future determination of and evaluation of a larger district is remote, given the fact that agricultural development in the vicinity of the Study Area began in the mid-1860s, the barn stylistically dates from the Twentieth Century, and the fact that the barn cannot be regarded as part of a significant larger whole without the survey of every ranch complex in Mendocino County.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for the property located at 7100 East Road, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design features, apart from the barn, are known to be associated with this property. Given the fact that it is highly unlikely that a county-wide survey of property specific agricultural features like barns, water tanks, etc., associated with agricultural properties in Mendocino County shall ever be conducted, it is here determined that 7100 East Road is not significant under Criterion 4.

Therefore, with specific regard to the property located at 7100 East Road, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, 7100 East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to 7100 East Road by implementation of the proposed Project.

#### **7201 East Road: Todd Property; A Vineyard + Residential/Ranch Complex Built: Pre-1941.**

7201 East Road is a small ranch complex with an associated vineyard. The ranch complex and associated agricultural field appear on a 1941 historic aerial, making it at least 82+ years in age. Most building improvements on this property appear to exist in reviewing a 1963 historic aerial, and consultation of historic aerials from 1983 to 2020 indicate that building improvements remain largely unchanged in terms of plan. A single building, a residence, is depicted on a 1958 USGS topo map. Field surveys conducted in June of 2023 confirm this residence appears to have originally been a small, hipped roof building, which was more than doubled in size by an addition to the westerly elevation. Stylistically, this residence could have been built as early as 1910. A secondary residence on the property has new windows and doors, it may also have been partially resided and have a small addition. Additional historic features on the property include a garage-barn-machine shed. Except for the barn, all building features have been altered to a greater or lesser degree. This 15.2-acre property is Assessor Parcel # 1660800100.

In-depth historical research conducted in evaluating 7201 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex and vineyard exist. Similar to existing.
  - **1983-2020 Aerials** – Acreage under cultivation remains essentially the same.

- **USGS or USACE Topo Maps**
  - 1920 Ukiah 15' Quad. – N/A
  - 1943 Pomo 15' Quad. – N/A
  - 1944 Ukiah 15' Quad. – N/A
  - 1960 Redwood Valley 7.5' Quad. (Photo-revised 1975): – Agricultural field depicted.
  - 1958 Ukiah 7.5' Quad. – One building depicted
    - Photo-revised in 1975. – One building depicted.
  - 1960 Potter Valley 7.5' Quad. – N/A
- **UCSB Historic Aerials**
  - 1941: This ranch complex is depicted with buildings/structures on the property on both sides of the creek, and an associated agricultural field to the east and north of the ranch complex.
  - 1963: Several small buildings/structures appear as having been built between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** A permit for a new building was issued and finalized in 1997. Various permits are recorded for repairs of existing buildings or building features on the property, including the main residence.
- **Relevant Realtor Website Data Available Online – N/A**
- **GLO Plat Maps – GLO 1875 16N 12W:** No roads or other built features in Study Area.
- **Other Historic Maps – Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yoykayo Rancho, in Mendocino County,** as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s) – Plat of the Yokaya Rancho 1866:** No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7201 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7201 East Road, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property itself does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7201 East Road, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is historically associated in the early Twentieth Century with Adolph Moessner and Lizzie Lawrence (*Ukiah Dispatch Democrat* 1920: 4). This was for a deed of sale only. For a period, the property was the location of the Redwood Empire Amusement Company, operated by



Donald G. Stanton and Dorothy M. Stanton. None of these individuals, including the current owners Kenneth and Katherine Todd, are known to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 2 at a local, state, or national level.

### ***Criterion 3***

7201 East Road, and any building or structural improvements on it, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. The property at 7201 East Road, and all building improvements on it appear to date stylistically from the Twentieth Century. Finally, most historic (45+ year old) buildings within the ranch complex appear to have been added onto or altered to varying degrees over time. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 3 at a local, state, or national level.

### ***Criterion 4***

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 7201 East Road, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with this property. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 4.

Therefore, with specific regard to the property located at 7201 East Road, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, 7201 East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to 7201 East Road by implementation of the proposed Project.

### **7290 East Road: Neelam Property; Multifamily Two-Unit Rental Residential Duplex Built: 1955-1958.**

7290 East Road is a one-story multifamily two-unit rental residential duplex, and a single one-story residence. Both residential units are designed in non-descript or vernacular style common to the late-1950s and 1960s. Major architectural features include offset entrances with centrally located garage doors on the duplex, and pitched roofs on both buildings. Architectural details include slider windows, and asphalt roof shingles. There are several outbuildings to the rear of the property. The property is partially fenced on the south side. Improvements to this property appear in a 1963 historic aerial. Two new buildings, including the longer main multifamily residence, appear on a 1975 USGS map. The building complex is visible on a 1983 historic aerial, appearing much the same as it did in 1963. The property and building improvements on it remain largely unchanged from 1983 until 2020. None of the buildings or features on the property display any unique architectural design, construction techniques, or use of materials. This 1.95-acre property is Assessor Parcel # 1660700200.

In-depth historical research conducted in evaluating 7290 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial:** Building complex exists. Primary building clearly visible. Complex appears substantially the same as it did in 1963.
  - **1983 - 2020 Aerials:** Property & building improvements largely unchanged.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – A building is depicted at this approximate location.
    - **Photo-revised in 1975.** – Two new buildings are depicted at this approximate location, including the longer main residence.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property exist in 1963. They were built after the property was subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various permits are recorded for repairs of existing buildings or building features on the property.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7290 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7290 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, it is here determined that implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**7300 East Road: Brooks Property; Family Care Unit, Built 1955-1960 - Remodeled 2018-2020**

7300 East Road is a well-maintained single-story residence with an associated garage and shed. Consultation of historic maps and aerials reveals that select building improvements on the property are 60+ years in age. A developed property does not exist in 1941. However, a residence with small outbuildings is depicted on a 1963 historic aerial, and a 1960 USGS topo depicts one structure at the

approximate location of the property. These features were built after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. The building complex is visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 2018, but many building alterations are made to the property from 2018 to 2020. This includes the removal of several original buildings on the property and the construction of new buildings at various locations resulting in the existing improved property. The property is currently operated as a family care unit and was likely remodeled during conversion to this use. The property at 7300 East Road has, therefore, been highly altered over time and does not appear to retain sufficient integrity to qualify as eligible to the CRHR. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 1.11-acre property is Assessor Parcel # 1660400800.

In-depth historical research conducted in evaluating 7300 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex exists. Primary building visible.
  - **1983 - 2014 Aerials** – Property & building improvements largely unchanged.
  - **2018 – 2020:** Many building improvements to property.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – A building is depicted at this approximate location.
  - **Photo-revised in 1975.** – A building is depicted at this approximate location.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property do exist in 1963. The property appears as first subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various permits are recorded for repairs of existing buildings or building features on the property. The property was converted to a family care unit circa 2016.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H. and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7300 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### Criterion 3

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

### Criterion 4

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7300 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**7350 East Road: Rodriguez Property; Single Family Residence; Main Residence Built 2002; Outbuildings – Pre-1983 to 2002.**

7350 East Road is a two-bedroom, two-bathroom, 1,208 square feet (sq. ft.), single-family residence built in 2002. Consultation of historic maps and aerials reveals the following information about the property located at 7350 East Road. This property and all the building improvements on it are part of the late-1955 Walnut Acres Subdivision. No building improvements appear on this property on a 1963 historic aerial. Building improvements do appear on this property on a 1983 historic aerial, and numerous building alterations were made to this property during the period extending from 1983 to 2020. This includes the removal of many buildings on the property and the construction of various new buildings or structures (several sheds) at various locations resulting in the existing improved property. The property at 7350 East Road has, therefore, been highly altered over time and does not appear to retain sufficient integrity to qualify as eligible to the CRHR. Almost all improvements on this property are less than 45 years old. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This one-acre property is Assessor Parcel # 1660400700.

- **Historicaerials.com**
  - **1983 – 1993 Aerials** – Several building additions.
  - **1993 – 2005 Aerials:** Additional building improvements to property.
  - **2005 -2012 Aerials:** Building improvements remain essentially unchanged.
  - **2012 -2020 Aerials:** Substantial building improvements visible.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Building improvements on this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various building permits exist for this property including demolitions of old buildings, a new manufactured home (2002), a new carport, and repairs to existing buildings.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Single-family home; two-bedroom, two-bathroom, 1,208 sq. ft.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino

County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.

- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7350 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## **CRHR Eligibility**

### ***Criterion 1***

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the *Calpella Fruit Land Tract*, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### ***Criterion 2***

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### ***Criterion 3***

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.



**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7350 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**7380 East Road: Agricultural Field with PG&E Power Lines.**

7380 East Road is currently cultivated as a vineyard, and two sets of PG&E powerlines cross the property. Built environment/architectural improvements on this property do not exist in 1941 according to an historic aerial. However, an historic vineyard does exist on the property in 1941. This property is part of the late-1955 *Walnut Acres* subdivision. Minor building or structural improvements appear on this property on a 1963 historic aerial. These appear as trees, fencing, and a possible foundation or excavated soils. Essentially the same features appear on a 1983 historic aerial. These improvements, including the vineyard, have been removed by 1993 except for the trees fronting along East Road. The property is then replanted and cultivated as a vineyard from 2005 to the present. In review, the non-historic vineyard located at 7380 East Road was developed very recently, or after 1993. It is, therefore, less than 45 years of age. The power lines crossing 7380 East Road are presumed to have been built in association with construction of the Mendocino Substation or after 1951. Field surveys conducted in June of 2023 reveal the powerlines display no unusual design elements, construction features, or use of materials, nor do they convey a significant feeling of time and place. The original 1950s powerline poles appear to have been replaced by modern monopoles. This 1.14-acre property is Assessor Parcel # 1660400600.

**Note:** The powerlines on this property and all electrical transmission facilities within the Project Study Area are associated with the Mendocino Substation, located at 7399 East Road, Redwood Valley, CA, 95470.

In-depth historical research conducted in evaluating 7380 East Road in accordance with CRHR guidelines includes the following.

▪ **Historicaerials.com**

- **1983 Aerial** – The same minor improvements appearing on the 1963 historic aerial are visible on this aerial.
- **1993 Aerial** – The minor improvements seen in 1983 have been removed except for the trees fronting along East Road.
- **2005-2020 Aerials** – The property is cultivated as a vineyard.

- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad (Photo-revised 1975):** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** The property appears subdivided out of a larger ranch property at some point between 1941 and 1963. The PG&E Mendocino Substation, directly across East Road from 7380 East Road was dedicated in June of 1953.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** – N/A
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7380 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7380 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7380 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and

development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

The vineyard fragment located at 7380 East Road, is less than 45 years old. It is, therefore, not evaluated herein or considered as eligible to the CRHR. The powerlines have been altered by pole replacements. None display unique architectural design, construction methods, or use of materials. All properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional information, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7380 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### **7399 and 7475 East Road: PG&E Substation and Parking and Storage + Other PG&E Electrical Facilities**

7399 East Road consists of the Mendocino Substation, a large PG&E facility. Building improvements on the property are 70+ years in age. Built environment and/or architectural improvements on this property do not exist in 1941 according to an historic aerial. However, an electric substation is depicted on this property in a 1963 historic aerial, and on a 1960 USGS map. This is the Mendocino Substation as built by PG&E beginning in 1951 and dedicated in June of 1952. Consultation of historic aerials from 1983 to 2020 indicate the substation has been substantially altered over time. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

Finally, the property located at 7399 East Road is associated with PG&E building improvements at 7475 East Road. Mendocino Substation is connected to multiple electrical transmission lines within the Project Study Area including those running north/south on the east side of East Road, those crossing

east/west on the vineyard located at 7380 East Road, those connecting from the east to the Mendocino Substation, and those running east/west along Valley View Drive.

7475 East Road consists of a recently built PG&E facility with parking, equipment storage, and fencing, as permitted in 2020. All building improvements on this property are less than four years old. All improvements are designed in a utilitarian style. This property is associated with the adjacent Pacific Gas and Electric Substation to the south at 7399 East Road. No built environment and/or architectural improvements exist at 7475 East Road in 1941 according to a historic aerial. At this time a portion of the property was cultivated as a vineyard, and this continues until 2020 when a PG&E construction project took place on this property on land acquired from the historic vineyard and ranch to the north located at 751 Valley View Drive. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

7399 East Road: 17-acre property; Assessor Parcel # 1660400600. 7475 East Road: 12.18-acre property; Assessor Parcel # 1660500200.

In-depth historical research conducted in evaluating 7399 East Road, and all associated powerline and electrical facilities in the Project Study Area in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – The PG&E Mendocino Substation is visible on this property. It appears as having been expanded in size to the east since 1963.
  - **1993 Aerial** – Various new equipment appears on the property.
  - **2005 Aerial** – The substation has increased in size with more new equipment.
  - **2005-2010 Aerials** – The property remains essentially the same.
  - **2012-2020 Aerials** – Various equipment changes are made over time.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building and an outline labeled “Substation” is on this map, including a powerline leading to the Substation.
    - **Photo-revised 1975:** – A new building appears to have been constructed on the property, with the original having been removed.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – A powerline is visible.
  - **1960 Potter Valley 7.5' Quad.** – A building and an outline labeled “Substation” is on this map, including a powerline leading to the Substation.
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** The PG&E Mendocino Substation is visible on this property.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2011 – Storage Building; 2021 – Manufactured Housing.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

In-depth historical research conducted in evaluating 7475 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Property is used as an agricultural field. The PG&E Mendocino Substation is visible adjacent to this property to the south.
  - **1993 Aerial** – Property is used as an agricultural field. Various new equipment appears at the adjacent substation to the south.
  - **2005 Aerial** – Property is used as an agricultural field. The adjacent substation to the south has increased in size with more new equipment.
  - **2005-2010 Aerials** – Property is used as an agricultural field. The substation property to the south remains essentially the same.
  - **2012-2020 Aerials** – Property is used as an agricultural field. Various small changes are made over time at the adjacent substation to the south.
  - **2020** – A substation addition is constructed on this property in 2020, on land acquired from the historic vineyard and ranch to the north.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
  - **Photo-revised 1975:** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Property is used as an agricultural field. Building improvements on this property do not exist in 1941.
  - **1963:** Property is used as an agricultural field. Building improvements on this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** – N/A
  - **Projects:** 2020 – Various for Temp Use.
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Mendocino Substation, located at 7399 and 7475 East Road, and all other transmission line, utility, and other PG&E facilities within the Project Study Area are made. All findings are based on the following overarching considerations.

1. Mendocino Substation is a ubiquitous electrical facility. There are literally thousands of similar facilities located across California and the United States. It does not appear historically or architecturally unique, has no apparent individually significant engineering features, and does not exhibit any unusual use of materials or building fabric.
2. Mendocino Substation has been substantially altered over time since it was originally built in 1951-1952. Therefore, it does not have original design integrity.

3. Mendocino Substation is not associated with known historical events of significance, and it does not appear to have risen to a level of important historic significance.
4. Mendocino Substation is not known to be associated with any important architect, engineer, contractor, or any individual that appears to have risen to a level of important historic significance.
5. All transmission lines, power poles, utility buildings, and other PG&E facilities within the Project Study Area have been altered over time. All CRHR recommendation are for those features within the Study Area only. Select transmission lines may, in fact, be historically significant in consideration of their entire length extending well outside of the Study Area, but this is well beyond the scope of the current Project.

These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### **CRHR Eligibility**

#### ***Criterion 1***

7399 East Road: In-depth historical research has determined that Mendocino Substation, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, are not specifically associated with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. They are generally linked to the expansion of electrical facilities in response to Post-World War II urban growth, but they are not outstanding or uniquely important parts of any known previously designated historic electrical system. For these reasons, it is here determined that 7399 East Road, and all other transmission lines, utility, and other PG&E facilities within the Project Study Area, are not significant under Criterion 1 at a local, state, or national level.

#### ***Criterion 2***

7399 East Road: In-depth historical research has determined that no individuals of significance important to local, California, or national history are specifically associated with the construction of Mendocino Substation, and all other transmission line, utility, and all other PG&E facilities within the Project Study Area. For these reasons, it is here determined that these resources are not significant under CRHR Criterion 2 at a local, state, or national level.

#### ***Criterion 3***

7399 East Road: Mendocino Substation is a ubiquitous electrical facility. There are literally thousands of similar facilities located across the United States. It does not appear historically unique or individually significant. In addition, Mendocino Substation has been substantially altered over time since it was originally built in 1951-1952. Mendocino Substation, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, have no unusual or individually significant architectural or engineering features, and they do not exhibit any unusual use of materials or building fabric. For these reasons, it is here determined that all PG&E facilities within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

#### ***Criterion 4***

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for the property located at 7399 East Road, and, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, for as

detailed under Criteria 1 through 3, no significant individuals, events, or architectural design features are known to be associated with this property.

Therefore, with specific regard to the property located at 7399 East Road, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, the improvements proposed are relatively minor in comparison to the size of the existing electrical substation and additional visual impacts are not anticipated during implementation of the proposed Project.

**7400 East Road: Nash Property; Residential Complex with Barns and Outbuildings; Main Residence Built 1994; Outbuildings – Pre-1963 to 2006.**

7400 East Road is a 2604 square foot single family home with 3 bedrooms and 2.0 bathrooms. It is designed in a nondescript Builder-Contractor style. Consultation of historic maps and aerials reveals that select minor building improvements on the property are 63+ years in age, although the main residence was built in 1994. Building improvements on this property are clearly visible in 1963 on a historic aerial. They were built after the property was subdivided as part of the late-1955 *Walnut Acres Subdivision*. A building complex is visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 1993, but many building alterations are made to the property from 1993 to 2005. This includes the removal of original buildings on the property and the construction of new buildings at various locations resulting in the existing densely improved complex. The property at 7400 East Road has, therefore, been highly altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 0.92-acre property is Assessor Parcel # 1660400500.

In-depth historical research conducted in evaluating 7400 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building complex exists on this property in 1983.
  - **1993 Aerial** – Improvements to the property remain essentially the same.
  - **1993 – 2005 Aerials:** Building improvements are made to property.
  - **2005 -2020 Aerials:** Minor building improvements are made to property.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – A new building is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property do exist in 1963. The property was subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1994 - New Building; 1997 – Building Addition; 2001 – New Garage; 2006 – Solar Panels; 2014 – Building Addition.
  - **Projects:** – N/A



- **Relevant Realtor Website Data Available Online**
  - **Zillow:** This 2604-square foot single family home has 3 bedrooms and 2.0 bathrooms. Built 1994.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7400 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### Criterion 3

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the

Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7400 East Road, please see Primary Record - Section P3a. Description.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7400 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

#### **7480 East Road: Lance Property; Single Family Residence Built: Circa 1955.**

7480 East Road is a 2,800-sq. ft, single-story, eight-bedroom, 2.5-bath home. Originally a single-family residence, it was converted to a room and board rental in 2006. It is designed in a nondescript Builder-Contractor style. Originally a single-family residence, the property was converted to a room and board rental for six in 2006. Consultation of historic maps and aerials indicates that select building improvements on the property are 60+ years in age. No improvements exist in 1941. However, building improvements on this property are clearly visible in 1963 on an historic aerial. Real estate company records advertise this residence as having been constructed in 1954, but it was probably built in 1955, or immediately after the property was subdivided in late-1955 as part of the *Walnut Acres Subdivision*. The building complex is visible on a 1983 historic aerial, and a 1960 USGS topo depicts one structure at the approximate location of the property. The property and building improvements on it remain largely unchanged from 1983 until 1993, but many building alterations are made to the property from 1993 to 2020. 7480 East Road has, therefore, been substantially altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 1.12-acre property is Assessor Parcel # 1660400400.

In-depth historical research conducted in evaluating 7480 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building complex exists on this property in 1983.
  - **1993 Aerial** – Improvements to the property remain essentially the same.
  - **1993 – 2009 Aerials:** Various building improvements are made to property.
  - **2009 -2020 Aerials:** Minor building improvements are made to property.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A

- **1944 Ukiah 15' Quad.** – N/A
- **1960 Redwood Valley 7.5' Quad.** – A building (barn, warehouse, etc.) is depicted at this approximate location.
  - **(Photo-revised 1975):** – A building (barn, warehouse, etc.) is depicted at this approximate location.
- **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
- **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements on this property do exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1991 – Repair fireplace.
  - **Projects:** 2006 - Room and board rental for six approved.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Built 1954. Total interior livable space = 2,800 sq. ft.
  - **Redfin:** Single-story, eight-bedroom, 2.5 baths home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7480 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7480 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

7480 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However,

these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7380 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7480 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7480 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### **7500 East Road: Oakley Property; Single Family Residence Built: Circa 1963-1983.**

7500 East Road is a single-family residence designed in a nondescript Builder-Contractor style. Consultation of historic maps and aerials reveals that select building improvements on the property are 40+ years in age. The property has no improvements in 1941. This property is part of the late-1955 Walnut Acres Subdivision. No building improvements on this property in 1963 are depicted on an historic aerial. Building improvements are, however, visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 1993 (historic aerials), but multiple improvements are made on the property from 1993 to 2005 including sheds, a trailer house, and gazebo. The property at 7500 East Road has, therefore, been altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 1.89-acre property is Assessor Parcel # 1660400300.

In-depth historical research conducted in evaluating 7500 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building exists on this property in 1983.
  - **1993 Aerial** – Improvements on the property remain essentially the same.
  - **1993 – 2005 Aerials:** Building improvements are made to property.
  - **2005 -2020 Aerials:** The property remains largely unchanged.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building (barn, warehouse, etc.) is depicted at this approximate location.
    - **(Photo-revised 1975):** – A building (barn, warehouse, etc.) is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements to this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1989-2008 – Numerous permits for utility and/or building repairs.
  - **Projects:** Hauling of lumber business approved for property in 2003.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Recorded as single-family home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7500 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7500 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood

Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7500 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7500 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7500 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7500 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### **7550 East Road: Papin Property; Single Family Residence Built: 1955-1963.**

7550 East Road is a single-family residence. It is designed in a nondescript Builder-Contractor style and is single-story in height with a low-pitched roof. Consultation of historic maps and aerials indicates that select building improvements on the property are 60+ years in age. The property has no improvements in 1941. One large building, a residence, and what appears to be a shed are visible on this property in 1963

on an historic aerial, and were built after the property was subdivided in late-1955 as part of the *Walnut Acres Subdivision*. Additional smaller building improvements are visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1993 to 2020. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 1.24-acre property is Assessor Parcel # 1660101000.

In-depth historical research conducted in evaluating 7550 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings exist on this property in 1983.
  - **1993 – 2020 Aerials:** Minor alterations are made, but building improvements remain essentially the same.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – A new building is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements to this property do exist in 1963. A larger building, presumably a residence, and a smaller building (probably a shed) are visible.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1996-2015 – Several permits for utility and/or building repairs. Also, one for a new fence.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**
  - **Redfin:** Home last sold on May 1, 1995.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the *Calpella Fruit land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7550 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

7550 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance

under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7550 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7550 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7550 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7550 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.



**7570 East Road: Lucero Property; Single Family Residence Built: Original 1955-1963. Main residence built or extensively remodeled 1981. Many alterations to building complex 1993 -2005.**

7570 East Road is a single-family 3,878 sq. ft. residence, with four bedrooms and three bathrooms. It is designed in a nondescript Builder-Contractor style and is single-story in height with a low-pitched roof. There is a detached garage. Real estate companies note the residence was built in 1981. Consultation of historic maps and aerials reveals the following information about the property located at 7570 East Road and indicate that select building improvements on the property are 60+ years in age. The property has no improvements in 1941. A small building complex fronting along East Road is visible on this property in 1963 on an historic aerial. They were built after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. The building complex appears largely unchanged in reviewing 1983 and 1993 historic aerials. Many building improvements including new buildings are made between 1993 to 2005. Bedroom and living room additions were constructed in 2008. A new residence may also have been built adjacent to East Road. The property has, therefore, been considerably altered over time. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This one acre property is Assessor Parcel # 1660101100.

In-depth historical research conducted in evaluating 7570 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – The small building complex visible on the 1963 aerial remains essentially unchanged in 1983.
  - **1993 Aerial** – The small building complex visible on the 1963 aerial remains essentially unchanged in 1993.
  - **1993 – 2005 Aerials:** Many building improvements are made to property.
  - **2005 -2020 Aerials:** The property remains largely unchanged.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building is depicted at this approximate location.
    - **(Photo-revised 1975):** – Same
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – A building is depicted.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1996-2015 – Permits for a new metal building, a storage building, a building addition, and building repairs.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Built 1981, detached garage, three bedrooms, three bathrooms.
  - **Trulia:** This property has four bedrooms, three bathrooms and approximately 3,878 sq. ft. of floor space. This property has a lot size of one acre and was built in 1981.
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements on this property do exist in 1963. A small building complex fronts on East Road.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino

County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.

- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7570 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## **CRHR Eligibility**

### **Criterion 1**

7570 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the *Calpella Fruit Land Tract*, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7570 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7570 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7570 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain

important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

Therefore, with specific regard to 7570 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**740 Valley View Drive: Harshbarger Property; Single Family Residence/Manufactured Home Built: Pre-1983.**

740 Valley View Drive is a single-family one-story residence and a manufactured home built prior to 1983. It is designed in a nondescript style common to mobile homes. There are several small buildings and sheds located to the rear of the property designed in utilitarian styles. Consultation of historic maps and aerials and other research indicates that select building improvements on this property are 40+ years in age. The existing subdivided property does not exist in 1941 or in 1963 according to a review of historic aerials. In 1941 and 1963 the property was part of a larger ranch complex and was used as an agricultural field until at least 1963. It was subdivided at some point between 1963 and 1983, as several buildings appear on a 1983 aerial. The property appears essentially unchanged on a 2005 historic aerial. However, various improvements and additions are made to this property as seen on a 2009 historic aerial. The property appears essentially the same from 2009 to 2020. Built environment features on this property are greater than 45+ years in age. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 2.27-acre property is Assessor Parcel # 1660201700.

In-depth historical research conducted in evaluating 740 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings exist on this property in 1983.
  - **1993 Aerial** – The same buildings exist in 1993, but landscaping has been planted.
  - **2005 – 2009 Aerials** – Various improvements and additions are made to this property.
  - **2009 -2020 Aerials:** The property remains essentially the same.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
  - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A

- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941. No building improvements are visible at the location of the building currently fronting Valley View Drive.
  - **1963:** Improvements to this property do exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2003 – 2016: Several repairs and one encroachment permit.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online – N/A**
- **GLO Plat Maps – GLO 1875 16N 12W:** No roads or other built features in Study Area.
- **Other Historic Maps – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County***, as filed by the Clerk of the Board, September 8, 1908.
- **Yokayo Rancho Map(s) – Plat of the Yokayo Rancho 1866:** No roads or other built feature in Study Area. *Diseño 1852* – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 740 Valley View Drive, is described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### ***Criterion 1***

740 Valley View Drive and all properties on Valley View Drive are generally associated with the Calpella Fruit Land Tracts, a series of subdivisions of the Yokayo Rancho, which is one of many such subdivisions containing hundreds of properties throughout Redwood Valley and Potter Valley. All properties on the north side of Valley View Drive (including 7601 East Road) are specifically associated with Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, as recorded by the Clerk of the Board, September 8, 1908. This subdivision is one of many subdivisions of the Calpella Fruit Land Tracts and it has had no significant impact or influence on the growth and development of Mendocino County. For these reasons, it is here determined that all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 1 at a local, state, or national level.

### ***Criterion 2***

740 Valley View Drive and all properties on the north side of Valley View Drive (including 7601 East Road) are specifically associated with Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, as recorded by the Clerk of the Board, September 8, 1908. In-depth historical research reveals that Lot 20 is historically associated with Edward Joslyn and Henry W. Weirick (*Ukiah Daily Beacon* 1914: 3), and John Schnuberick and Henry Buckholtz (*Mendocino Beacon* 1921: 6). However, these historic individuals, including the current owners of properties within Lot 20, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

740 Valley View Drive, and all building features within the Project Study Area located in Lot 20 (including 7601 East Road) of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All building features are designed in common, non-descript, or Builder-Contractor vernacular style. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 740 Valley View Drive, and all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 3 at a local, state, or national level.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 740 Valley View Drive, and for all properties located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that 740 Valley View Drive, and all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 4 at a local, state, or national level.

Therefore, with specific regard to 740 Valley View Drive, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within Lot 20 in the Project Study Area appear to have been built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts are not anticipated by implementation of the proposed Project.

**751 Valley View Drive: Allen Property; Residential Ranch Complex and Vineyard Built: Pre-1941.**

751 Valley View Drive is an historic (45+ year old) ranch complex with an associated vineyard. The building complex consists of multiple residential units with multiple associated outbuildings and sheds. The outbuildings and sheds are designed and built in a utilitarian manner. The residences are designed in varying vernacular styles with no distinguishing architectural features. Many of the buildings have been altered by minor modifications or by deterioration and repair over time. The ranch complex and associated agricultural field appear on a 1941 historic aerial, making it at least 82+ years in age. The ranch complex appears massively expanded on a 1963 historical aerial. The ranch complex is clearly visible on a 1983 historic aerial and remains essentially unchanged from 1983 to 2020. A single building, probably a residence, is depicted on a 1960 USGS topo map. In summary, built environment features on this property are greater than 45+ years in age. However, the original historic complex has been substantially altered, and field surveys conducted in June of 2023 indicate that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place. This 10-acre property is Assessor Parcel # 1660500100.

In-depth historical research conducted in evaluating 751 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A ranch complex and associated agricultural field are visible on this property in 1983.
  - **1983 – 2020 Aerials:** The ranch complex and associated agricultural field remain essentially the same.
- **USGS or USACE Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A single building is depicted. No agricultural fields.
  - **(Photo-revised 1975):** – Two new buildings added. Small ag field depicted.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – Ranch on property is depicted as a building.
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do exist in 1941. It is operated as a ranch complex with an associated agricultural field.
  - **1963:** Improvements to this property do exist in 1963. It continues to be operated as a ranch complex with an associated agricultural field.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2013 – One utility repair permit
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 751 Valley View Drive are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

## CRHR Eligibility

### Criterion 1

751 Valley View Drive, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are also found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

751 Valley View Drive, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is most closely associated with Benno F. Reimer in a notice of sale following Reimer's death, and that it was commonly referred to as the Reimer property (*Ukiah Daily Journal*, 1969: 14). In his obituary, it is noted that he had only been a resident of Redwood Valley for 13 years (*Ukiah Daily Journal*, 1966: 2). Interestingly, Reimer appears to have sold a portion of his property to the Pacific Gas and Electric Company in 1965 (Mendocino Beacon, 1965: 8). In review, no individual, including the current owners Kenneth and Katherine Todd, appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 751 Valley View Drive, is not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

751 Valley View Drive, and any building or structural improvements on it, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. 751 Valley View Drive, and all building improvements on it, appear to date stylistically from the Twentieth Century. Finally, the original ranch building complex was considerably expanded in size between 1941 and 1963. Finally, historic (45+ year old) buildings within the ranch complex appear to have been altered to varying degrees over time. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 3 at a local, state, or national level.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 751 Valley View Drive, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with this property. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 4.

Therefore, with specific regard to the property located at 751 Valley View Drive, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any California Register eligible historic property or building feature.

**7.2.3. Built Environment Resources Less Than 50 Years Old**

As a means of establishing the historical significance of properties less than 50 years old, the California Office of Historic Preservation recommends that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource" (California OHP 2011a). The National Park Service provides National Register Criteria guidance in considering properties of exceptional importance that achieved significance within the past 50 years under Criteria Consideration G (NPS 1997). Similarly, resources less than 50 years may be considered for listing in the CRHR if it is demonstrated that sufficient time has passed to understand its historical importance (California OHP 2011b).

The following properties within the East Road Storage Study Area less than 45+ years in age were not individually evaluated on DPR 523 forms. They were, however, fully researched, with field surveys confirming they do not qualify as eligible to the CRHR in accordance with special considerations regarding historical resources achieving significance within the past 50 years (Attachment C-5).

- 4575 East Road: PG&E Substation Parking and Storage.
- 7600 East Road: Single-family residence.
- 7601 East Road: Single-family residence. Manufactured home.
- 700 Valley View Drive: Single-family residence.
- 710 Valley View Drive (7661 East Road): Single-family residence. Manufactured home.
- 720 Valley View Drive: Single-family residence.

#### **7.2.4. Built Environment Resources in One-Building-Property Band Not Surveyed**

The following properties within the East Road Storage Study Area, as compromised by a one-building or property band surrounding the Project Site, were not evaluated as they are located over a hillside to the east of the Project, and there is no direct line-of-sight to the Project Site. The two properties are:

- 7307 East Road
- 975 Valley View Drive

#### **7.2.5. District Considerations**

District considerations for any built environment resource within the Project Site or larger Project Study Area are not addressed herein. This includes all powerlines and electrical facilities extending beyond Study Area boundaries and the barn at 7100 East Road. Although the barn may remotely qualify as a contributing feature to a larger and yet undefined and unevaluated historic district of specific property types like barns, water tanks, etc., associated with agricultural properties in Mendocino County. Despite this consideration, the future determination of and evaluation of a larger district is remote, given the fact that agricultural development in the vicinity of the Study Area began in the mid-1860s, the barn stylistically dates from the Twentieth Century, and the fact that the barn cannot be regarded as part of a significant larger whole without the survey of every ranch complex in Mendocino County. For these reasons, it is here determined that no built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area are significant under Criterion 3 at a local, state, or national level.

### **7.3. Built Environment CRHR Overarching Conclusions East Road Storage Project Study Area**

Based on the results of field surveys and historic research the following overarching CRHR determinations are made. No built environment cultural resources on any property within the Project Site or larger Project Study Area, appear to qualify as eligible to the CRHR. This finding is generally summarized as follows.

#### **CRHR Criterion 1**

In-depth historical research has not identified any significant historical events specifically associated with any built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area as comprised by a one building band surrounding the East Road Storage APE. All Study Area properties are generally associated with regional settlement and most with the agricultural industry in Mendocino County. All are generally associated with the larger Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and with the September 8, 1908, Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County. However, these associations are ubiquitous in nature and are common to thousands of properties in historic period subdivisions across Mendocino County generally linked to the agricultural industry. Again, no built environment cultural



resource on any Study Area property was directly linked to any significant historic event. This includes the highly altered PG&E Mendocino Substation and associated Study Area electrical facilities, which are part of a much larger electrical distribution system extending well beyond the Study Area. None of these highly altered Study Area electrical facilities appear to have had a singular impact or influence on the growth and development of Mendocino County, or Redwood Valley. In review, the Mendocino Substation and any linked Study Area electrical facilities did not have an individual historic impact, although construction of a larger unevaluated electrical distribution system extending well beyond the Study Area may have. Finally, the Mendocino Substation and associated Study Area electrical facilities are highly altered and cannot be considered as contributing features to any future electrical systems district. For these reasons, it is here determined that no built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area are significant under Criterion 1 at a local, state, or national level.

### **CRHR Criterion 2**

In-depth historical research has not identified any building or structural improvements on properties within the East Road Storage APE or larger East Road Storage Study Area, comprised by a one building band surrounding the East Road Storage APE, specifically associated with any individuals that have risen over time to a level of historic importance under Criterion 2, or that have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. This includes any Study Area built environment resource on any property known to have been built by a significant historic or current owner. Several Study Area properties may be associated, by historical ownership only, with an historic individual, but this fact alone cannot be applied herein without having to include thousands of other properties owned by historic individuals over time in Mendocino County. For these reasons, it is here determined that no built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area are significant under Criterion 2 at a local, state, or national level.

### **CRHR Criterion 3**

No built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area, comprised by a one building band surrounding the East Road Storage APE, embody singularly distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant individual impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. This includes the barn at 7100 East Road, although the barn may remotely qualify as a contributing feature to a larger and yet undefined and unevaluated historic district of specific property types like barns, water tanks, etc., associated with agricultural properties in Mendocino County. Despite this consideration, the future determination of and evaluation of a larger district is remote, given the fact that agricultural development in the vicinity of the Study Area began in the mid-1860s, the barn stylistically dates from the Twentieth Century, and the fact that the barn cannot be regarded as part of a significant larger whole without the survey of every ranch complex in Mendocino County. For these reasons, it is here determined that no built environment cultural resources on any property within the East Road Storage APE or larger East Road Storage Study Area are significant under Criterion 3 at a local, state, or national level.

### **CRHR Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the East Road Storage APE or larger East Road Storage Study Area, comprised by a one building band surrounding the East Road

Storage APE, for as detailed under Criteria 1 through 3, no significant individuals, events, or architectural design or construction features are known to be associated with built environment cultural resources on these properties. For these reasons, it is here determined that no built environment cultural resources within the East Road Storage APE or larger East Road Storage Study Area are significant under Criterion 4 at a local, state, or national level.

## 8. SUMMARY AND RECOMMENDATIONS

Aspen conducted archaeological literature reviews and record searches, as well as an intensive field survey and in-depth historical research in support of the East Road Storage Project in June of 2023. The main goal of this investigation was to gather and analyze the information needed to determine if archaeological or built environment resources are present within the Project Site and Project Study Area.

The record search and archival research revealed no previously documented resources are within the Project Site. Additionally, the record search revealed that five cultural resource investigations had been conducted previously that encompassed all or a portion of the Project Site. Also, the NAHC sent results of its Sacred Lands File search on June 13, 2023, which were positive, however, Tribal consultation did not identify any Tribal Cultural Resources. Aspen completed a field survey of the Project Site on June 13 and 27, 2023, that determined there are no new prehistoric resources in the Project Site, and 17 historic built environment resources in the Project Study Area, none of which were recommended as eligible to the CRHR.

Therefore, no significant archaeological or built environment resources were identified in the Project Site or Study Area, no further cultural resources investigations are recommended, and implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any California Register eligible cultural resource.

In the event cultural materials are encountered during future Project construction, Aspen recommends the following:

1. **Worker Awareness Program.** Prior to the commencement of construction, the applicant will secure the services of a qualified archaeological specialist, meeting the Secretary of Interior qualifications, to be on-call during construction and to prepare a workforce environmental awareness program (WEAP) that will instruct construction workers of the obligation to protect and preserve valuable archaeological and Native American resources. The WEAP training will be submitted for review and approval by the Director or Director's designee of the Mendocino County Department of Planning and Building Services. This program will be provided to all construction workers via a recorded presentation and will include a discussion of applicable laws and penalties under the laws; samples or visual aids of resources that could be encountered in the project site and vicinity; instructions regarding the need to halt work in the vicinity of any potential archaeological and Native American resources encountered; and measures to notify their supervisor, the applicant, and the archaeological specialist. Submit the qualifications of the archaeological specialist, as well as an electronic copy of the WEAP to the Director or Director's designee of the Mendocino County Department of Planning and Building Services for review and approval.
2. **Inadvertent Discovery of Cultural Resources.** If archaeological resources are encountered during excavation or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director or Director's designee of the Mendocino County Department of Planning and Building Services shall be notified, and a qualified archaeologist will examine the find. The archaeologist will evaluate the find to determine if it meets the definition of a historical, unique archaeological, or Tribal Cultural Resource, and make appropriate recommendations regarding the disposition of such find(s) prior to the continuation of any construction work occurring within the above-referenced 50-foot radius. If the find is determined to potentially be a Tribal Cultural Resource, local Native American tribes will be contacted and included in a decision making regarding the resource. If the find(s) do(es) not meet the definition of a historical, unique archaeological, or Tribal Cultural Resource, no further study or protection is necessary prior to project implementation. If the find meets the definition of a historical, unique archaeological, or Tribal Cultural Resource, then it will be avoided by project activities. If avoidance is not feasible, adverse effects to such resources will be mitigated in accordance

with the recommendations of the archaeologist. Recommendations will include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to the Director or Director's designee of the Mendocino County Department of Planning and Building Services, Native American Heritage Commission (Tribal Cultural Resources), and the Northwest Information Center.

The project applicant will ensure that construction personnel do not collect or move any cultural material and will ensure that any fill soils that may be used for construction purposes does not contain any archaeological materials.

3. **Inadvertent Discovery of Human Remains.** If human remains are discovered during excavation or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Mendocino County Coroner shall be notified immediately and will make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of the identification. Once the NAHC identifies the most likely descendant(s) (MLD), the descendant(s) will make recommendations regarding proper burial (including the treatment of grave goods), which will be implemented in accordance with section 15064.5(e) of the California Code of Regulations, Title 14. The archaeologist will recover scientifically valuable information, as appropriate and in accordance with the recommendations of the MLD. A report of findings documenting any data recovery shall be submitted to the Director or Director's designee of the Mendocino County Department of Planning and Building Services and the Northwest Information Center.

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<https://www.mendocinocounty.org/government/planning-building-services>

<https://etrakit.mendocinocounty.org/etrakit3/>

<https://www.redfin.com/>

<https://reportallusa.com/solutions/parlay>

<https://www.trulia.com/>

<https://www.zillow.com/>



# Attachment C-1

## RECORDS SEARCH RESULTS

Removed for Confidentiality

# **Attachment C-2**

## **NAHC RESULTS**



STATE OF CALIFORNIA

Gavin Newsom, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

June 13, 2023

Lauren DeOliveira  
AspenCHAIRPERSON  
[Vacant]Via Email to: [ldoliveira@aspeneg.com](mailto:ldoliveira@aspeneg.com)VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

Re: 1996.001 Form Energy Project, Mendocino County

SECRETARY  
**Sara Dutschke**  
Miwok

Dear Ms. DeOliveira:

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Tribes on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

COMMISSIONER  
[Vacant]

If you have any questions or need additional information, please contact me at my email address: [Cameron.vela@nahc.ca.gov](mailto:Cameron.vela@nahc.ca.gov).

COMMISSIONER  
[Vacant]

Sincerely,

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

Cameron Vela  
Cultural Resources Analyst

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Attachment

**Native American Heritage Commission  
Native American Contact List  
Mendocino County  
6/13/2023**

**Coyote Valley Band of Pomo Indians**

Michael Hunter, Chairperson  
P.O. Box 39/ 7901 Hwy 10, North Pomo  
Redwood Valley, CA, 95470  
Phone: (707) 485 - 8723  
Fax: (707) 485-1247

**Pinoleville Pomo Nation**

Leona Williams, Chairperson  
500 B Pinoleville Drive Pomo  
Ukiah, CA, 95482  
Phone: (707) 463 - 1454  
Fax: (707) 463-6601

**Guidiville Indian Rancheria**

Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage, CA, 95481  
Phone: (707) 462 - 3682  
Fax: (707) 462-9183  
admin@guidiville.net

**Pinoleville Pomo Nation**

Erica Carson, Tribal Historic  
Preservation Officer  
500 B Pinoleville Drive Pomo  
Ukiah, CA, 95482  
Phone: (707) 463 - 1454  
Fax: (707) 463-6601

**Hopland Band of Pomo Indians**

Sonny Elliott, Chairperson  
3000 Shanel Road Pomo  
Hopland, CA, 95449  
Phone: (707) 472 - 2100  
Fax: (707) 744-1506  
sjelliott@hoplandtribe.com

**Potter Valley Tribe**

Salvador Rosales, Chairperson  
2251 South State Street Pomo  
Ukiah, CA, 95482  
Phone: (707) 462 - 1213  
Fax: (707) 462-1240  
pottervalleytribe@pottervalleytribe.com

**Hopland Band of Pomo Indians**

Ramon Billy, Tribal Historical  
Preservation Officer  
3000 Shanel Road Pomo  
Hopland, CA, 95449  
Phone: (707) 472 - 2100  
thpo@hoplandtribe.com

**Redwood Valley or Little River Band of Pomo Indians**

Debra Ramirez, Chairperson  
3250 Road I Pomo  
Redwood Valley, CA, 95470  
Phone: (707) 485 - 0361  
Fax: (707) 485-5726  
rvrsecretary@comcast.net

**Manchester Band of Pomo Indians of the Manchester Rancheria**

Jaime Cobarrubia, Chairperson  
P.O. Box 623 Pomo  
Point Arena, CA, 95468  
Phone: (707) 882 - 2788  
Fax: (707) 882-3417

**Robinson Rancheria of Pomo Indians**

Beniakem Cromwell, Chairperson  
P.O. Box 4015 Pomo  
Nice, CA, 95464  
Phone: (707) 275 - 0527  
Fax: (707) 275-0235  
bcromwell@rrcbc-nsn.gov

**Noyo River Indian Community**

P. O. Box 91 Pomo  
Fort Bragg, CA, 95437 Yuki

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1996.001 Form Energy Project, Mendocino County.

**Native American Heritage Commission  
Native American Contact List  
Mendocino County  
6/13/2023**

***Round Valley Reservation/  
Covelo Indian Community***

James Russ, President	
77826 Covelo Road	ConCow
Covelo, CA, 95428	Nomlaki
Phone: (707) 983 - 6126	Pit River
Fax: (707) 983-6128	Pomo
tribalcouncil@rvit.org	Wailaki
	Wintun
	Yuki

***Sherwood Valley Rancheria of  
Pomo***

Valerie Stanley, THPO	
190 Sherwood Hill Drive	Pomo
Willits, CA, 95490	
Phone: (707) 459 - 9690	
Fax: (707) 459-6936	
svrthpo@sherwoodband.com	

***Sherwood Valley Rancheria of  
Pomo***

Melanie Rafanan, Chairperson	
190 Sherwood Hill Drive	Pomo
Willits, CA, 95490	
Phone: (707) 459 - 9690	
Fax: (707) 459-6936	
mcrafanan@sherwoodband.com	

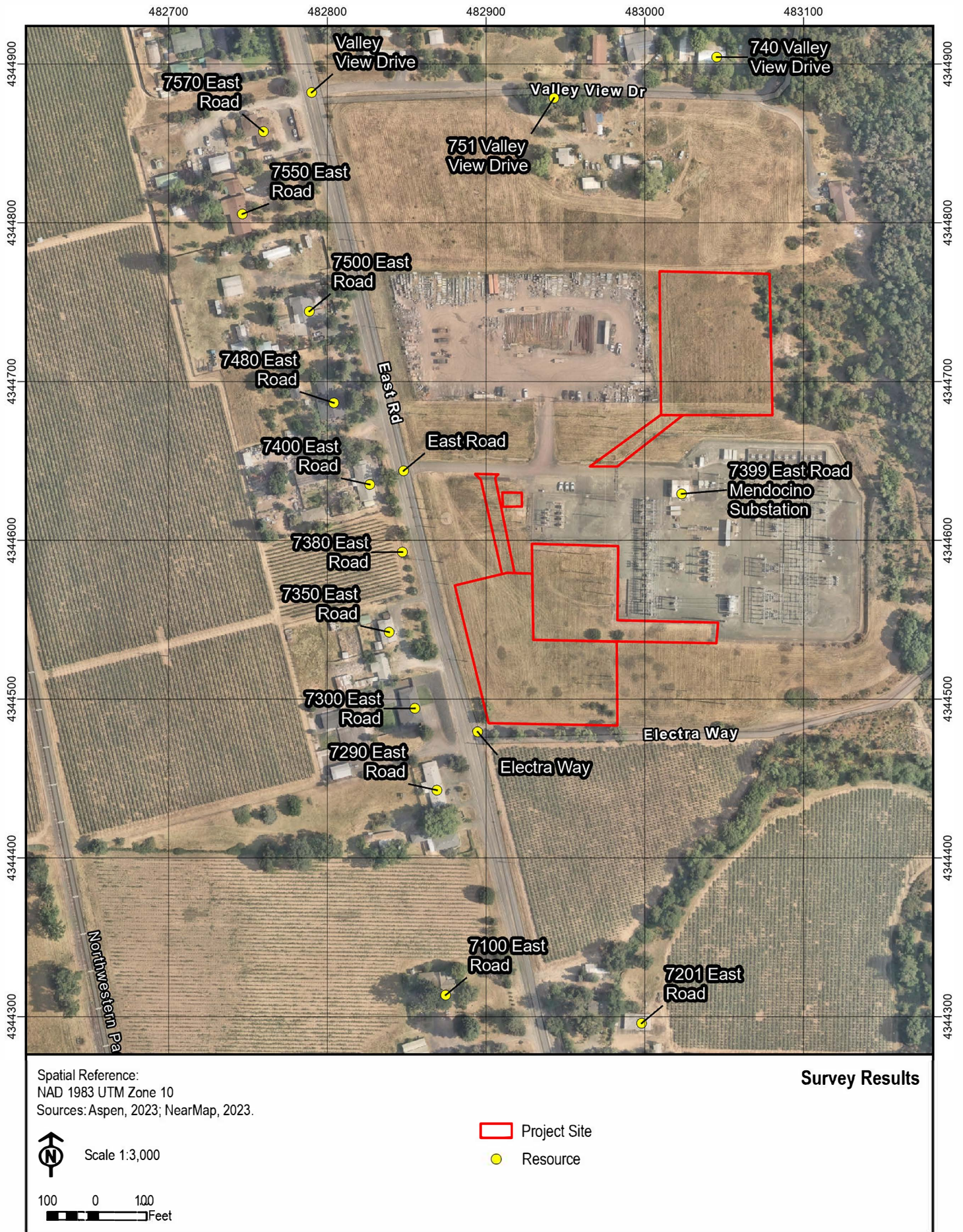
This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1996.001 Form Energy Project, Mendocino County.

# **Attachment C-3**

## **SURVEY RESULTS MAP**







# **Attachment C-4**

## **SITE RECORDS**



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

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

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

Page 1 of 6      \*Resource Name or #: (Assigned by recorder) 740 Valley View Drive

**P1. Other Identifier:** Harshbarger Property

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

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

Redwood Valley, 2021/  
**\*b. USGS 7.5' Quad** Ukiah **Date** 22 **T** 16N ; **R** 12W ; **SW 1/4 of SE 1/4 of Sec** 9 ; **MD** B.M.

**c. Address** 740 Valley View Drive **City** Redwood Valley **Zip** 95470

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** 10S , 483045 **mE/** 4344904 **mN**

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

This 2.27-acre property is Assessor Parcel # 1660201700. UTM is centered on main residence.

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
740 Valley View Drive is a single-family one-story residence and a manufactured home built prior to 1983. It is designed in a nondescript style common to mobile homes. There are several small buildings and sheds located to the rear of the property designed in utilitarian styles. Consultation of historic maps and aeriels and other research indicates that select building improvements on this property are 40+ years in age. The existing subdivided property does not exist in 1941 or in 1963 according to a review of historic aeriels. In 1941 and 1963 the property was part of a larger ranch complex and was used as an agricultural field until at least 1963. It was subdivided at some point between 1963 and 1983, as several buildings appear on a 1983 aerial. The property appears essentially unchanged on a 2005 historic aerial. However, various improvements and additions are made to this property as seen on a 2009 historic aerial. NOTE: Please see Continuation Sheet for additional Project Description.

**\*P3b. Resource Attributes:** (List attributes and codes) HP2, Single family property (manufactured home)

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

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



**P5b. Description of Photo:** (view, date, accession #)

Looking northerly towards main residence.  
July 2023.

**\*P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric  
☐ Both Pre 1983,  
research/field survey.\_

**\*P7. Owner and Address:**  
Brian L Harshbarger Mailing address:  
1970 Cori Ln., Redwood Valley, CA,  
95470

**\*P8. Recorded by:** (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

**\*P9. Date Recorded:** Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

**\*P10. Survey Type:** (describe) Intensive pedestrian survey.

**\*P11. Report Citation:** (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

Property Name: 740 Valley View Drive

Page 2 of 6

### P3a. Description: Continued.

The property appears essentially the same from 2009 to 2020. Built environment features on this property are greater than 45+ years in age. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

Google Earth Parlay aerial image below, oriented to north, shows built environment across entire property located at 740 Valley View Drive.



In-depth historical research conducted in evaluating 740 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings exist on this property in 1983.
  - **1993 Aerial** – The same buildings exist in 1993, but landscaping has been planted.
  - **2005 – 2009 Aerials** – Various improvements and additions are made to this property.
  - **2009 -2020 Aerials:** The property remains essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**

## CONTINUATION SHEET

Property Name: 740 Valley View Drive

Page 3 of 6

- **1941:** Improvements on this property do exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **1963:** Improvements to this property do exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2003 – 2016: Several repairs and one encroachment permit.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online – N/A**
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokayo Rancho Map(s)** – Plat of the Yokayo Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 740 Valley View Drive, is described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### CRHR Eligibility Conclusions: Criteria 1-4

It is recommended that 740 Valley View Drive and all properties or building features listed below are not eligible to the CRHR.

- 7601 East Road
- 700 Valley View Drive
- 710 Valley View Drive
- 720 Valley View Drive
- 740 Valley View Drive

### Criterion 1

740 Valley View Drive and all properties on Valley View Drive are generally associated with the Calpella Fruit Land Tracts, a series of subdivisions of the Yokayo Rancho, which is one of many such subdivisions containing hundreds of properties throughout Redwood Valley and Potter Valley. All properties on the north side of Valley View Drive (including 7601 East Road) are specifically associated with Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, as recorded by the Clerk of the Board, September 8, 1908. This subdivision is one of many subdivisions of the Calpella Fruit Land Tracts and it has had no significant impact or influence on the growth and development of Mendocino County. For these reasons, it is here determined that all building features

**CONTINUATION SHEET**

Property Name: 740 Valley View Drive

Page 4 of 6

within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

740 Valley View Drive and all properties on the north side of Valley View Drive (including 7601 East Road) are specifically associated with Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, as recorded by the Clerk of the Board, September 8, 1908. In-depth historical research reveals that Lot 20 is historically associated with Edward Joslyn and Henry W. Weirick (Ukiah Daily Beacon 1914: 3), and John Schnuberick and Henry Buckholtz (Mendocino Beacon 1921: 6). However, these historic individuals, including the current owners of properties within Lot 20, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

740 Valley View Drive, and all building features within the Project Study Area located in Lot 20 (including 7601 East Road) of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All building features are designed in common, non-descript, or Builder-Contractor vernacular style. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 740 Valley View Drive, and all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 3 at a local, state, or national level.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 740 Valley View Drive, and for all properties located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that 740 Valley View Drive, and all building features within the Project Study Area located on Lot 20 of the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, are not significant under Criterion 4 at a local, state, or national level.

Therefore, with specific regard to 740 Valley View Drive, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material

**CONTINUATION SHEET**

Property Name: 740 Valley View Drive

Page 5 of 6

impairment to any CRHR eligible historic property. Finally, all properties within Lot 20 in the Project Study Area appear to have been built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts are not anticipated by implementation of the proposed Project.

**References**

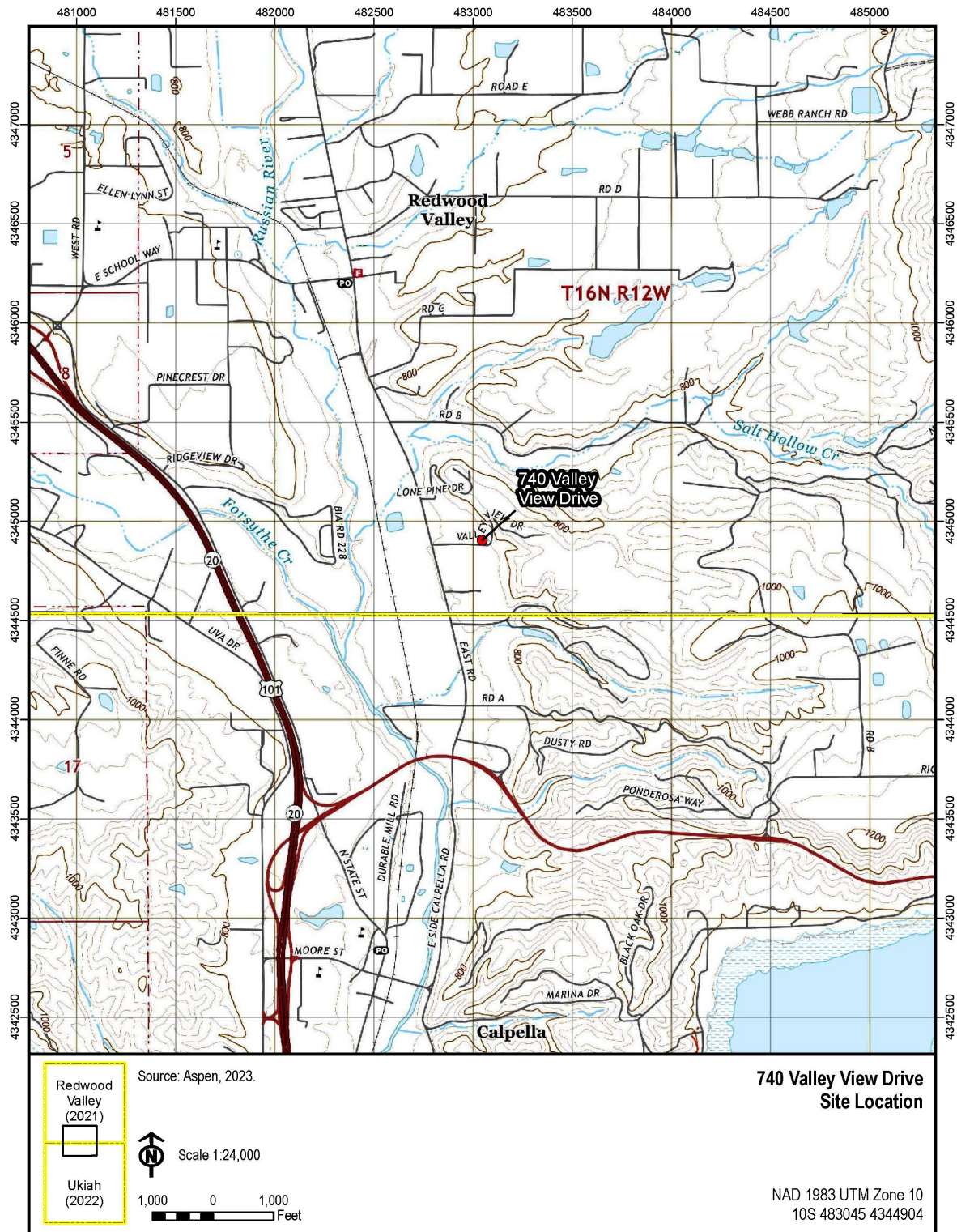
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP



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

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

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

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 751 Valley View Drive

P1. Other Identifier: Allen Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 751 Valley View Drive City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482982 mE/ 4344878 mN

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

This 10-acre property is Assessor Parcel # 1660500100. UTM is centered on oldest residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
751 Valley View Drive is an historic (45+ year old) ranch complex with an associated vineyard. The building complex consists of multiple residential units with multiple associated outbuildings and sheds. The outbuildings and sheds are designed and built in a utilitarian manner. The residences are designed in varying vernacular styles with no distinguishing architectural features. Many of the buildings have been altered by minor modifications or by deterioration and repair over time. The ranch complex and associated agricultural field appear on a 1941 historic aerial, making it at least 82+ years in age. The ranch complex appears massively expanded on a 1963 historical aerial. The ranch complex is clearly visible on a 1983 historic aerial and remains essentially unchanged from 1983 to 2020. A single building, probably a residence, is depicted on a 1960 USGS topo map. In summary, built environment features on this property are greater than 45+ years in age. NOTE: Please see Continuation Sheet for additional Project Description.

\*P3b. Resource Attributes: (List attributes and codes) HP33, Farm/ranch

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Google Earth Parlay aerial image looking southeasterly across entire property.

\*P6. Date Constructed/Age and Source: ☐ Historic ☐ Prehistoric  
☐ Both Estimated - Pre 1941, research/field survey.

\*P7. Owner and Address:  
Ginger A. Allen. Mailing address: 720 Valley View Drive, Redwood Valley, CA.

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 751 Valley View Drive

Page 2 of 5

### P3a. Description: Continued.

However, the original historic complex has been substantially altered, and field surveys conducted in June of 2023 indicate that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

View below of 751 Valley View Drive ranch outbuildings looking southwesterly from south edge of Valley View Drive. Taken June 2023.



In depth historical research conducted in evaluating 751 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A ranch complex and associated agricultural field are visible on this property in 1983.
  - **1983 – 2020 Aerials:** The ranch complex and associated agricultural field remain essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A single building is depicted. No agricultural fields.
    - **(Photo-revised 1975):** – Two new buildings added. Small ag field depicted.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – Ranch on property is depicted as a building.
- **UCSB Historic Aerials**



## CONTINUATION SHEET

Property Name: 751 Valley View Drive

Page 3 of 5

- **1941:** Improvements on this property do exist in 1941. It is operated as a ranch complex with an associated agricultural field.
- **1963:** Improvements to this property do exist in 1963. It continues to be operated as a ranch complex with an associated agricultural field.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2013 – One utility repair permit
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online – N/A**
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 751 Valley View Drive are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### **Criterion 1**

751 Valley View Drive, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are also found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

751 Valley View Drive, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is most closely associated with Benno F. Reimer in a notice of sale following Reimer's death, and that it was commonly referred to as the Reimer property (*Ukiah Daily Journal*, 1969: 14). In his obituary, it is noted that he had only been a resident of Redwood Valley for 13 years (*Ukiah Daily Journal*, 1966: 2). Interestingly, Reimer appears to have sold a portion of his property to the Pacific Gas and Electric Company in 1965 (*Mendocino Beacon*, 1965: 8). In review, no individual, including the current owners Kenneth and Katherine Todd, appear to have had a significant

## CONTINUATION SHEET

Property Name: 751 Valley View Drive

Page 4 of 5

impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 751 Valley View Drive, is not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

751 Valley View Drive, and any building or structural improvements on it, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. 751 Valley View Drive, and all building improvements on it, appear to date stylistically from the Twentieth Century. Finally, the original ranch building complex was considerably expanded in size between 1941 and 1963. Finally, historic (45+ year old) buildings within the ranch complex appear to have been altered to varying degrees over time. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 3 at a local, state, or national level.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 751 Valley View Drive, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with this property. For these reasons, it is here determined that 751 Valley View Drive is not significant under Criterion 4.

Therefore, with specific regard to the property located at 751 Valley View Drive, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any California Register eligible historic property or building feature.

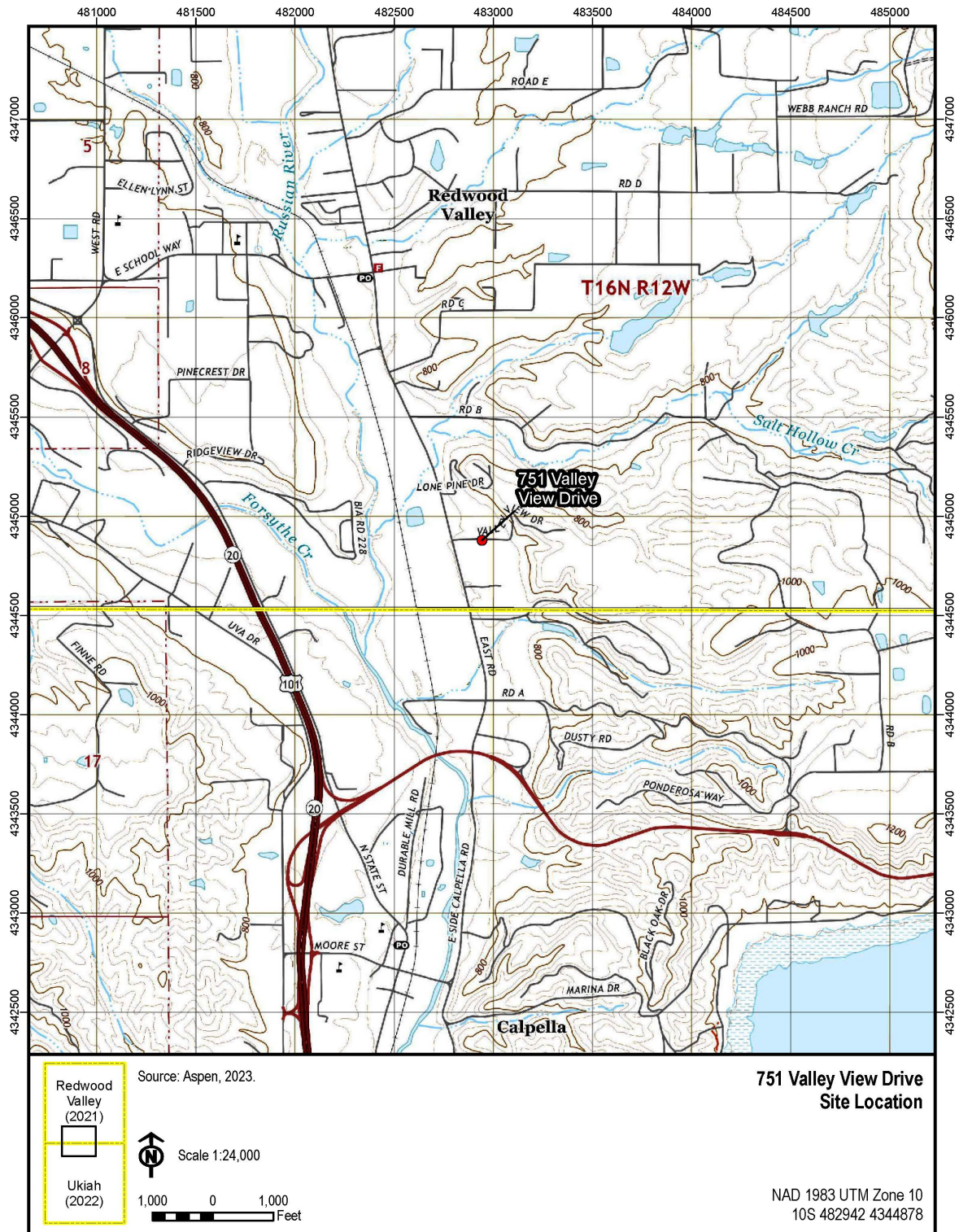
### **References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP





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

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

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

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 7100 East Road

P1. Other Identifier: McGehee Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; NE 1/4 of NW 1/4 of Sec 16 ; MD B.M.

c. Address 7100 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482874 mE/ 4344313 mN

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

This 20.38-acre property is Assessor Parcel # 1660700300. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7100 East Road (also posted as 7120 at the driveway entrance) consists of a small ranch complex with an associated vineyard. The ranch complex is depicted on 1941 and 1963 historic aeriels and a 1975 USGS topo map, along with an associated agricultural field divided into sections across the remainder of the property, making select building improvements on it at least 82+ years in age. One structure at the south end of the property was added at some point between 1983 and 1993. A field survey indicates that many of the buildings on the property have been altered. The cultivated acreage varies over time. The main residence has been added onto at least once and appears to have been more-or-less totally remodeled in the 1950s. The most interesting architectural feature is a large barn with a machine shed. This Twentieth Century style barn appears virtually unaltered. It was built prior to 1941. Several buildings depicted in a 1963 aerial have been removed, so the complex itself has been altered over time.

\*P3b. Resource Attributes: (List attributes and codes) HP33, Farm/ranch; AH3, Landscaping/orchard

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Google Earth Parlay aerial imagery looking SWly across entire ranch complex

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Estimated. Pre-1941, research/field survey.

\*P7. Owner and Address:  
Luke J. McGehee. Mailing address:  
P.O. Box 352, Redwood Valley, CA 95470

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

7100 East Road

Page 2 of 5

### P3a. Description. Continued.

View below of classic barn located at 7100 East Road looking westerly from East Road. Taken June 2023.



In depth historical research conducted in evaluating 7100 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex and vineyard exist. Similar to existing.
  - **1993 Aerial** – At least one structure at southerly end of property added.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – Map shows vineyard and a structure on property.
    - **Photo-revised in 1975.** – Depicted as two buildings.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** A ranch complex is depicted with various buildings/structures on the property. an associated agricultural field has been divided into sections across the remainder of the property.
  - **1963:** The ranch complex looks essentially the same as it did in 1941.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** A mobile home and a new building were issued and finalized in 1993. Other permits are recorded for repairs of existing buildings or building features on the property.
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokayo Rancho Map(s)** – Plat of the Yokayo Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Property Name: \_\_\_\_\_

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7100 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

**Criterion 1**

7100 East Road, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property itself does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7100 East Road is not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7100 East Road, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is most closely associated with Ernest E. Butow, a rancher in Redwood Valley beginning in the 1940s. By 1954, Butow owned the property at 7100 East Road (*Ukiah Daily Journal*, 1954: 1). He and wife Martha lived at and raised a family at this address until Mr. Butow's death in 1990 (*Ukiah Daily Journal*, 1990: 14). Although Mr. Butow played a minor role in the history of Redwood Valley, he does not appear to have had a significant impact on the early and/or overall growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7100 East Road is not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7100 East Road, and any building or structural improvements on it except for the barn, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property, except for the barn, represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. Thus, the property located at 7100 East Road, with all building improvements on it appearing to date stylistically from the Twentieth Century, does not rise to the level of architectural significance necessary for eligibility under Criterion 3 at a local, state, or national level.

The barn itself may, however, qualify as a contributing feature to a larger and yet undefined and unevaluated historic district of specific property types like barns, water tanks, etc., associated with agricultural properties in Mendocino County. Despite this consideration, the future determination of and evaluation of a larger district is remote, given the fact that agricultural development in the vicinity of the Study Area began in the mid-1860s, the barn stylistically dates from the Twentieth Century, and the fact that the barn cannot be regarded as part of a significant larger whole without the survey of every ranch complex in Mendocino County.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for the property located at 7100 East Road, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design features, apart from the barn, are known to be associated with this property. Given the fact that it is highly unlikely that a county-wide survey of property specific agricultural features like barns, water tanks, etc., associated with agricultural properties in Mendocino County shall ever be conducted, it is here determined that 7100 East Road is not significant under Criterion 4.

Property Name: \_\_\_\_\_

Therefore, with specific regard to the property located at 7100 East Road, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, 7100 East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to 7100 East Road by implementation of the proposed Project.

### References

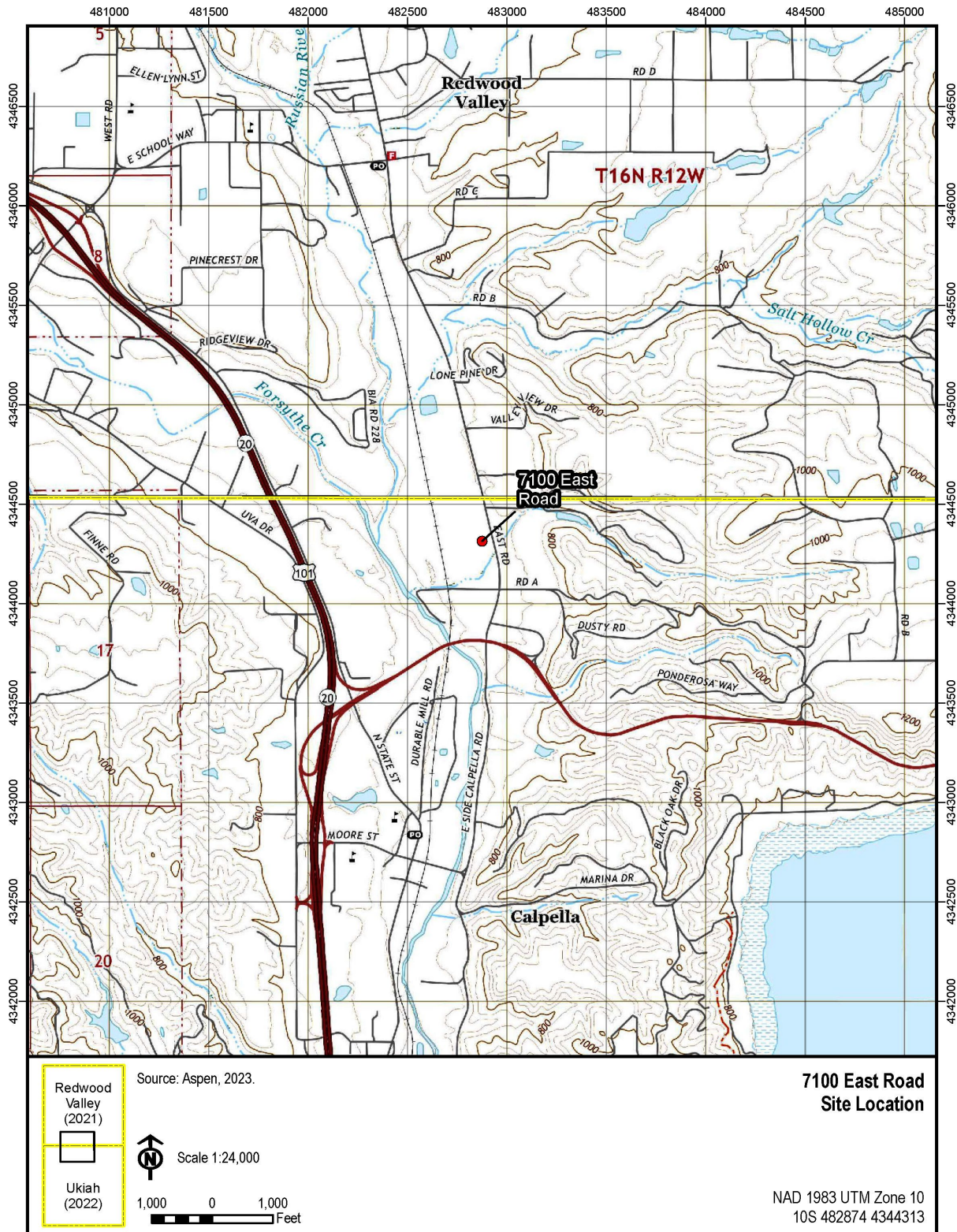
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California.  
Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP





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

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

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

Page 1 of 5      \*Resource Name or #: (Assigned by recorder) 7201 East Road

**P1. Other Identifier:** Todd Property

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

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

**\*b. USGS 7.5' Quad** Redwood Valley, 2021/ Ukiah **Date** 22 **T** 16N ; **R** 12W ; **NE 1/4** of **NW 1/4** of **Sec** 16 ; **MD** **B.M.**

**c. Address** 7201 East Road **City** Redwood Valley **Zip** 95470

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** 10S , 482997 **mE/** 4344295 **mN**

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

This 15.2-acre property is Assessor Parcel # 1660800100. UTM is centered on oldest residence.

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7201 East Road is a small ranch complex with an associated vineyard. The ranch complex and associated agricultural field appear on a 1941 historic aerial, making it at least 82+ years in age. Most building improvements on this property appear to exist in reviewing a 1963 historic aerial, and consultation of historic aerials from 1983 to 2020 indicate that building improvements remain largely unchanged in terms of plan. A single building, a residence, is depicted on a 1958 USGS topo map.

**\*P3b. Resource Attributes:** (List attributes and codes) HP33, Farm/ranch; AH3, Landscaping/orchard

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

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



**P5b. Description of Photo:** (view, date, accession #)

Google Earth Parlay aerial imagery looking NEly across entire ranch complex.

**\*P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric  
☐ Both Estimated. Pre-1941, research/fieldsurvey.

**\*P7. Owner and Address:**  
Kenneth R & Katherine Todd. Mailing address: PO Box 195, Redwood Valley CA 95470

**\*P8. Recorded by:** (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

**\*P9. Date Recorded:** Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

**\*P10. Survey Type:** (describe) Intensive pedestrian survey.

**\*P11. Report Citation:** (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

7201 East Road

Page 2 of 5

### P3a. Description. Continued.

Field surveys conducted in June of 2023 confirm this residence appears to have originally been a small, hipped roof building, which was more than doubled in size by an addition to the westerly elevation. Stylistically, this residence could have been built as early as 1910. A secondary residence on the property has new windows and doors, it may also have been partially resided and have a small addition. Additional historic features on the property include a garage-barn-machine shed. Except for the barn, all building features have been altered to a greater or lesser degree.

View below of driveway entry and older residence at 7201 East Road. Taken June 2023.



In-depth historical research conducted in evaluating 7201 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex and vineyard exist. Similar to existing.
  - **1983-2020 Aerials** – Acreage under cultivation remains essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – Agricultural field depicted.
  - **1958 Ukiah 7.5' Quad.** – One building depicted
    - **Photo-revised in 1975.** – One building depicted.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** This ranch complex is depicted with buildings/structures on the property on both sides of the creek, and an associated agricultural field to the east and north of the ranch complex.
  - **1963:** Several small buildings/structures appear as having been built between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**

## CONTINUATION SHEET

7201 East Road

Page 3 of 5

- **Permits:** A permit for a new building was issued and finalized in 1997. Various permits are recorded for repairs of existing buildings or building features on the property, including the main residence.
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yoykayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7201 East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### **Criterion 1**

7201 East Road, and any building or structural improvements on it, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this property. This small ranch-vineyard is generally associated with the historical development of the agricultural industry in Redwood Valley which began in the middle of the Nineteenth Century. It is associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho. In this manner it is like various other ranch properties within the various Calpella tracts spread across Redwood Valley and Potter Valley. Similar small ranch complexes are found throughout Mendocino County. This property is, therefore, not a historically unique cultural resource. The property itself does not appear to have had a significant impact or influence on the early growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7201 East Road, and any building or structural improvements on it, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the property is historically associated in the early Twentieth Century with Adolph Moessner and Lizzie Lawrence (*Ukiah Dispatch Democrat*, 1920: 4). This was for a deed of sale only. For a period, the property was the location of the Redwood Empire Amusement Company, operated by Donald G. Stanton and Dorothy M. Stanton. None of these individuals, including the current owners Kenneth and Katherine Todd, are known to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7201 East Road, and any building or structural improvements on it, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. The building features on the property represent themselves as common agricultural-ranch features found across Mendocino County. The property does not appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. The property at 7201 East Road, and all building improvements on it appear to date stylistically from the Twentieth Century. Finally, most historic (45+ year old) buildings within the ranch complex appear to have been added onto or altered to varying degrees over time. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 3 at a local, state, or national level.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 7201 East Road, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with this property. For these reasons, it is here determined that 7201 East Road is not significant under Criterion 4.

Property Name: \_\_\_\_\_

Therefore, with specific regard to the property located at 7201 East Road, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, 7201 East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to 7201 East Road by implementation of the proposed Project.

### **References**

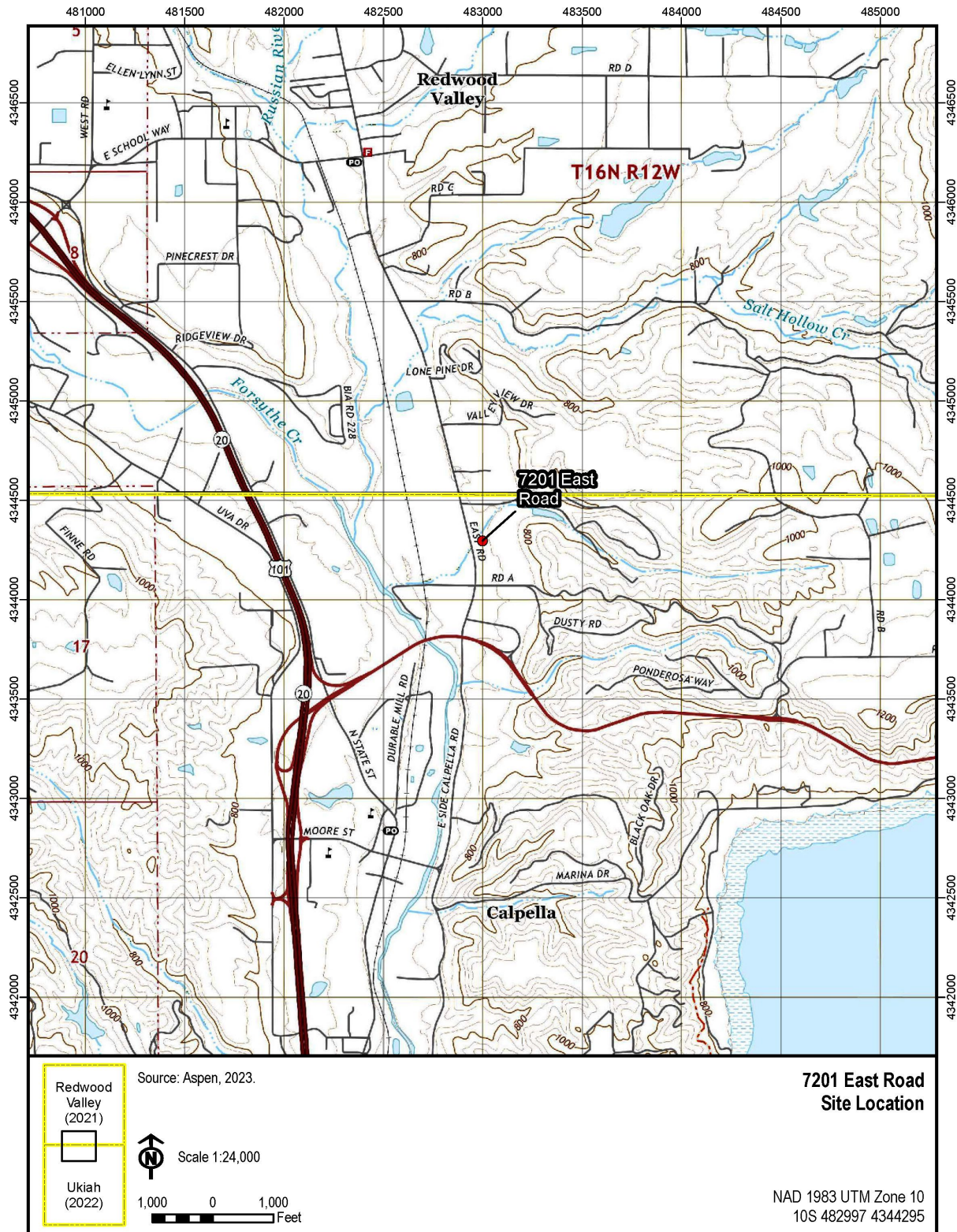
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California.  
Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP



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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7290 East Road

P1. Other Identifier: Neelam Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; NE 1/4 of NW 1/4 of Sec 16 ; MD B.M.

c. Address 7290 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482869 mE/ 4344442 mN

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

This 1.95-acre property is Assessor Parcel # 1660700200. UTM is centered on oldest residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7290 East Road is a one story multifamily two-unit rental residential duplex, and a single one-story residence. Both residential units are designed in non-descript or vernacular style common to the late-1950s and 1960s. Major architectural features include offset entrances with centrally located garage doors on the duplex, and pitched roofs on both buildings. Architectural details include slider windows, and asphalt roof shingles. There are several outbuildings to the rear of the property. The property is partially fenced on the south side. Improvements to this property appear in a 1963 historic aerial. Two new buildings, including the longer main multifamily residence, appear on a 1975 USGS map. The building complex is visible on a 1983 historic aerial, appearing much the same as it did in 1963. The property and building improvements on it remain largely unchanged from 1983 until 2020. None of the buildings or features on the property display any unique architectural design, construction techniques, or use of materials.

\*P3b. Resource Attributes: (List attributes and codes) HP3 Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking southwesterly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Estimated. Late-1950s to early-1960s, research/field survey.

\*P7. Owner and Address:  
Salmen Neelam. Mailing address: 209 W Standley Street, Ukiah, CA, 95482

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7290 East Road

Page 2 of 6

In-depth historical research conducted in evaluating 7290 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial:** Building complex exists. Primary building clearly visible. Complex appears substantially the same as it did in 1963.
  - **1983 - 2020 Aerials:** Property & building improvements largely unchanged.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – A building is depicted at this approximate location.
    - **Photo-revised in 1975.** – Two new buildings are depicted at this approximate location, including the longer main residence.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property exist in 1963. They were built after the property was subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various permits are recorded for repairs of existing buildings or building features on the property.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokayo Rancho Map(s)** – Plat of the Yokayo Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7290 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7290 East Road are described below. These findings are made in accordance with

**CONTINUATION SHEET**

Property Name: 7290 East Road

Page 3 of 6

California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7290 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.



## CONTINUATION SHEET

Property Name: 7290 East Road

Page 4 of 6

### Criterion 4

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7290 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, it is here determined that implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### References

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

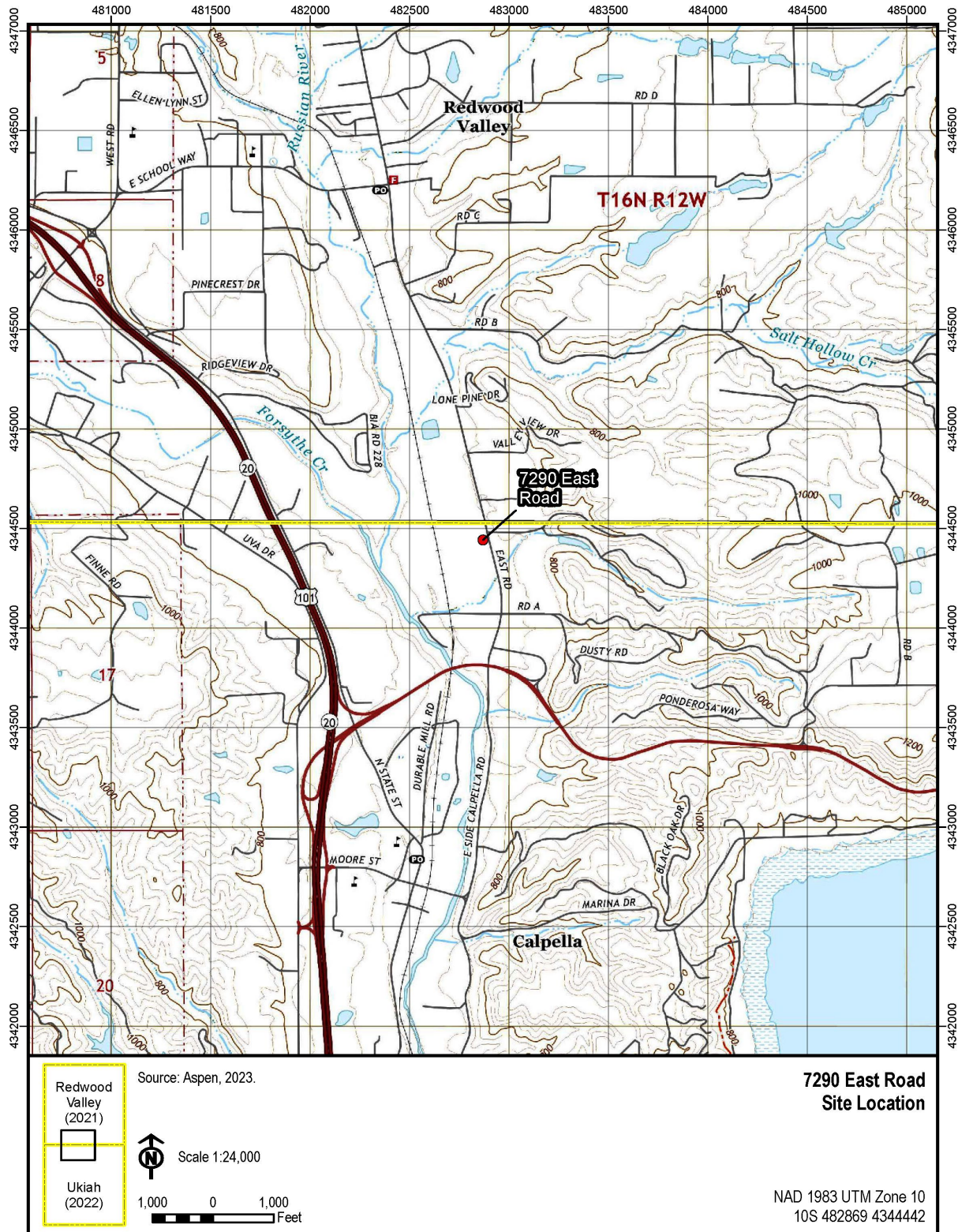
**CONTINUATION SHEET**

Property Name: 7290 East Road

Page 5 of 6

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP





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

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

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

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 7300 East Road

P1. Other Identifier: Brooks Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; NE 1/4 of NW 1/4 of Sec 16 ; MD B.M.

c. Address 7300 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482855 mE/ 4344494 mN

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

This 1.11-acre property is Assessor Parcel # 1660400800. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7300 East Road is a well-maintained single-story residence with an associated garage and shed. Consultation of historic maps and aerials reveals that select building improvements on the property are 60+ years in age. A developed property does not exist in 1941. However, a residence with small outbuildings is depicted on a 1963 historic aerial, and a 1960 USGS topo depicts one structure at the approximate location of the property. These features were built after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. The building complex is visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 2018, but many building alterations are made to the property from 2018 to 2020. This includes the removal of several original buildings on the property and the construction of new buildings at various locations resulting in the existing improved property. The property is currently operated as a family care unit and was likely remodeled during conversion to this use. NOTE: Please see Continuation Sheet for additional Project Description.

\*P3b. Resource Attributes: (List attributes and codes) HP3, Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking SWly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Estimated. Pre-1963, research/field survey.

\*P7. Owner and Address:  
Larry & Mary Jo Brooks. Mailing address: 9011 Colony Dr., Redwood Valley, CA, 95470.

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestriansurvey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

Property Name: 7300 East Road

Page 2 of 6

### P3a. Description: Continued.

The property at 7300 East Road has, therefore, been highly altered over time and does not appear to retain sufficient integrity to qualify as eligible to the CRHR. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7300 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Building complex exists. Primary building visible.
  - **1983 - 2014 Aerials** – Property & building improvements largely unchanged.
  - **2018 – 2020:** Many building improvements to property.
  - **1960** – 1960 USGS Topo shows one structure at approximate location.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad.** – A building is depicted at this approximate location.
  - **Photo-revised in 1975.** – A building is depicted at this approximate location.
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property do exist in 1963. The property appears as first subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various permits are recorded for repairs of existing buildings or building features on the property. The property was converted to a family care unit circa 2016.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H. and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

**CONTINUATION SHEET**

Property Name: 7300 East Road

Page 3 of 6

7300 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7300 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the

**CONTINUATION SHEET**

Property Name: 7300 East Road

Page 4 of 6

Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7300 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7300 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**References**

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

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

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

Trinomial \_\_\_\_\_

**CONTINUATION SHEET**

Property Name: 7300 East Road

Page 5 of 6

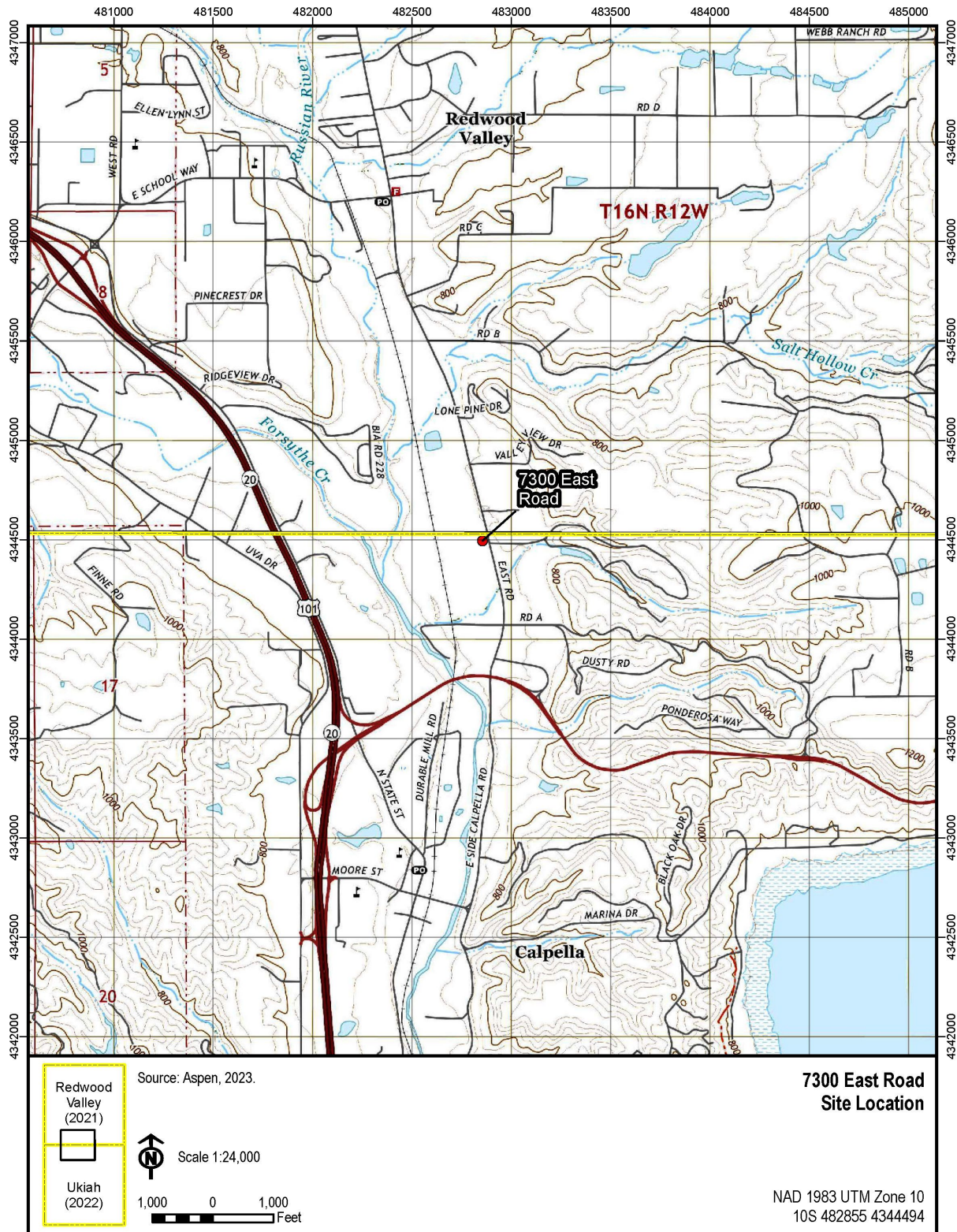
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP



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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7350 East Road

P1. Other Identifier: Rodriguez Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; NE 1/4 of NW 1/4 of Sec 16 ; MD B.M.

c. Address 7350 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482838 mE/ 4344542 mN

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

This 1.0-acre property is Assessor Parcel # 1660400700. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7350 East Road is a two-bedroom, two-bathroom, 1,208 sq. ft., single family residence built in 2002. Consultation of historic maps and aerials reveals the following information about the property located at 7350 East Road. This property and all the building improvements on it are part of the late-1955 Walnut Acres Subdivision. No building improvements appear on this property on a 1963 historic aerial. Building improvements do appear on this property on a 1983 historic aerial, and numerous building alterations were made to this property during the period extending from 1983 to 2020. This includes the removal of many buildings on the property and the construction of various new buildings or structures (several sheds) at various locations resulting in the existing improved property. The property at 7350 East Road has, therefore, been highly altered over time and does not appear to retain sufficient integrity to qualify as eligible to the CRHR. NOTE: Please see Continuation Sheet for additional Project Description.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking NWly. Taken June 2023.

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

☐ Both 2002 - Main Residence; Outbuildings – Pre-1983 to 2002, research/field survey.

\*P7. Owner and Address:

Alfredo & Elodia Rodriguez. Mailing address: PO Box 507, Lower Lake, CA, 95457.

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7350 East Road

Page 2 of 6

### P3a. Description: Continued.

Almost all improvements on this property are less than 45 years old. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7350 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 – 1993 Aerials** – Several building additions.
  - **1993 – 2005 Aerials:** Additional building improvements to property.
  - **2005 -2012 Aerials:** Building improvements remain essentially unchanged.
  - **2012 -2020 Aerials:** Substantial building improvements visible.
  - **1960 USGS Topo Map:** A building is depicted at this location.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad (Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Building improvements on this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Various building permits exist for this property including demolitions of old buildings, a new manufactured home (2002), a new carport, and repairs to existing buildings.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Single family home; two-bedroom, two-bathroom, 1,208 sq. ft.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7350 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County

**CONTINUATION SHEET**

Property Name: 7350 East Road

Page 3 of 6

on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7350 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual

**CONTINUATION SHEET**

Property Name: 7350 East Road

Page 4 of 6

architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7350 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7350 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

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

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

**CONTINUATION SHEET**

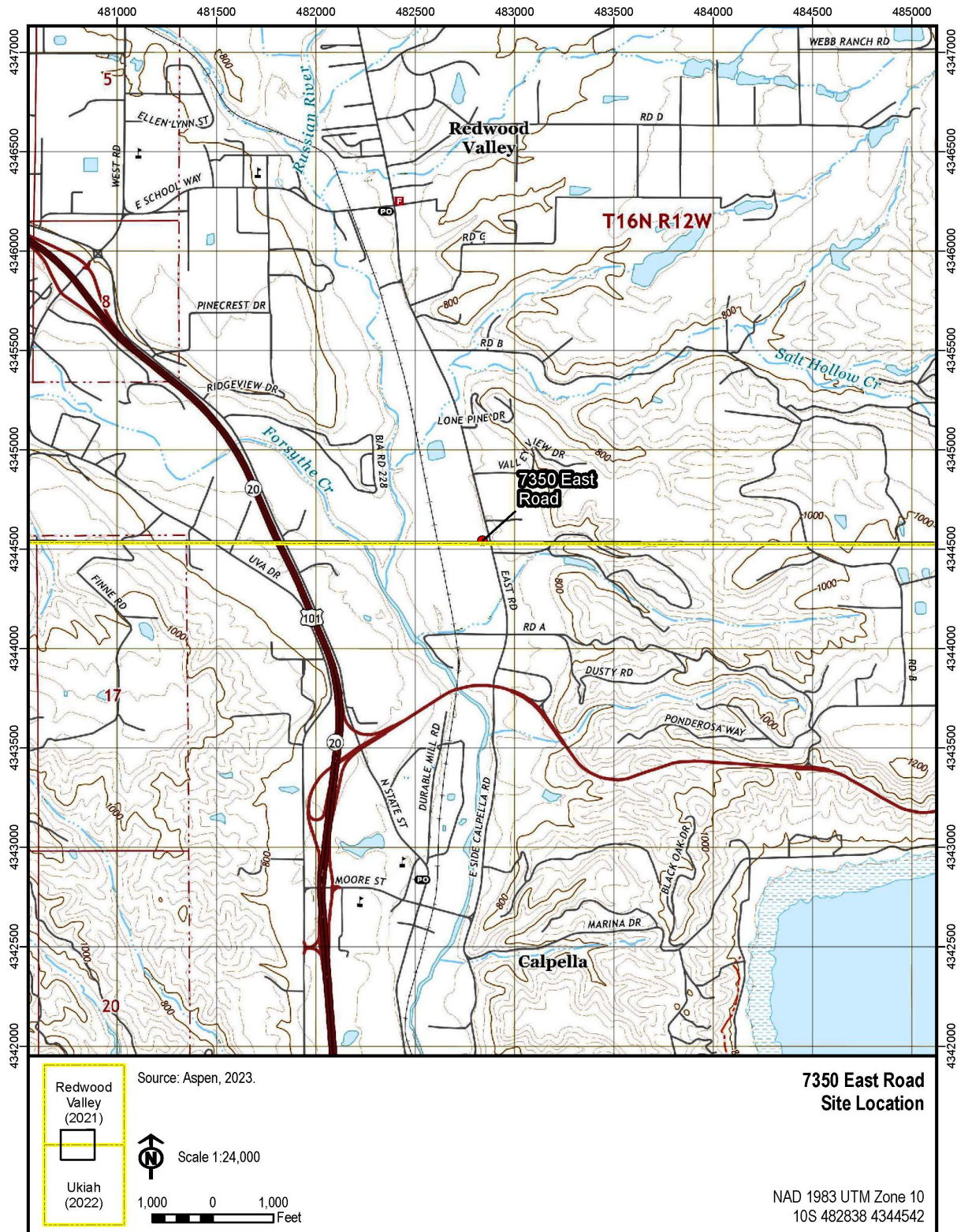
Property Name: 7350 East Road

Page 5 of 6

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP





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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7380 East Road

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

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7380 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482847 mE/ 4344592 mN

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

This 1.14-acre property is Assessor Parcel # 1660400600. UTM is centered on edge of field at East Road..

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7380 East Road is currently cultivated as a vineyard, and two sets of PG&E powerlines cross the property. Built environment/architectural improvements on this property do not exist in 1941 according to an historic aerial. However, an historic vineyard does exist on the property in 1941. This property is part of the late-1955 Walnut Acres Subdivision. Minor building or structural improvements appear on this property on a 1963 historic aerial. These appear as trees, fencing, and a possible foundation or excavated soils. Essentially the same features appear on a 1983 historic aerial. These improvements, including the vineyard, have been removed by 1993 except for the trees fronting along East Road. The property is then replanted and cultivated as a vineyard from 2005 to the Present. In review, the non-historic vineyard located at 7380 East Road was developed very recently, or after 1993. It is, therefore, less than 45 years of age. The power lines crossing 7380 East Road are presumed to have been built in association with construction of the Mendocino Substation or after 1951. Field surveys conducted in June of 2023 reveal the powerlines display no unusual design elements, construction features, or use of materials, nor do they convey a significant feeling of time and place. The original 1950s powerline poles appear to have been replaced by modern monopoles.

\*P3b. Resource Attributes: (List attributes and codes) HP11, Engineering structure; AH3 Landscaping/orchard

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking southwesterly. Taken June 2023.

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

☐ Both Replanted Vineyard  
Post-1993; Powerlines Post-1951,  
research/field survey.\_

\*P7. Owner and Address:

Pacific Gas and Electric Company

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

**CONTINUATION SHEET**

Property Name: 7380 East Road

Page 2 of 6

**P3a. Description: Note:** The powerlines on this property and all electrical transmission facilities within the Project Study Area are associated with the Mendocino Substation, located at 7399 East Road, Redwood Valley, CA, 95470.

In depth historical research conducted in evaluating 7380 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – The same minor improvements appearing on the 1963 historic aerial are visible on this aerial.
  - **1993 Aerial** – The minor improvements seen in 1983 have been removed except for the trees fronting along East Road.
  - **2005-2020 Aerials** – The property is cultivated as a vineyard.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad (Photo-revised 1975):** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** The property appears subdivided out of a larger ranch property at some point between 1941 and 1963. The PG&E Mendocino Substation, directly across East Road from 7380 East Road was dedicated in June of 1953.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** – N/A
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7380 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as

**CONTINUATION SHEET**

Property Name: 7380 East Road

Page 3 of 6

a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7380 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7380 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

The vineyard fragment located at 7380 East Road, is less than 45 years old. It is, therefore, not evaluated herein or considered as eligible to the CRHR. The powerlines have been altered by pole replacements. None display unique architectural design, construction methods, or use of materials. All properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional information, please see Primary Record - Section P3a. Description.

## CONTINUATION SHEET

Property Name: 7380 East Road

Page 4 of 6

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7380 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7380 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### **References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

**CONTINUATION SHEET**

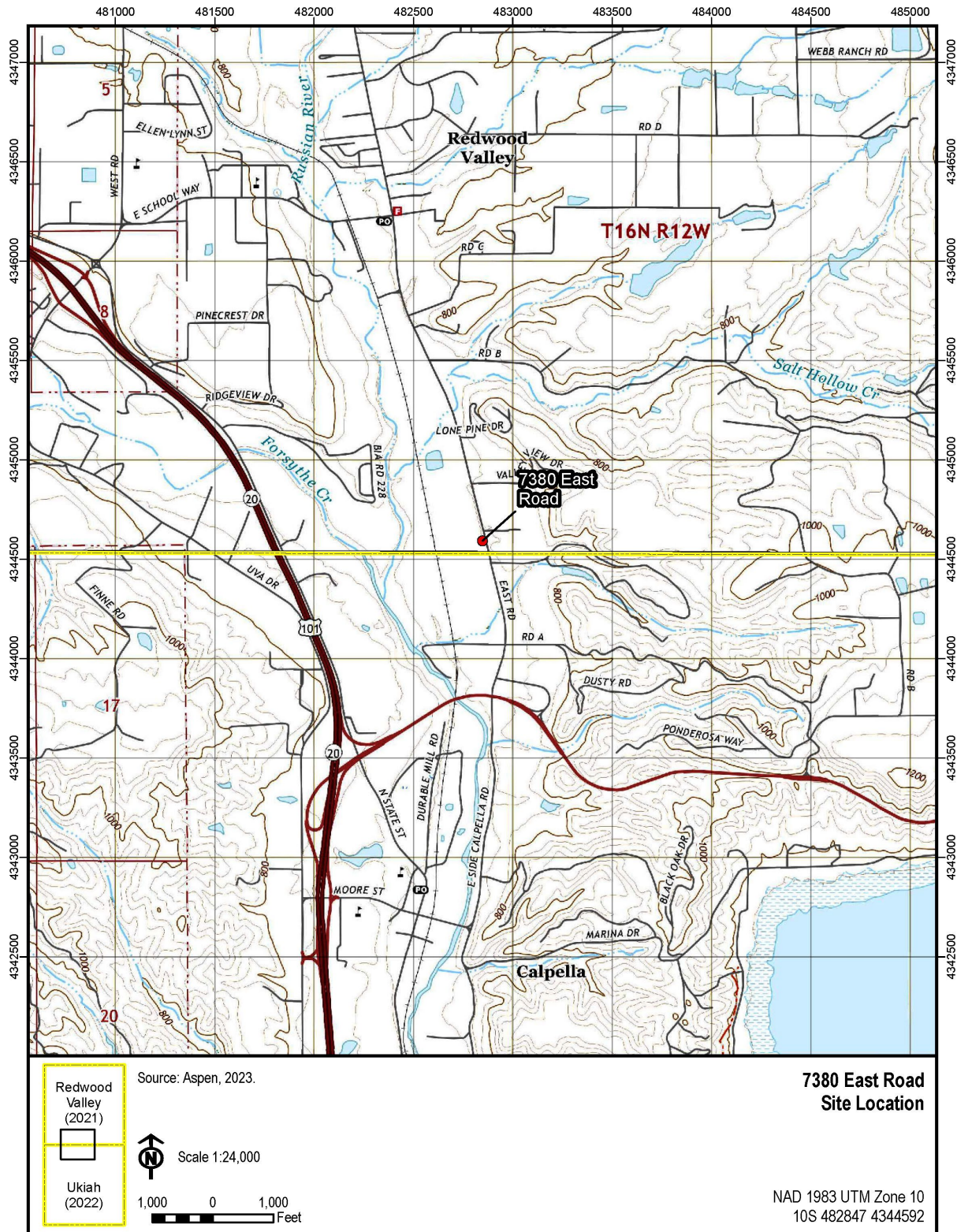
Property Name: 7380 East Road

Page 5 of 6

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP



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

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

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

Page 1 of 10

**\*Resource Name or #:** (Assigned by recorder) 7399 and 7475 East Road and Powerlines on East Rd. and Valley View Dr.

**P1. Other Identifier:** Mendocino Substation

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

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

Redwood Valley, 2021/  
Ukiah

**\*b. USGS 7.5' Quad** Ukiah **Date** 22 **T** 16N ; **R** 12W ; **SE 1/4** of SW 1/4 of **Sec** 9 ; **MD** B.M.

**c. Address** 7399 East Road **City** Redwood Valley **Zip** 95470

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** 10S , 483023 **mE/** 4344629 **mN**

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

7399 East Road: 17-acre property; Assessor Parcel # 1660400600. 7475 East Road: 12.18-acre property; Assessor Parcel # 1660500200. UTM is centered on building at Mednolino Substaiton.

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

7399 East Road consists of the Mendocino Substation, a large PG&E facility. Building improvements on the property are 70+ years in age. Built environment and/or architectural improvements on this property do not exist in 1941 according to an historic aerial. However, an electric substation is depicted on this property in a 1963 historic aerial, and on a 1960 USGS map. This is the Mendocino Substation as built by PG&E beginning in 1951 and dedicated in June of 1952. Consultation of historic aerials from 1983 to 2020 indicate the substation has been substantially altered over time. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

**\*P3b. Resource Attributes:** (List attributes and codes) HP9, Public utility building; HP11 Engineering structure.

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

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



**P5b. Description of Photo:** (view, date, accession #)

Overell 7399 and 7475 East Road looking southerly. Taken June 2023.

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

**Source:** ☒ Historic ☐ Prehistoric

☐ Both 1951-1952,  
research/field survey\_

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

Pacific Gas and Electric Company

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

**\*P9. Date Recorded:** Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

**\*P10. Survey Type:** (describe) Intensive pedestrian survey.

**\*P11. Report Citation:** (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 2 of 10

**P2b. Location:** Continued.

T16N; R12W; SE ¼ of SW ¼ of Sec. 9; SW ¼ of SE ¼ of Sec. 9; MDBM.

**P3a. Description:** Continued.

Finally, the property located at 7399 East Road is associated with PG&E building improvements at 7475 East Road. Mendocino Substation is connected to multiple electrical transmission lines within the Project Study Area including those running north/south on the east side of East Road, those crossing east/west on the vineyard located at 7380 East Road, those connecting from the east to the Mendocino Substation, and those running east/west along Valley View Drive.

7475 East Road consists of a recently built PG&E facility with parking, equipment storage, and fencing, as permitted in 2020. All building improvements on this property are less than four years old. All improvements are designed in a utilitarian style. This property is associated with the adjacent Pacific Gas and Electric Substation to the south at 7399 East Road. No built environment and/or architectural improvements exist at 7475 East Road in 1941 according to a historic aerial. At this time a portion of the property was cultivated as a vineyard, and this continues until 2020 when a PG&E construction project took place on this property on land acquired from the historic vineyard and ranch to the north located at 751 Valley View Drive. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

Overall view below, Mendocino Substation at 7399 East Road looking southeasterly June 2023.



**CONTINUATION SHEET**

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 3 of 10

Building detail below, Mendocino Substation at 7475 East Road looking southeasterly June 2023.



Overall view below, PG & E parking and storage at 7475 East Road looking northwesterly June 2023.





**CONTINUATION SHEET**

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 4 of 10

Typical view below of East Road powerlines looking northerly June 2023. Standard wood poles.



Typical view below of Valley View Drive powerlines looking easterly June 2023. Standard wood poles.

## CONTINUATION SHEET

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 5 of 10



In depth historical research conducted in evaluating 7399 East Road, and all associated powerline and electrical facilities in the Project Study Area in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – The PG&E Mendocino Substation is visible on this property. It appears as having been expanded in size to the east since 1963.
  - **1993 Aerial** – Various new equipment appears on the property.
  - **2005 Aerial** – The substation has increased in size with more new equipment.
  - **2005-2010 Aerials** – The property remains essentially the same.
  - **2012-2020 Aerials** – Various equipment changes are made over time.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building and an outline labeled “Substation” is on this map, including a powerline leading to the Substation.
    - **Photo-revised 1975:** – A new building appears to have been constructed on the property, with the original having been removed.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – A powerline is visible.
  - **1960 Potter Valley 7.5' Quad.** – A building and an outline labeled “Substation” is on this map, including a powerline leading to the Substation.

## CONTINUATION SHEET

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 6 of 10

- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** The PG&E Mendocino Substation is visible on this property.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2011 – Storage Building; 2021 – Manufactured Housing.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Mendocino Substation, located at 7399 East Road, and all other transmission line, utility, and other PG&E facilities within the Project Study Area are made. All findings are based on the following overarching considerations.

1. Mendocino Substation is a ubiquitous electrical facility. There are literally thousands of similar facilities located across California and the United States. It does not appear historically or architecturally unique, has no apparent individually significant engineering features, and does not exhibit any unusual use of materials or building fabric.
2. Mendocino Substation has been substantially altered over time since it was originally built in 1951-1952. Therefore, it does not have original design integrity.
3. Mendocino Substation is not associated with known historical events of significance, and it does not appear to have risen to a level of important historic significance.
4. Mendocino Substation is not known to be associated with any important architect, engineer, contractor, or any individual that appears to have risen to a level of important historic significance.
5. All transmission lines, power poles, utility buildings, and other PG&E facilities within the Project Study Area have been altered over time. All CRHR recommendation are for those features within the Study Area only. Select transmission lines may, in fact, be historically significant in consideration of their entire length extending well outside of the Study Area, but this is well beyond the scope of the current Project.

These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### **Criterion 1**

7399 East Road: In-depth historical research has determined that Mendocino Substation, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, are not specifically

## CONTINUATION SHEET

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 7 of 10

associated with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. They are generally linked to the expansion of electrical facilities in response to Post-World War II urban growth, but they are not outstanding or uniquely important parts of any known previously designated historic electrical system. For these reasons, it is here determined that 7399 East Road, and all other transmission lines, utility, and other PG&E facilities within the Project Study Area, are not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7399 East Road: In-depth historical research has determined that no individuals of significance important to local, California, or national history are specifically associated with the construction of Mendocino Substation, and all other transmission line, utility, and all other PG&E facilities within the Project Study Area. For these reasons, it is here determined that these resources are not significant under CRHR Criterion 2 at a local, state, or national level.

### **Criterion 3**

7399 East Road: Mendocino Substation is a ubiquitous electrical facility. There are literally thousands of similar facilities located across the United States. It does not appear historically unique or individually significant. In addition, Mendocino Substation has been substantially altered over time since it was originally built in 1951-1952. Mendocino Substation, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, have no unusual or individually significant architectural or engineering features, and they do not exhibit any unusual use of materials or building fabric. For these reasons, it is here determined that all PG&E facilities within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for the property located at 7399 East Road, and, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design features are known to be associated with this property.

Therefore, with specific regard to the property located at 7399 East Road, and all other transmission line, utility, and other PG&E facilities within the Project Study Area, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, the improvements proposed are relatively minor in comparison to the size of the existing electrical substation and additional visual impacts are not anticipated during implementation of the proposed Project.



## CONTINUATION SHEET

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 8 of 10

**P3a. Description:** In depth historical research conducted in evaluating 7475 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Property is used as an agricultural field. The PG&E Mendocino Substation is visible adjacent to this property to the south.
  - **1993 Aerial** – Property is used as an agricultural field. Various new equipment appears at the adjacent substation to the south.
  - **2005 Aerial** – Property is used as an agricultural field. The adjacent substation to the south has increased in size with more new equipment.
  - **2005-2010 Aerials** – Property is used as an agricultural field. The substation property to the south remains essentially the same.
  - **2012-2020 Aerials** – Property is used as an agricultural field. Various small changes are made over time at the adjacent substation to the south.
  - **2020** – A substation addition is constructed on this property in 2020, on land acquired from the historic vineyard and ranch to the north.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **Photo-revised 1975:** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Property is used as an agricultural field. Building improvements on this property do not exist in 1941.
  - **1963:** Property is used as an agricultural field. Building improvements on this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** – N/A
  - **Projects:** 2020 – Various for Temp Use.
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

### CRHR Eligibility Conclusions: Criteria 1-4

The property improvements located at 7475 East Road, consisting of parking, equipment storage, and fencing, were built by PG&E in 2020. They are less than three years old and are not evaluated herein or considered as eligible to the CRHR.

**CONTINUATION SHEET**

Property Name: 7399 and 7475 East Road and powerlines on East Rd. and Valley View Dr. in Project Study Area

Page 9 of 10

**References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

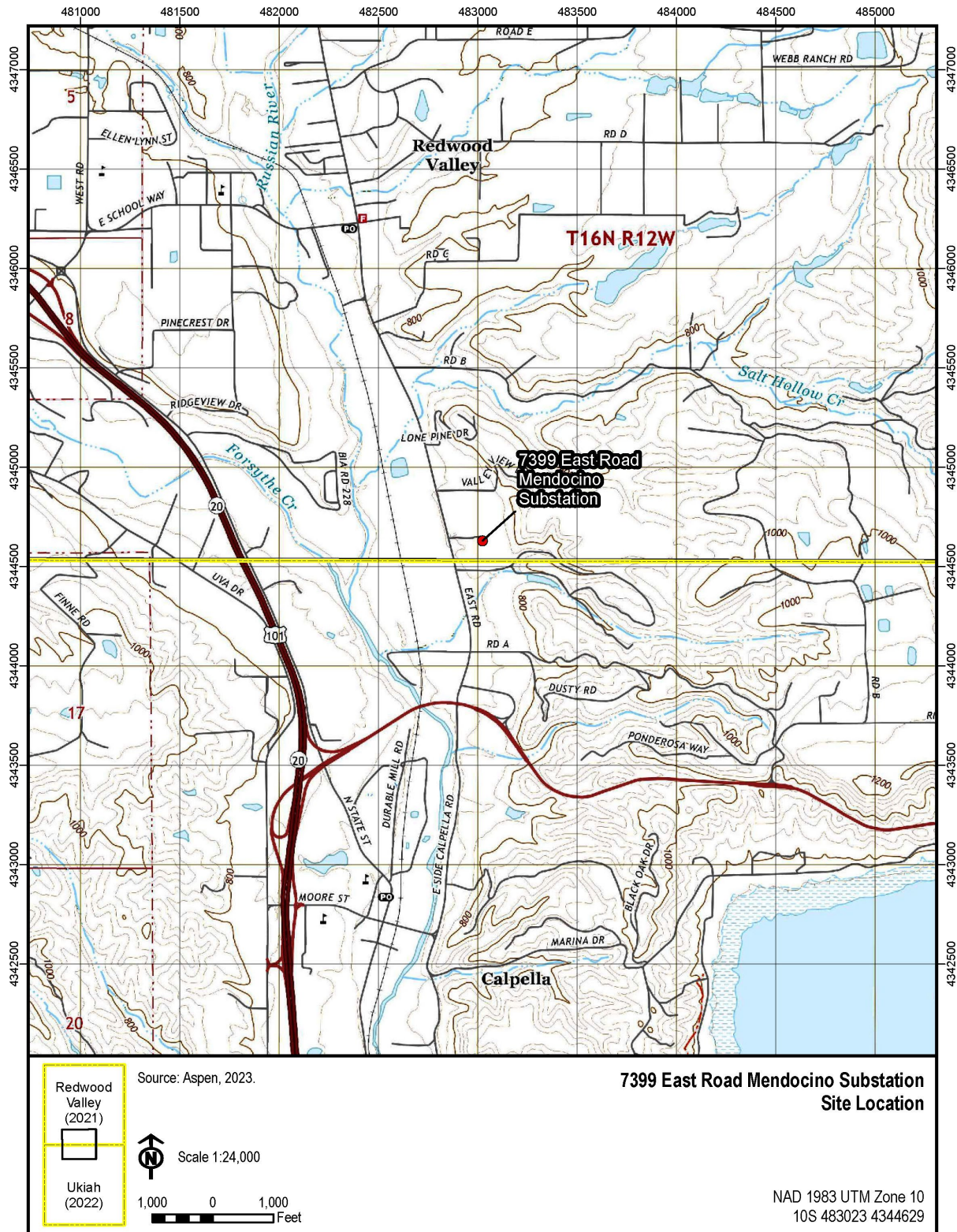
## LOCATION MAP

Page 10 of 10 \*Resource Name or # (assigned by recorder): 7399 East Road Mendocino Substation

\*Map Name: Redwood Valley, Ukiah

\*Scale: 1:24,000

\*Date of map: 2021, 2022





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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7400 East Road

P1. Other Identifier: Nash Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7400 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482826 mE/ 4344635 mN

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

This 0.92-acre property is Assessor Parcel # 1660400500. UTM is centered on primary residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7400 East Road is a 2604 square foot single family home with 3 bedrooms and 2.0 bathrooms. It is designed in a nondescript Builder-Contractor style. Consultation of historic maps and aerials reveals that select minor building improvements on the property are 63+ years in age, although the main residence was built in 1994. Building improvements on this property are clearly visible in 1963 on a historic aerial. They were built after the property was subdivided as part of the late-1955 Walnut Acres Subdivision. A building complex is visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 1993, but many building alterations are made to the property from 1993 to 2005. This includes the removal of original buildings on the property and the construction of new buildings at various locations resulting in the existing densely improved complex. The property at 7400 East Road has, therefore, been highly altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

\*P3b. Resource Attributes: (List attributes and codes) HP3, Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking NWly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both 1994 - Main

Residence; Outbuildings – Pre-1963 to 2006, research/field survey..

\*P7. Owner and Address:  
Donna M. Nash, 7400 East Road,  
Redwood Valley, CA 95470

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

Property Name: 7400 East Road

Page 2 of 6

In depth historical research conducted in evaluating 7400 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building complex exists on this property in 1983.
  - **1993 Aerial** – Improvements to the property remain essentially the same.
  - **1993 – 2005 Aerials:** Building improvements are made to property.
  - **2005 -2020 Aerials:** Minor building improvements are made to property.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – A new building is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements to this property do exist in 1963. The property was subdivided out of a larger ranch property at some point between 1941 and 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1994 - New Building; 1997 – Building Addition; 2001 – New Garage; 2006 – Solar Panels; 2014 – Building Addition.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** This 2604 square foot single family home has 3 bedrooms and 2.0 bathrooms. Built 1994.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7400 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as

**CONTINUATION SHEET**

Property Name: 7400 East Road

Page 3 of 6

a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7400 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7400 East Road, please see Primary Record - Section P3a. Description.

**Criterion 4**



## CONTINUATION SHEET

Property Name: 7400 East Road

Page 4 of 6

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7400 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7400 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### References

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

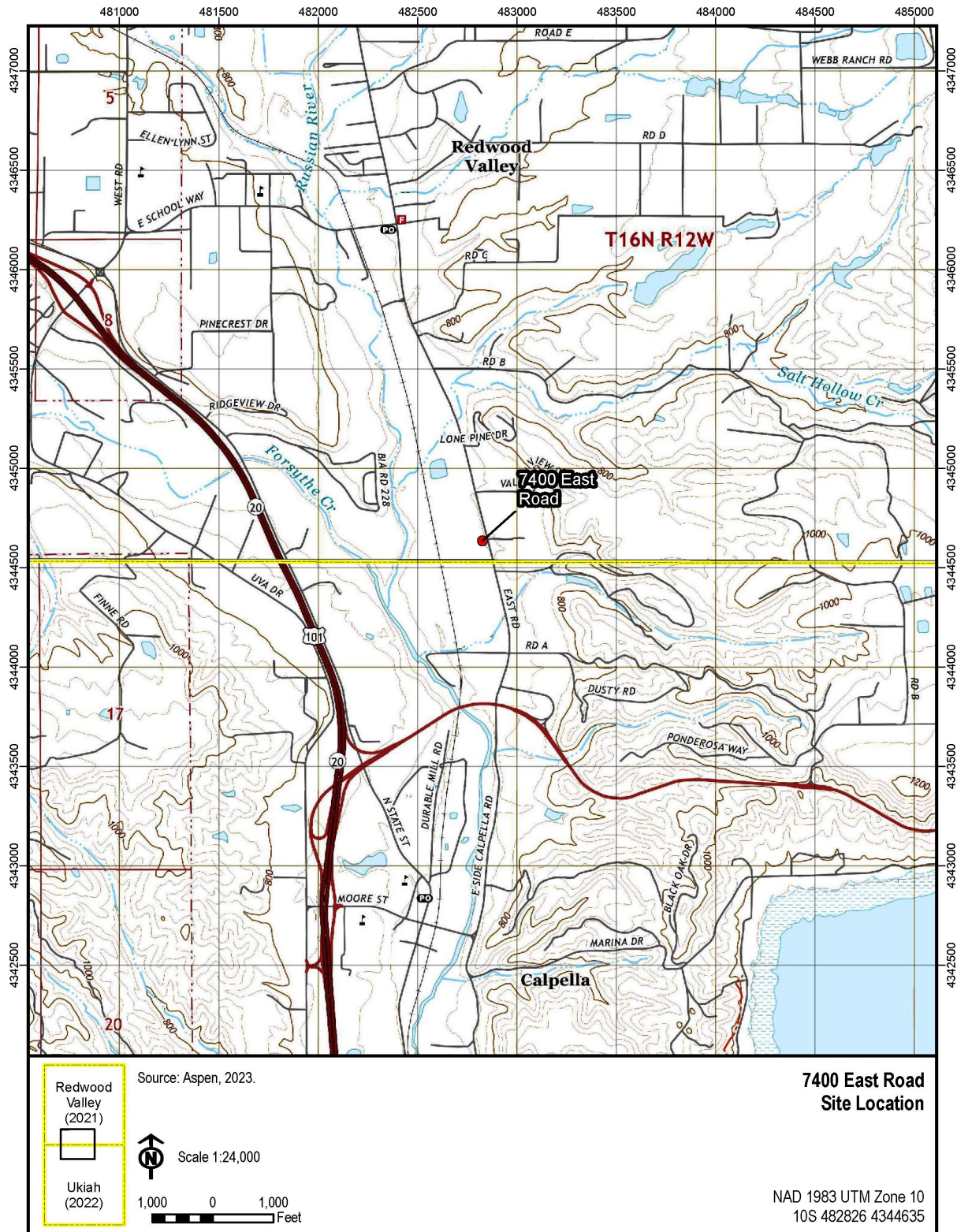
**CONTINUATION SHEET**

Property Name: 7400 East Road

Page 5 of 6

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP



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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7480 East Road

P1. Other Identifier: Lance Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7480 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482804 mE/ 4344686 mN

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

This 1.12-acre property is Assessor Parcel # 1660400400. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7480 East Road is a 2,800 sq. ft, single story, 8-bedroom, 2.5 bath home. Originally a single-family residence, it was converted to a room and board rental in 2006. It is designed in a nondescript Builder-Contractor style. Originally a single-family residence, the property was converted to a room and board rental for six in 2006. Consultation of historic maps and aerials indicates that select building improvements on the property are 60+ years in age. No improvements exist in 1941. However, building improvements on this property are clearly visible in 1963 on an historic aerial. Real estate company records advertise this residence as having been constructed in 1954, but it was probably built in 1955, or immediately after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. The building complex is visible on a 1983 historic aerial, and a 1960 USGS topo depicts one structure at the approximate location of the property. The property and building improvements on it remain largely unchanged from 1983 until 1993, but many building alterations are made to the property from 1993 to 2020. 7480 East Road has, therefore, been substantially altered over time. NOTE: Please see Continuation Sheet for additional Project Description.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking SWly. From Realtor.com website accessed June 2023.

\*P6. Date Constructed/Age and Source: ☐ Historic ☒ Prehistoric  
☐ Both Estimated. Circa 1955, research/field survey\_

\*P7. Owner and Address:  
William J Lance. Mailing address: 1625 S Madrone Ave., Healdsburg CA 95448

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7480 East Road

Page 2 of 6

### P3a. Description: Continued.

Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7480 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building complex exists on this property in 1983.
  - **1993 Aerial** – Improvements to the property remain essentially the same.
  - **1993 – 2009 Aerials:** Various building improvements are made to property.
  - **2009 -2020 Aerials:** Minor building improvements are made to property.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building (barn, warehouse, etc.) is depicted at this approximate location.
    - **(Photo-revised 1975):** – A building (barn, warehouse, etc.) is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941. The property does not, in fact, appear to have been subdivided at this time out of a larger agricultural property.
  - **1963:** Improvements on this property do exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1991 – Repair fireplace.
  - **Projects:** 2006 - Room and board rental for six approved.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Built 1954. Total interior livable space = 2,800 sq. ft.
  - **Redfin:** Single story, 8-bedroom, 2.5 baths home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

**CONTINUATION SHEET**

Property Name: 7480 East Road

Page 3 of 6

7480 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the Calpella Fruit Land Tract. There are no known historic events or individuals associated with this subdivision.

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7480 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7480 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7380 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the



## CONTINUATION SHEET

Property Name: 7480 East Road

Page 4 of 6

Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7480 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7480 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7480 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

### **References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

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

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

**CONTINUATION SHEET**

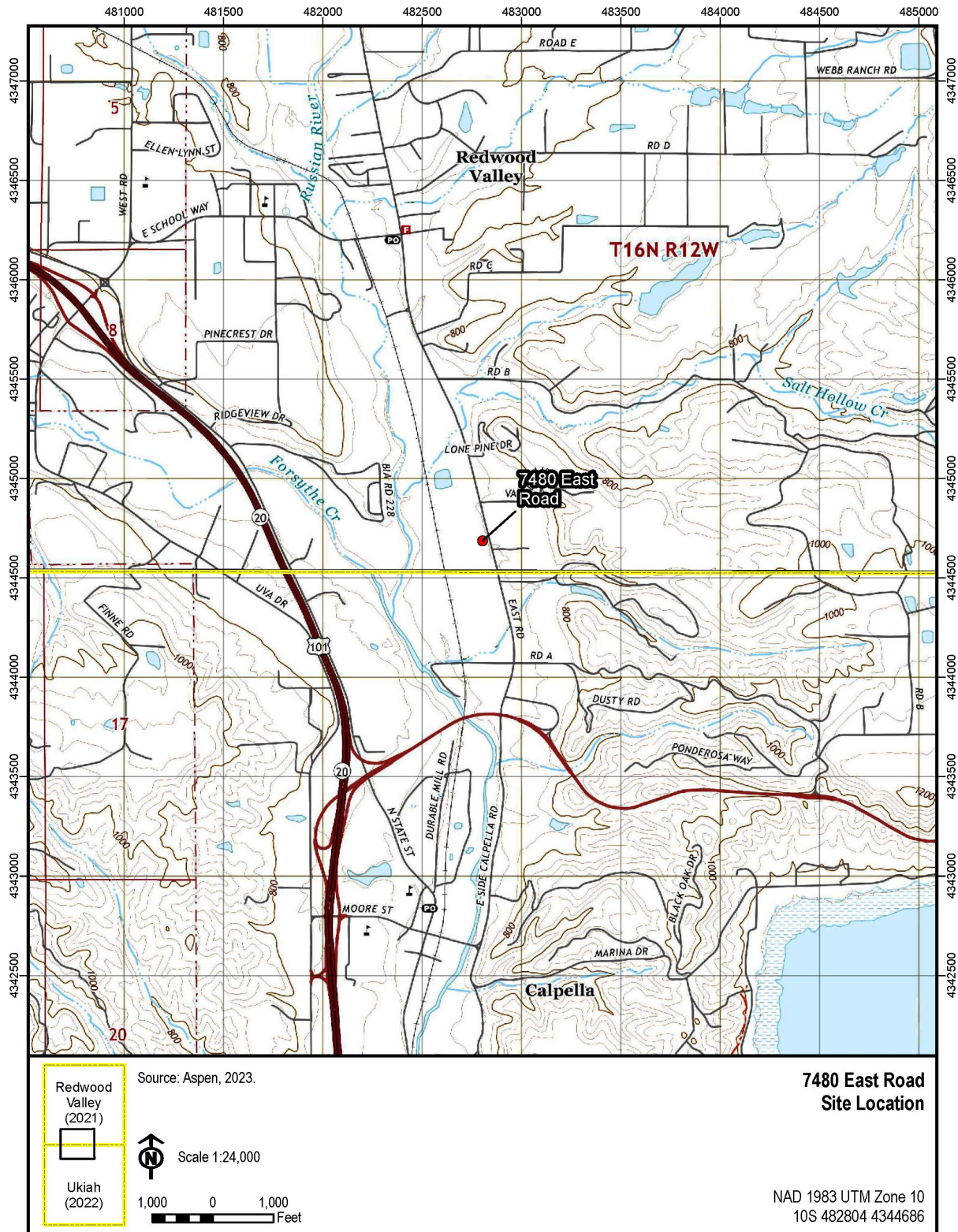
Property Name: 7480 East Road

Page 5 of 6

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP





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

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

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

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) 7500 East Road

P1. Other Identifier: Oakley Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7500 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482788 mE/ 4344744 mN

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

This 1.89-acre property is Assessor Parcel # 1660400300. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7500 East Road is a single-family residence designed in a nondescript Builder-Contractor style. Consultation of historic maps and aerials reveals that select building improvements on the property are 40+ years in age. The property has no improvements in 1941. This property is part of the late-1955 Walnut Acres Subdivision. No building improvements on this property in 1963 are depicted on an historic aerial. Building improvements are, however, visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1983 until 1993 (historic aerials), but multiple improvements are made on the property from 1993 to 2005 including sheds, a trailer house, and gazebo. The property at 7500 East Road has, therefore, been altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking NWly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Circa 1963 to 1983,  
research/field survey.\_

\*P7. Owner and Address:  
Brian E Oakley & Denise Ma. Mailing  
address: 7500, Redwood Valley, CA,  
95470

\*P8. Recorded by: (Name, affiliation,  
and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June  
13, 2023. Recorded July 22, 2023  
following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):

## CONTINUATION SHEET

Property Name: 7500 East Road

Page 2 of 5

In depth historical research conducted in evaluating 7500 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – A building exists on this property in 1983.
  - **1993 Aerial** – Improvements on the property remain essentially the same.
  - **1993 – 2005 Aerials:** Building improvements are made to property.
  - **2005 -2020 Aerials:** The property remains largely unchanged.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building (barn, warehouse, etc.) is depicted at this approximate location.
    - **(Photo-revised 1975):** – A building (barn, warehouse, etc.) is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements to this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1989-2008 – Numerous permits for utility and/or building repairs.
  - **Projects:** Hauling of lumber business approved for property in 2003.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Recorded as single-family home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7500 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the *Calpella Fruit Land Tract*. There are no known historic events or individuals associated with this subdivision.

**CONTINUATION SHEET**

Property Name: 7500 East Road

Page 3 of 5

**CRHR Eligibility Conclusions: Criteria 1-4**

**Criterion 1**

7500 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

**Criterion 2**

7500 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

**Criterion 3**

7500 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7500 East Road, please see Primary Record - Section P3a. Description.

**Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain



**CONTINUATION SHEET**

Property Name: 7500 East Road

Page 4 of 5

important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7500 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7500 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

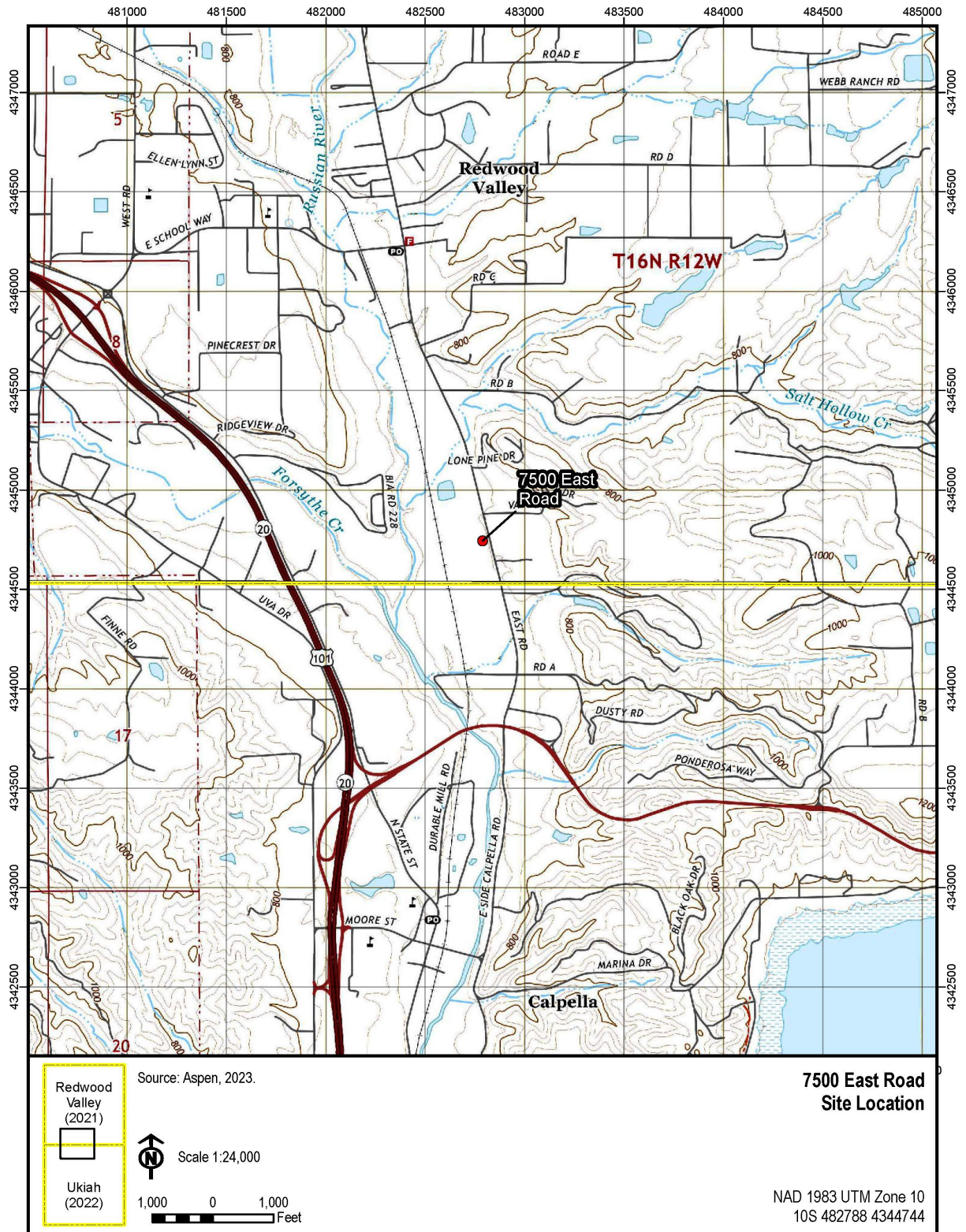
**References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP



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

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

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

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 7550 East Road

P1. Other Identifier: Papin Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7550 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482746 mE/ 4344805 mN

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

This 1.24-acre property is Assessor Parcel # 1660101000. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7550 East Road is a single-family residence. It is designed in a nondescript Builder-Contractor style and is single-story in height with a low-pitched roof. Consultation of historic maps and aerials indicates that select building improvements on the property are 60+ years in age. The property has no improvements in 1941. One large building, a residence, and what appears to be a shed are visible on this property in 1963 on an historic aerial, and were built after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. Additional smaller building improvements are visible on a 1983 historic aerial. The property and building improvements on it remain largely unchanged from 1993 to 2020. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Google Earth Parlay aerial imagery oriented northerly. Accessed June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Circa 1955 to 1963,  
research/field survey.\_

\*P7. Owner and Address:  
Michael J & Mary E Papin. Mailing address: 7550 East Road, Redwood Valley, CA, 95470

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7550 East Road

Page 2 of 6

### P3a. Description: Continued.

View below of 7550 East Road main residence looking westerly. Taken June 2023.



In depth historical research conducted in evaluating 7550 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings exist on this property in 1983.
  - **1993 – 2020 Aerials:** Minor alterations are made, but building improvements remain essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – A new building is depicted at this approximate location.
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements to this property do exist in 1963. A larger building, presumably a residence, and a smaller building (probably a shed) are visible.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1996-2015 – Several permits for utility and/or building repairs. Also, one for a new fence.
  - **Projects:** – N/A

## CONTINUATION SHEET

Property Name: 7550 East Road

Page 3 of 6

- **Relevant Realtor Website Data Available Online**
  - **Redfin:** Home last sold on May 1, 1995.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the *Calpella Fruit land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7550 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the *Calpella Fruit Land Tract*. There are no known historic events or individuals associated with this subdivision.

### CRHR Eligibility Conclusions: Criteria 1-4

#### Criterion 1

7550 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the *Calpella Fruit Land Tract*, a subdivision of the *Yokaya Rancho*, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

#### Criterion 2

7550 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

## CONTINUATION SHEET

Property Name: 7550 East Road

Page 4 of 6

### **Criterion 3**

7550 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7550 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7550 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7550 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property.



**CONTINUATION SHEET**

Property Name: 7550 East Road

Page 5 of 6

Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

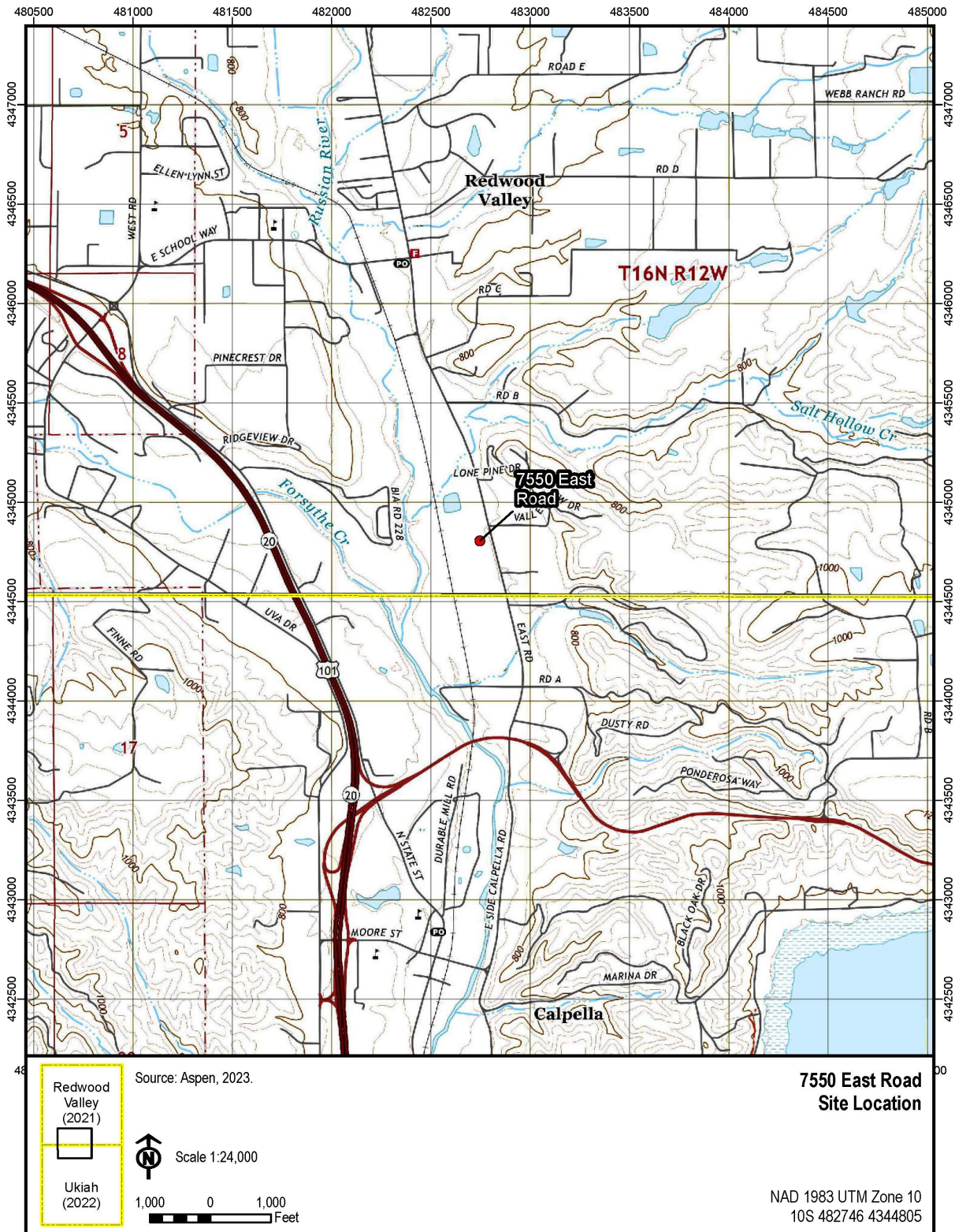
**References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

# LOCATION MAP



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

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

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

Page 1 of 6      \*Resource Name or #: (Assigned by recorder) 7570 East Road

P1. Other Identifier: Lucero Property

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address 7570 East Road City Redwood Valley Zip 95470

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482759 mE/ 4344857 mN

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

This 1.0-acre property is Assessor Parcel # 1660101100. UTM is centered on main residence.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
7570 East Road is a single-family 3,878 sq. ft. residence, with 4 bedrooms and 3 bathrooms. It is designed in a nondescript Builder-Contractor style and is single-story in height with a low-pitched roof. There is a detached garage. Real estate companies note the residence was built in 1981. Consultation of historic maps and aeriels reveals the following information about the property located at 7570 East Road and indicate that select building improvements on the property are 60+ years in age. The property has no improvements in 1941. A small building complex fronting along East Road is visible on this property in 1963 on an historic aerial. They were built after the property was subdivided in late-1955 as part of the Walnut Acres Subdivision. The building complex appears largely unchanged in reviewing 1983 and 1993 historic aeriels. Please see Continuation Sheet for P3a Description continued.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



P5b. Description of Photo: (view, date, accession #)  
Main residence looking NWly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Research, Built  
1955-1963, Remodel 1981, Alt 1993-2005

\*P7. Owner and Address:  
Ralph G & Jill L Lucero. Mailing address:  
7570 East Road, Redwood Valley, CA,  
95470

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Property Name: 7570 East Road

Page 2 of 6

### P3a. Description: Continued.

Many building improvements including new buildings are made between 1993 to 2005. Bedroom and living room additions were constructed in 2008. A new residence may also have been built adjacent to East Road. The property has, therefore, been considerably altered over time. Finally, the field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7570 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – The small building complex visible on the 1963 aerial remains essentially unchanged in 1983.
  - **1993 Aerial** – The small building complex visible on the 1963 aerial remains essentially unchanged in 1993.
  - **1993 – 2005 Aerials:** Many building improvements are made to property.
  - **2005 -2020 Aerials:** The property remains largely unchanged.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – A building is depicted at this approximate location.
    - **(Photo-revised 1975):** – Same
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – A building is depicted.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1996-2015 – Permits for a new metal building, a storage building, a building addition, and building repairs.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Built 1981, detached garage, 3 bedrooms, 3 bathrooms.
  - **Trulia:** This property has 4 bedrooms, 3 bathrooms and approximately 3,878 sq. ft. of floor space. This property has a lot size of 1 acre and was built in 1981.
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.
  - **1963:** Improvements on this property do exist in 1963. A small building complex fronts on East Road.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of

## CONTINUATION SHEET

Property Name: 7570 East Road

Page 3 of 6

Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.

- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

7570 East Road, along with many others in the Study Area on the east side of East Road, is part of the *Walnut Acres* subdivision. This subdivision was recorded by the Clerk of the Board of Mendocino County on December 12, 1955, according to a map dated November 12, 1955. The map was prepared at the request of Edward H. and Thelma K. Sibbett, owners of lands within the subdivision, further described as a portion of Lot 27, 28, 29, 30, 31, and 32 of the *Calpella Fruit Land Tract*. There are no known historic events or individuals associated with this subdivision.

### CRHR Eligibility Conclusions: Criteria 1-4

#### Criterion 1

7570 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the *Calpella Fruit Land Tract*, a subdivision of the *Yokaya Rancho*, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

#### Criterion 2

7570 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

#### Criterion 3

7570 East Road, and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design

## CONTINUATION SHEET

Property Name: 7570 East Road

Page 4 of 6

features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For additional descriptive information regarding 7570 East Road, please see Primary Record - Section P3a. Description.

### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

In summary, based on field surveys and in-depth historical research, it is here recommended that 7570 East Road and all other properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, do not qualify as eligible to the CRHR. This finding is made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation. This CRHR eligibility finding applies to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7570 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and



**CONTINUATION SHEET**

Property Name: 7570 East Road

Page 5 of 6

associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

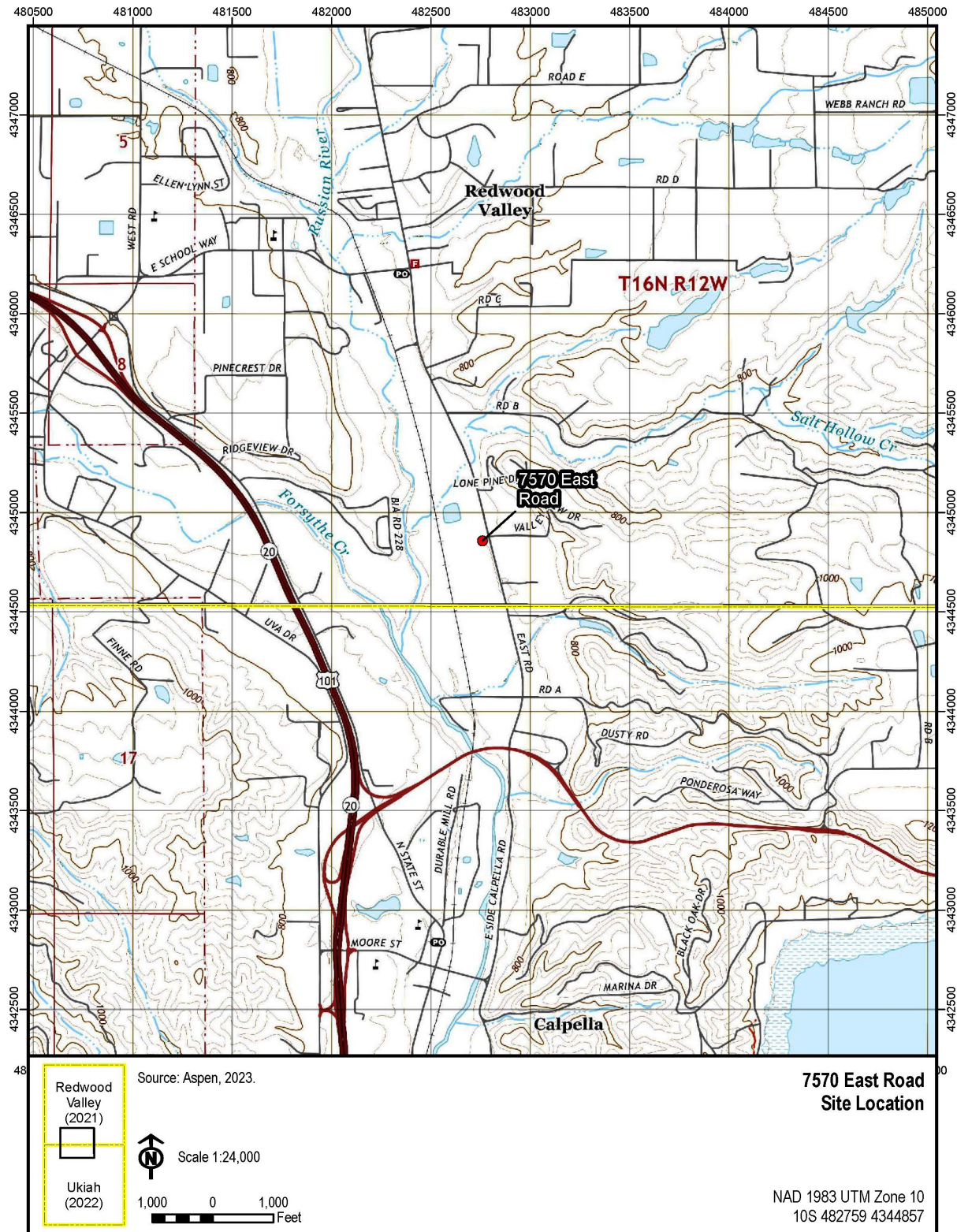
**References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

# LOCATION MAP



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

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

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

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) East Road

P1. Other Identifier: Mendocino County Maintained Road Number: 230

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address North to South through entire Project Study Area City Redwood Valley Zip N/A

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482848 mE/ 4344643 mN

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

UTM at intersection of East Road with private access road to Mendocino Substation.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
East Road is an engineered and paved roadway alignment maintained by the County of Mendocino passing through the Project Study Area. The paved width is approximately 25 feet, with partially graded shoulders of varying width. It has been a public highway since 1908, although it existed prior to 1908 before being declared a public highway.

\*P3b. Resource Attributes: (List attributes and codes) HP37, Highway/Trail

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

View of East Road, Nly, 6/13/2023

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Historical research  
Pre-1908\_

\*P7. Owner and Address:  
County of Mendocino, Department of Transportation, 340 Lake Mendocino Drive, City of Ukiah, CA, 95482.

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

R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Road Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

East Road

Page 2 of 5

### P2b. Location. Continued:

T16N; R12W; SE ¼ of SW ¼ of Sec. 9; NE ¼ of NW ¼ of Sec. 16; MDBM.

### P3a. Description. Continued:

The September 19, 1908, edition of the Mendocino Beacon notes, "Survey of public road in Calpella through Calpella Fruit Land Company's tract accepted and road declared a public highway." The map prepared for the Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, filed by the Clerk of the Board, September 8, 1908, depicts the road passing through the Study Area in considerable detail. It is also depicted on historic aerials from 1941 to 2020, and on historic USGS topo maps from 1960 to 2018 in its current location. The road has been altered by paving and widening over time. Original culverts have been replaced. The road has, therefore, lost integrity, and it exhibits no distinguishing design or engineering features, construction methods, or use of materials.

In depth historical research conducted in evaluating East Road in accordance with CRHR guidelines includes the following.

**Property Address:** Mendocino County, Redwood Valley-Potter Valley, California.

**Owner Name and Address:** County of Mendocino, Department of Transportation, 340 Lake Mendocino Drive, City of Ukiah, CA, 95482.

East Road is maintained by the Mendocino County Department of Transportation (DOT). The Mendocino County 2021 Road List Alphabetical records the following information regarding East Road.

Road Number: 230

Road Name: East Road

Maintenance Yard: Ukiah

Begins: Road 227-East Side Calpella Rd./SH 20

Ends: Road 237-West Rd./Road 237D Tomki Rd.

Total Mileage: 5.27

According to information available on the Mendocino DOT County website, the Department is responsible for the maintenance and operation of 1,014 miles of roads, 137 bridges, and other road-related features including: surface drainage facilities, pavement markings, and traffic control signs and signals.

- **Historicaerials.com**
  - **1983-2020 Aerials** – East Road alignment stays in same location. No realignment.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad:** East Road just south of Study Area depicted.
  - **1943 Pomo 15' Quad:** East Road crossing portion of Project Study Area depicted.
  - **1944 Ukiah 15' Quad:** East Road crossing portion of Project Study Area depicted.
  - **1960 Redwood Valley 7.5' Quad. (Photo-revised 1975):** East Road crossing north end of Project Study Area depicted.
  - **1958 Ukiah 7.5' Quad. (Photo-revised 1975):** East Road crossing south end of Project Study Area depicted.
  - **1960 Potter Valley 7.5' Quad:** East Road crossing north end of Project Study Area depicted.
- **UCSB Historic Aerials**
  - **1941:** East Road is in the same location as today (it appears dirt).
  - **1963:** East Road is in the same location as today (it appears to have been paved).
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – East Road depicted on the 1934 edition of the USDA, Forest Service map of the *Mendocino National Forest, California*, and on the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Property Name: \_\_\_\_\_

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of East Road are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

#### **Criterion 1**

East Road is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research reveals that it is generally associated with the development of the Calpella Fruit Land Company tracts and has been a public highway since 1908. The September 19, 1908, edition of the *Mendocino Beacon* notes, "Survey of public road in Calpella through Calpella Fruit Land Company's tract accepted and road declared a public highway." The map prepared for this Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County, was filed by the Clerk of the Board, September 8, 1908. A series of advertisements, likely including this subdivision, were advertised as having good land for sale near a railroad as early as September 1908, in the *Los Angeles Times*. These lands were offered for sale by the California Colony Company, 45 Kearny Street, San Francisco. In addition, an advertisement in the July 10, 1914, edition of the Ukiah Daily Journal, containing a map depicting the "Calpella Fruit Land Tracts," clearly shows East Road connecting the tracts. In conclusion, East Road has been a public highway from 1908 to the present and is 45+ years old. However, the extensive Calpella Fruit land tracts have not been previously identified as having singular historical importance. For this reason, it is here determined that East Road is not significant under Criterion 1 at a local, state, or national level.

#### **Criterion 2**

East Road is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research has not identified any singularly important historic people or group of people specifically associated with East Road who have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that East Road is not significant under Criterion 2 at a local, state, or national level.

#### **Criterion 3**

East Road does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design or engineering features, construction methods, use of materials, etc., under CRHR Criterion 3. East Road is best seen as a ubiquitous example of a regional type of publicly maintained roadway with no distinguishing features. It appears to have been paved at some point between 1941 and 1963. It has been altered by continued widening and paving over time and is best seen as a ubiquitous example of a regional roadway type with no distinguishing design features. Thus, East Road does not rise to the level of significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for East Road, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design, or engineering, or construction features are known to be associated with this property. For these reasons, it is here determined that East Road is not significant under Criterion 4.

Therefore, with specific regard to the East Road roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, East Road, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to East Road by implementation of the proposed Project.

#### **References**

For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Property Name:	

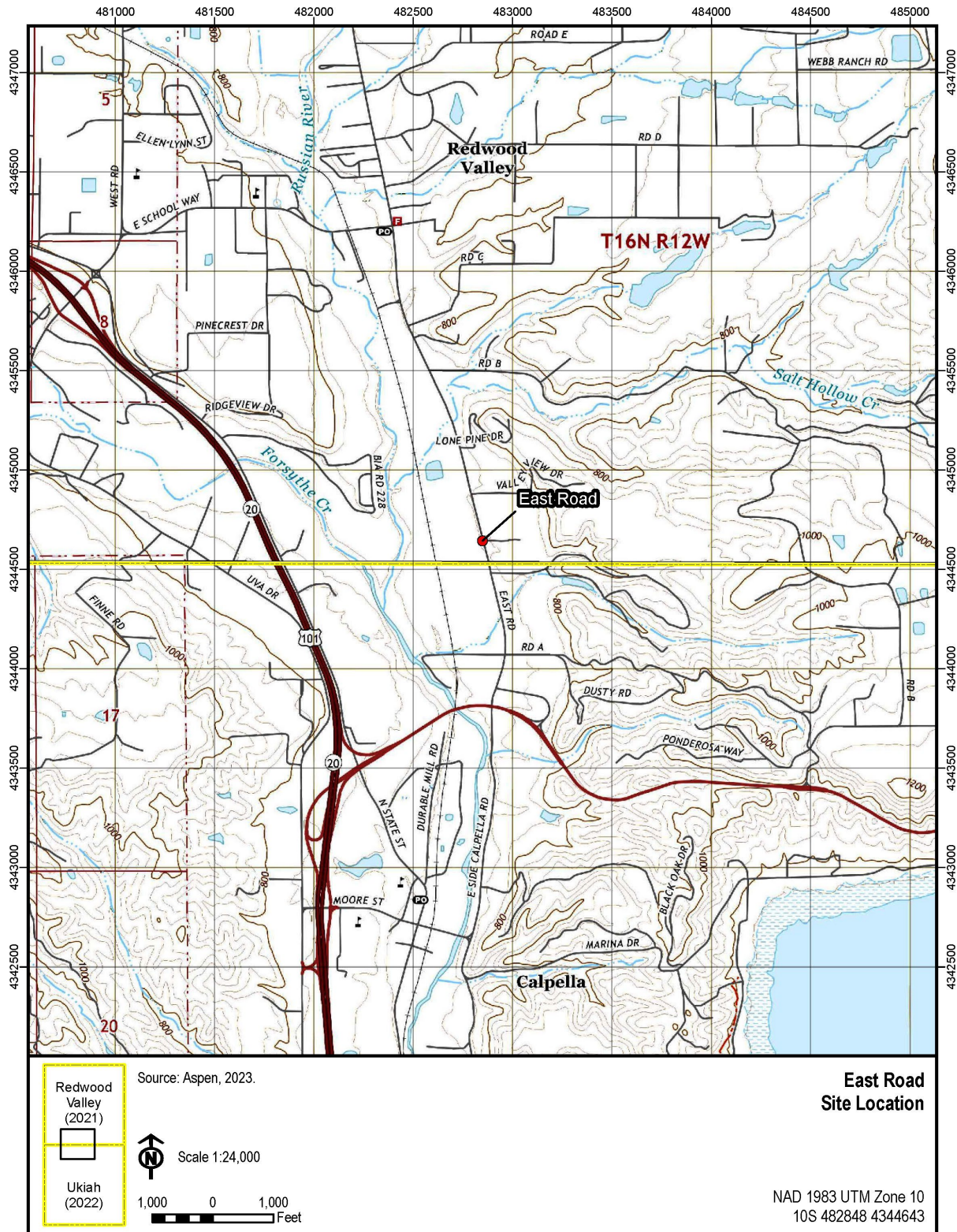
Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California.

Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.



## LOCATION MAP



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

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

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

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Electra Way

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

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; NE 1/4 of NW 1/4 of Sec 16 ; MD B.M.

c. Address Runs East to West immediately south of Project APE City Redwood Valley Zip N/A

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482848 mE/ 4344643 mN

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

Electra Way is located approximately 0.41 miles north of the intersection of East Road and HWY 20. UTM at intersection of Electra Road with East Road.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Electra Way is a non-engineered private graveled road following the topography of the land. It is not listed as maintained by Mendocino County in the official 2021 listing of county-maintained roads. It is not depicted on a 1941 historic aerial, it is depicted near the project site on aerials from 1963 to 2020, and it is depicted on various historic USGS topo maps as early as 1958. Electra Way was therefore, built at some point after 1941 and before 1958. It may be assumed that it was in fact built at or about the time that the Mendocino Substation was built, or circa 1951-1952. It does not appear to have been substantially realigned in the vicinity of the Study Area. In conclusion, Electra Way is best seen as a ubiquitous example of a privately maintained road with no distinguishing design or engineering features, construction methods, or use of materials.

\*P3b. Resource Attributes: (List attributes and codes) HP37, Highway/Trail

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

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



**P5b. Description of Photo:** (view, date, accession #)

Looking easterly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Circa 1951-1952,  
historical research.

\*P7. Owner and Address:  
Private Road. Ownership unknown.

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023 following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

[Electra Way]

Page 2 of 4

### P2b. Location. Continued.

T16N; R12W; NE ¼ of NW ¼ of Sec. 16; NW ¼ of NE ¼ of Sec. 16; MDBM.

### P3a. Description. Continued.

In depth historical research conducted in evaluating Electra Way in accordance with CRHR guidelines includes the following.

- Historicaerials.com
  - 1983 -2020 Aerials – Electra Way is depicted.
- USGS Topo Maps
  - 1920 Ukiah 15' Quad. – N/A
  - 1943 Pomo 15' Quad. – N/A
  - 1944 Ukiah 15' Quad. – N/A
  - 1960 Redwood Valley 7.5' Quad. – A small portion of Electra Way is depicted (the top of a loop) as an unimproved dirt road.
    - Photo-revised 1975: – Same as above.
  - 1958 Ukiah 7.5' Quad. – Electra Way is depicted as an unimproved looping dirt road.
    - Photo-revised in 1975. – Same as above.
  - 1960 Potter Valley 7.5' Quad. – A small portion of Electra Way is depicted (the top of a loop) as an unimproved dirt road.
- UCSB Historic Aerials
  - 1941: Electra Way is not depicted.
  - 1963: Electra Way is depicted.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Electra Way are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

#### **Criterion 1**

Electra Way is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. It is assumed that Electra Way was built at or about the time that the Mendocino Substation was built, or circa 1951-1952. However, as a ubiquitous private roadway alignment, Electra Way does not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Electra Way is not significant under Criterion 1 at a local, state, or national level.

#### **Criterion 2**

Electra Way is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. It is generally associated with the adjacent Mendocino Substation, but no individuals associated with the building of the substation appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Electra Way is not significant under Criterion 2 at a local, state, or national level.

#### **Criterion 3**

Electra Way does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design or engineering features, construction methods, use of materials, etc., under CRHR Criterion 3. Electra Way is best seen as a ubiquitous example of a regional type of private road with no distinguishing features. Thus, Electra Way does not rise to the level of architectural significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as

Property Name: \_\_\_\_\_

construction techniques or human activity. As the resource must be the principal source of information, this is not true for Electra Way, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design features are known to be associated with this property. For these reasons, it is here determined that Electra Way is not significant under Criterion 4.

Therefore, with specific regard to the Electra Way roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, Electra Way has been impacted by the continued expansion of the Mendocino Substation and associated transmission line facilities over time. No additional visual impacts are anticipated to Electra Way by implementation of the proposed Project.

### References

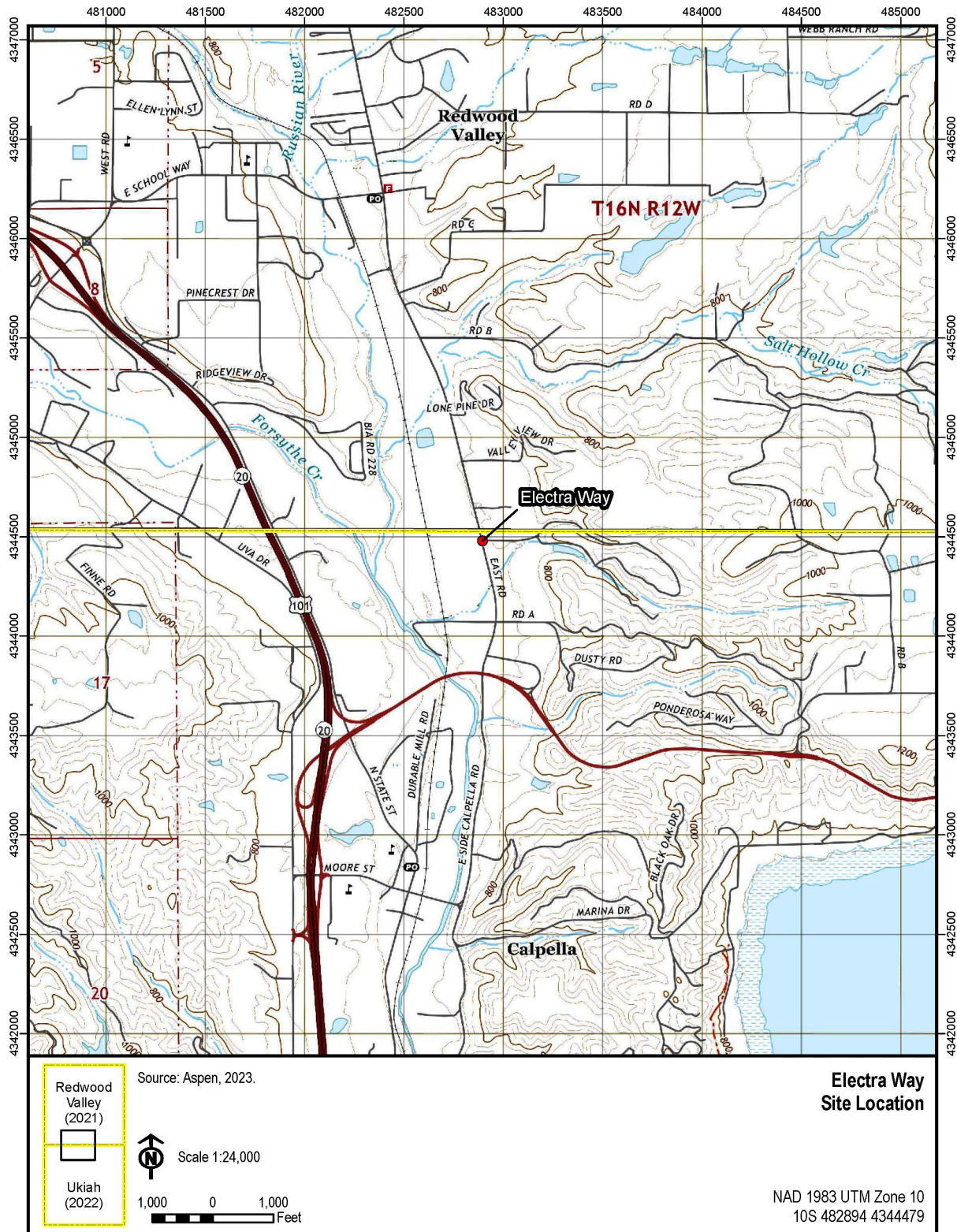
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California.

Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP





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

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

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

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Valley View Drive

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

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

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

Redwood Valley, 2021/  
\*b. USGS 7.5' Quad Ukiah Date 22 T 16N ; R 12W ; SE 1/4 of SW 1/4 of Sec 9 ; MD B.M.

c. Address Valley View Dr. runs E to W at Nly end of Project Study Area City Redwood Valley Zip N/A

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 482790 mE/ 4344882 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
UTM at intersection of Valley View Drive with East Road.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Valley View Drive is a private road. It is graveled but paved at select locations. It is not listed as maintained by Mendocino County in the official 2021 listing of county-maintained roads. It is depicted near the project site on historic aerials from 1941 to 2020, and on various historic USGS topo maps beginning as early as 1960. Valley View Drive was therefore built prior to 1941. It does not appear to have been substantially realigned but was extended easterly at some point from 1941 to 1960. In conclusion, Valley View Drive is best seen as a ubiquitous example of a regional road type with no distinguishing design features, construction methods, or use of materials.

\*P3b. Resource Attributes: (List attributes and codes) HP37, Highway/Trail

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

P5a. Photograph or Drawing (Photograph required for buildings, structures and objects)



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

Looking easterly. Taken June 2023.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both Estimated. Pre-1941, historical research.

\*P7. Owner and Address:  
Private Road. Ownership unknown.

\*P8. Recorded by: (Name, affiliation, and address)  
R. Hatheway and M. Robinson  
Aspen Environmental Group  
5020 Chesebro Rd Suite 200  
Agoura Hills, CA 91301

\*P9. Date Recorded: Surveyed on June 13, 2023. Recorded July 22, 2023  
following research.

\*P10. Survey Type: (describe) Intensive pedestrian survey.

\*P11. Report Citation: (cite survey report and other sources, or enter "none") Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California. Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 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):



## CONTINUATION SHEET

Valley View Drive

Page 2 of 4

### P2b/ Location. Continued:

T16N; R12W; SE ¼ of SW ¼ of Sec. 9; SW ¼ of SE ¼ of Sec. 9; MDBM.

In depth historical research conducted in evaluating Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 -2020 Aerials** – Valley View Drive is depicted.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – Valley View Drive is depicted, much as existing near Study Area.
    - **(Photo-revised 1975:** – Same as above.
  - **1958 Ukiah 7.5' Quad.** – N/A
    - **Photo-revised in 1975.** – N/A
  - **1960 Potter Valley 7.5' Quad.** – Valley View Drive is depicted, much as existing near Study Area.
- **UCSB Historic Aerials**
  - **1941:** Valley View Drive is depicted dead ending at foot of hill to east.
  - **1963:** Valley View Drive is depicted, much as existing near Study Area. It has, however, been extended easterly.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of Valley View Drive are described below. These findings are made in accordance with California Historical Resource Status Code 6Z: Found ineligible to NR, CR, or Local designation through survey evaluation.

### Criterion 1

Valley View Drive is not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant historical events specifically associated with this property. It does not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 1 at a local, state, or national level.

### Criterion 2

Valley View Drive is not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research has not identified any singularly important historic people specifically associated with Valley View Drive who have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 2 at a local, state, or national level.

### Criterion 3

Valley View Drive does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. Valley View Drive is best seen as a ubiquitous example of a regional type of private road with no distinguishing features. Thus, Valley View Drive does not rise to the level of architectural significance necessary for eligibility under CRHR Criterion 3 at a local, state, or national level.

### Criterion 4

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for Valley View Drive, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or

Property Name:	

construction features are known to be associated with this property. For these reasons, it is here determined that Valley View Drive is not significant under Criterion 4.

Therefore, with specific regard to the Valley View Drive roadway alignment, implementation of the proposed Project is not expected to result in a significant adverse effect, impact, change, or material impairment to any CRHR eligible historic property. Finally, Valley View Drive, which predates the substation, was visually impacted previously by the original construction of the Mendocino Substation in 1951-1952, and by the continued expansion of the substation and associated transmission line facilities over time. No additional visual impacts are anticipated to Valley View Drive by implementation of the proposed Project.

### References

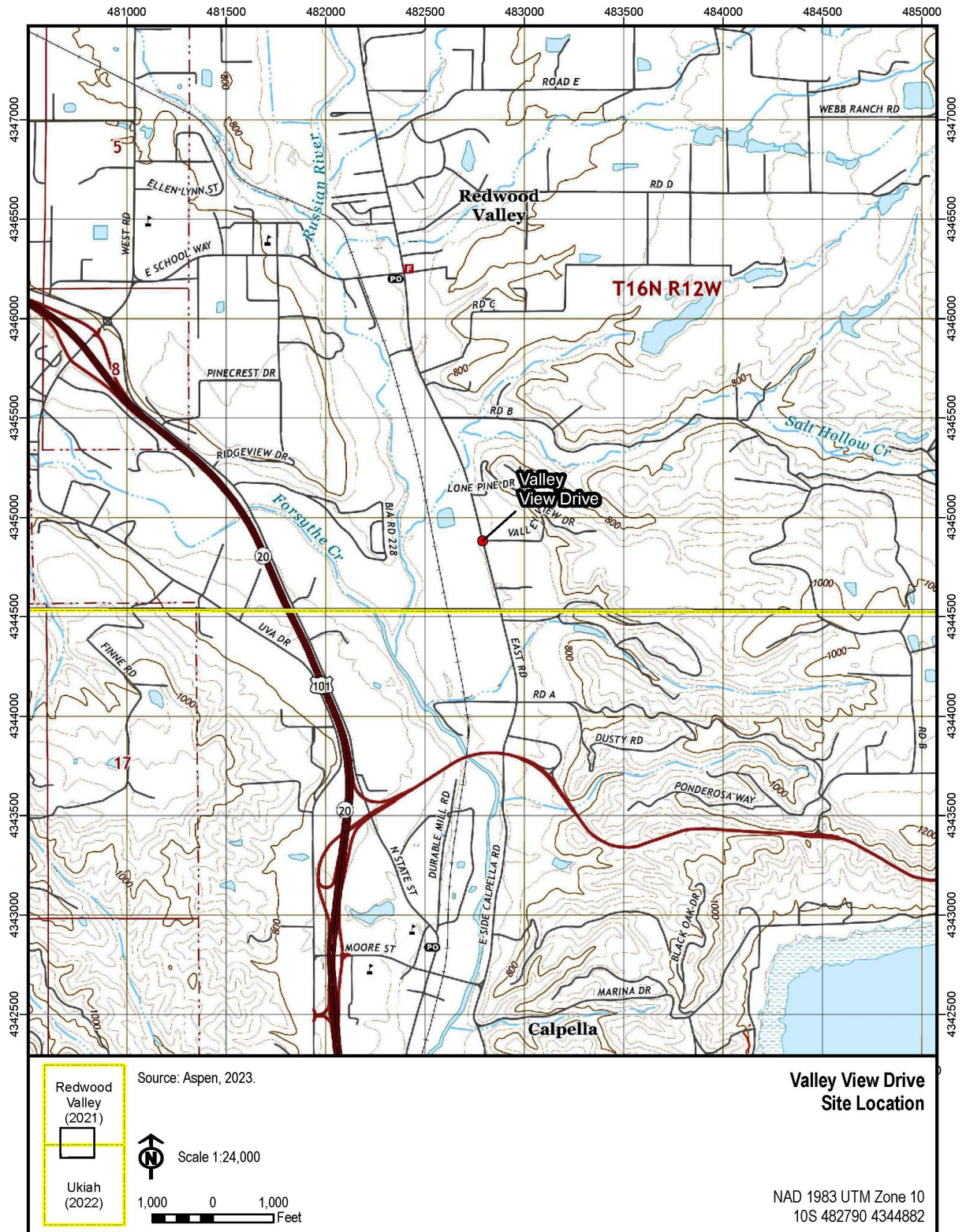
For all references noted in the above in-depth historical research summary and CRHR evaluations, please refer to the References Cited section in the following report.

Aspen Environmental Group

2023 Cultural Resources Assessment for the East Road Storage Project, Mendocino County, California.

Prepared for: California Energy Commission, Prepared by: Aspen Environmental Group, July 2023.

## LOCATION MAP



# **Attachment C-5**

## **PROPERTIES LESS THAN 45 YEARS OLD**

## **ATTACHMENT E: EAST ROAD STORAGE PROJECT CONSIDERATION OF STUDY AREA BUILT ENVIRONMENT RESOURCES LESS THAN 50 YEARS IN AGE**

The following properties less than 45+ years in age were not individually evaluated on DPR 523 forms. They were, however, fully researched, with field surveys confirming they do not qualify as eligible to the CRHR in accordance with special considerations regarding historical resources achieving significance within the past fifty years.

- 4575 East Road: PG&E Substation Parking and Storage.
- 7600 East Road: Single family residence.
- 7601 East Road: Single family residence. Manufactured home.
- 700 Valley View Drive: Single family residence.
- 710 Valley View Drive (7661 East Road): Single family residence. Manufactured home.
- 720 Valley View Drive: Single family residence.

### **Evaluation of Properties Less than 50 Years Old**

As a means of establishing historical significance, the California Office of Historic Preservation recommends that “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource” (California OHP 2011a). The National Park Service provides National Register Criteria guidance in considering properties of exceptional importance that achieved significance within the past 50 years under Criteria Consideration G (NPS 1997). Similarly, resources less than 50 years may be considered for listing in the CRHR if it is demonstrated that sufficient time has passed to understand its historical importance (California OHP 2011b).

In-depth research did not reveal any historically significant events or individuals associated with these properties or buildings. Built environment resources on these properties do not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, architecture, aesthetics, or engineering. None have yielded or appear to have the potential to yield information of exceptional importance. As such, none of the built environment resources within the East Road Storage APE and larger East Road Storage Study Area less than 50 years in age demonstrate potential for exceptional historical importance and are therefore not historical resources for the purpose of CEQA.

The following buildings within the East Road Storage APE and East Road Storage Study Area less than 50 years in age are recommended here as not eligible to the CRHR.

### **7475 East Road:** PG&E Substation Parking and Storage

**Property Address:** 7475 East Road, Redwood Valley, CA, 95470

**Owner Name and Address:** Pacific Gas and Electric Company

**Parcel #:** 1660500200

**Acreage:** 12.18

**Zoning:** PF:0

**Year Built:** 2020 - **LESS THAN 45 YEARS OLD.**

7475 East Road consists of a recently built PG&E facility with parking, equipment storage, and fencing, as permitted in 2020. All building improvements on this property are less than four years old. All improvements are designed in a utilitarian style. This property is associated with the adjacent Pacific Gas and Electric Substation to the south at 7399 East Road. No built environment and/or architectural improvements exist at 7475 East Road in 1941 according to a historic aerial. At this time a portion of the property was cultivated as a vineyard, and this continues until 2020 when a PG&E construction project took place on this property on land acquired from the historic vineyard and ranch to the north located at 751 Valley View Drive. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7475 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Property is used as an agricultural field. The PG&E Mendocino Substation is visible adjacent to this property to the south.
  - **1993 Aerial** – Property is used as an agricultural field. Various new equipment appears at the adjacent substation to the south.
  - **2005 Aerial** – Property is used as an agricultural field. The adjacent substation to the south has increased in size with more new equipment.
  - **2005-2010 Aerials** – Property is used as an agricultural field. The substation property to the south remains essentially the same.
  - **2012-2020 Aerials** – Property is used as an agricultural field. Various small changes are made over time at the adjacent substation to the south.
  - **2020** – A substation addition is constructed on this property in 2020, on land acquired from the historic vineyard and ranch to the north.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **Photo-revised 1975:** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Property is used as an agricultural field. Building improvements on this property do not exist in 1941.
  - **1963:** Property is used as an agricultural field. Building improvements on this property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** – N/A
  - **Projects:** 2020 – Various for Temp Use.
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.



- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

#### **CRHR Eligibility Conclusions: Criteria 1-4**

The property improvements located at 7475 East Road, consisting of parking, equipment storage, and fencing, were built by PG&E in 2020. They are less than three years old and are not evaluated herein or considered as eligible to the CRHR.

#### **7600 East Road:** Single family residence.

**Property Address:** 7600 East Road, Redwood Valley, CA, 95470.

**Owner Name and Address:** Rafael Gonzalez. Mailing address: 305 N Main St, Ukiah CA 95482.

**Parcel #:** 1660100800

**Acreage:** 1.0

**Zoning:** RR:2

**Year Built:** Main Residence 1995-1996 - **LESS THAN 45 YEARS OLD.** Many additions 1993-2009

7600 East Road is a single-family home with a detached garage. It is designed in a nondescript Builder-Contractor style and is single-story in height with a low-pitched roof. Consultation of historic maps and aerials indicate that select building improvements on the property are 40+ years in age. Improvements on this property are not depicted in 1941 or 1963 on historic aerials. This property is part of the late-1955 *Walnut Acres Subdivision*. Several buildings appear, however, in a 1983 aerial, and the property appears essentially unchanged on a 1993 historic aerial. However, numerous permitted building improvements (new buildings, landscaping, etc.) are made between 1995 and 2016, resulting in the present building complex with multiple small sheds. The property has been significantly altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7600 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings appear on property.
  - **1993 Aerial** – Improvements on property remain essentially the same.
  - **1993 – 2009 Aerials:** Many improvements are made to property including landscaping.
  - **2009 -2020 Aerials:** Several building additions.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do not exist in 1941.

- **1963:** Improvements on property do not exist in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1995 – New building permit, 1996 – two new buildings.
  - **Projects:** Approved as a family care facility 2003.
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Noted as mobile/manufactured residence.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – This property is part of the November 12, 1955, *Walnut Acres Subdivision*, as owned by Edward H and Thelma K. Sibbett and recorded by the Clerk of the Board of Mendocino County on December 12, 1955. This was a subdivision of portions of Lots 27-32, of the 1908 *Calpella Fruit Land Tract*.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 7600 East Road is described below.

#### **CRHR Eligibility Conclusions: Criteria 1-4**

##### **Criterion 1**

7600 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with significant events or trends that have risen over time to a level of historic importance under CRHR Criterion 1. In-depth historical research has not identified any significant or singular historical events specifically associated with this subdivision. It is generally associated with the Calpella Fruit Land Tract, a subdivision of the Yokaya Rancho, and is one of many such subdivisions throughout Redwood Valley and Potter Valley. None of the properties within the *Walnut Acres* subdivision appear to have had a significant impact or influence on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 1 at a local, state, or national level.

##### **Criterion 2**

7600 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, are not known to be associated with any individuals that have risen over time to a level of historic importance under Criterion 2. In-depth historical research reveals that the *Walnut Acres* subdivision is most closely associated with Edward H. and Thelma K. Sibbett, the original landowners and developers of the subdivision. However, these two historic individuals, including the current owners of properties within the *Walnut Acres* subdivision within the Project Study Area, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 2 at a local, state, or national level.

##### **Criterion 3**

7600 East Road and all properties within the *Walnut Acres* subdivision on the east side of East Road, and any building or structural improvements on them within the Project Study Area, do not embody any

distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All are designed in common, non-descript, or vernacular styles. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that all properties within the *Walnut Acres* subdivision within the Project Study Area are not significant under Criterion 3 at a local, state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that none of these properties are significant under Criterion 4.

**7600 East Road:** Please refer to the CRHR eligibility conclusions presented for 7290 East Road as these are applied to all properties within the *Walnut Acres* subdivision on the east side of East Road within the Project Study Area. In brief, none of these properties are known to have significant historical associations with events or individuals, none display unique architectural design, construction methods, or use of materials, and none of these properties have yielded, or are likely to yield, information important to history or prehistory. It is here recommended that none of the properties within the *Walnut Acres* subdivision on the east side of East Road within the Study Area are eligible to the CRHR. These CRHR eligibility recommendations apply to the following properties:

- 7290 East Road
- 7300 East Road
- 7350 East Road
- 7380 East Road
- 7400 East Road
- 7480 East Road
- 7500 East Road
- 7550 East Road
- 7570 East Road
- 7600 East Road

Therefore, with specific regard to 7600 East Road and all properties within the *Walnut Acres* subdivision, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within the *Walnut Acres* subdivision were built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts to any *Walnut Acres* subdivision properties are not anticipated by implementation of the proposed Project.

**7601 East Road:** Single family residence. Manufactured home.

**Property Address:** 7601 East Road, Redwood Valley, CA, 95470

**Owner Name and Address:** Kenneth D Budrow. Mailing address: 550 Chablis Ct, Ukiah CA 95482.

**Parcel #:** 1660201800

**Acreage:** 1.4

**Zoning:** RR:5

**Year Built:** Initial improvements pre-1983. 2003-2017 Building remodel + new garage and carport. It appears that all pre-1983 building improvements have been demolished or substantially altered. Existing improvements date from 1993 to the present - They are **LESS THAN 45 YEARS OLD**.

7601 East Road is a single-family residence with 2 bedrooms and 1.5 baths. It is one-story in height and is designed in a nondescript Builder-Contractor style. It appears as a manufactured home with a detached garage, a carport, and a shed. Consultation of historic maps and aerials indicates that select building improvements on the property are 40+ years in age. The existing subdivided property does not exist in 1941 or in 1963 according to a review of historic aerials. In 1941 and 1963 the property was part of a larger ranch complex and was used as an agricultural field until at least 1963. It was subdivided at some point between 1963 and 1983, as several buildings appear on a 1983 aerial. The property appears essentially unchanged on a 1993 historic aerial. However, numerous building improvements (new buildings, landscaping, etc.) have been made between 1993 and 2005. The property remains essentially the same from 2005 to 2020. In summary, the property has been altered over time. Finally, field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 7601 East Road in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings appear on property.
  - **1993 Aerial** – Improvements on the property remain essentially the same.
  - **1993 – 2005 Aerials:** Many improvements are made to property including landscaping.
  - **2005 -2020 Aerials:** Property remains essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this subdivided property do not exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941.
  - **1963:** Improvements on this subdivided property do not exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 1989 – Building remodel. 2017 – Building addition. 2003- New garage. 2017 – Carport.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**

- **Trulia:** This is a 2-bedroom, 1.5 bathroom home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – N/A
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendations regarding the CRHR eligibility of 7601 East Road, and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, are here made. These recommendations apply to the following properties:

- 7601 East Road
- 700 Valley View Drive
- 710 Valley View Drive
- 720 Valley View Drive
- 740 Valley View Drive

### **Criterion 1**

7601 East Road is generally associated with the Calpella Fruit Land Tracts, a series of subdivisions of the Yokaya Rancho, and is one of many such subdivisions containing hundreds of properties throughout Redwood Valley and Potter Valley. It is specifically associated with Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as recorded by the Clerk of the Board, September 8, 1908. This subdivision is one of many subdivisions of the Calpella Fruit Land Tracts and it has had no significant impact or influence on the growth and development of Mendocino County. For these reasons, it is here determined that 7601 East Road, and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, is not significant under Criterion 1 at a local, state, or national level.

### **Criterion 2**

7601 East Road is specifically associated with Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as recorded by the Clerk of the Board, September 8, 1908. In-depth historical research reveals that Lot 20 is historically associated with Edward Joslyn and Henry W. Weirick (*Ukiah Daily Beacon* 1914: 3), and John Schnuberick and Henry Buckholtz (*Mendocino Beacon* 1921: 6). However, these historic individuals, including the current owners of properties within Lot 20, do not appear to have had a significant impact on the growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7601 East Road, and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, are not significant under Criterion 2 at a local, state, or national level.

### **Criterion 3**

7601 East Road, and all building features within the Study Area located in Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, does not embody any distinctive characteristics of design or demonstrate any innovative, important, or outstanding design features, construction methods, use of materials, etc., under CRHR Criterion 3. All building features are designed in common, non-descript, or Builder-Contractor vernacular style. None appear to have had a significant impact on the architectural and/or historical growth and development of Mendocino County, or Redwood Valley. For these reasons, it is here determined that 7601 East Road, and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, are not significant under Criterion 3 at a local,

state, or national level. For individual architectural descriptions for each of the above properties specifically relating to Criterion 3 supporting the above determination, please refer to individual DPR 523s.

#### **Criterion 4**

To be eligible under CRHR Criterion 4, a resource's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological sites, but may apply to buildings, structures, or objects in instances where a resource may contain important information about such topics as construction techniques or human activity. As the resource must be the principal source of information, this is not true for 7601 East Road, and for all properties located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, for as detailed under Criteria 1-3, no significant individuals, events, or architectural design or construction features are known to be associated with these properties. For these reasons, it is here determined that 7601 East Road, and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*, are not significant under Criterion 4 at a local, state, or national level.

#### **700 Valley View Drive:** Single family residence.

**Property Address:** 700 Valley View Drive, Redwood Valley, CA, 95470.

**Owner Name and Address:** Gavin & Corine Pearce. Mailing address: 700 Valley View Drive, Redwood Valley, CA, 95470.

**Parcel #:** 1660201000

**Acreage:** 1.0

**Zoning:** RR:5

**Year Built:** Main Residence 1991 - **LESS THAN 45 YEARS OLD**. Outbuildings Pre-1983.

700 Valley View Drive is a small 900 sq. ft. single-family residence with 2 bedrooms and 2 baths. There appears to be an additional associated original residential unit, and a large, detached garage. Additional building features include a workshop, a yurt, and a fenced dog run. All building features are designed in a Vernacular, or nondescript Builder-Contractor style. Consultation of historic maps and aerials reveals that select building improvements on the property are 40+ years in age. The existing subdivided property does not exist in 1941 or in 1963 according to a review of historic aerials. In 1941 and 1963 the property was part of a larger ranch complex and was used as an agricultural field until at least 1963. It was subdivided at some point between 1963 and 1983, as several buildings appear on a 1983 aerial. A new building, probably the main residence, was permitted in 1991. The property appears essentially unchanged on a 1993 historic aerial. However, numerous building improvements (new buildings, landscaping, etc.) appear on aerials between 1993 and 2005. The garage was permitted as a massage studio in 2009. In summary, the property has been altered over time. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features on the property display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 700 Valley View Drive in accordance with CRHR guidelines includes the following.



- **Historicaerials.com**
  - **1983 Aerial** – Several buildings appear on property.
  - **1993 Aerial** – New buildings are visible.
  - **2005 – 2020 Aerials:** Minor improvements are made to the property, but it remains essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**
  - **1941:** Improvements on this subdivided property do not exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941.
  - **1963:** Improvements on this subdivided property do not exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2010 – Garage converted to massage studio. 2016 – Solar panels.
  - **Projects:** Massage studio applied for 2009. Finalized 2013.
- **Relevant Realtor Website Data Available Online**
  - **Trulia:** This single-family home has 2 bedrooms, 2 bathrooms and approximately 900 sq. ft. of floor space.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 700 Valley View Drive, is described below.

#### **CRHR Eligibility Conclusions: Criteria 1-4**

700 Valley View Drive: Please refer to the CRHR eligibility conclusions presented for 7601 East Road as these conclusions and recommendations are applied to all properties and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*. In brief, none of these properties are known to have significant historical associations with events or individuals, none display unique architectural design, construction methods, or use of materials, and none of these properties have yielded, or are likely to yield, information important to history or prehistory. Accordingly, it is recommended that none of the properties or building features listed below are eligible to the CRHR.

- |                         |                         |
|-------------------------|-------------------------|
| • 7601 East Road        | • 720 Valley View Drive |
| • 700 Valley View Drive | • 740 Valley View Drive |
| • 710 Valley View Drive |                         |

Therefore, with specific regard to 700 Valley View Drive, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within Lot 20 in the Project Study Area appear to have been built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts are not anticipated by implementation of the proposed Project.

**710 Valley View Drive (7661 East Road):** Single family residence. Manufactured home.

**Property Address:** 710 Valley View Drive (7661 East Road), Redwood Valley, CA, 95470

**Owner Name and Address:** Mailing address: 4004 Mantell Ave., Cincinnati OH 45236.

**Parcel #:** 1660201900

**Acreage:** 5.21

**Zoning:** RR:5

**Year Built:** 1993-2005 - **LESS THAN 45 YEARS OLD.**

710 Valley View Drive is a one-story manufactured home. It is designed in a nondescript Builder-Contractor style. It has a carport and a shed roof patio. The address and assessor parcel number for the building fronting on and identified as 710 Valley View Drive, is a small building on part of a much larger ranch property, recorded as 7661 East Road (Parcel #1660201000). This larger property is not evaluated herein. The original ranch complex appears to have been entirely rebuilt in the mid-1980s according to data available online. Only that building identified as 710 Valley View Drive is here evaluated, as the 710 Valley View Drive residence is effectively cut-off visually from the original ranch complex to the north. No building fronting Valley View Drive is visible in 1993, but a building is seen at this location on a 2005 historic aerial, indicating that it was built at some point between 1993 and 2005. Finally, field surveys conducted in June of 2023 confirm that this manufactured/mobile home has a posted address of 710 Valley View Drive on a fence at the driveway. This built environment feature is less than 45 years in age. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 710 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – No building fronting Valley View Drive is visible.
  - **1993 Aerial** – No building fronting Valley View Drive is visible.
  - **2005 Aerial** – A building fronting Valley View Drive is visible.
  - **2005 – 2020 Aerials:** Minor improvements are made to the property fronting Valley View Drive, but it remains essentially the same.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A

- **1960 Redwood Valley 7.5' Quad.** – N/A at 710 Valley Vista Drive location. Ranch on larger property is depicted as a building/residence and a building (barn, warehouse, etc.).
  - **(Photo-revised 1975):** – Same
- **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
- **1960 Potter Valley 7.5' Quad.** – Ranch on larger property is depicted as a building.
- **UCSB Historic Aerials**
  - **1941:** Improvements on this property do exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941. No building improvements are visible at the location of the building currently fronting Valley View Drive.
  - **1963:** Improvements to this property do exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: – N/A
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online** – N/A
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 710 Valley View Drive, is described below.

#### **CRHR Eligibility Conclusions: Criteria 1-4**

710 Valley View Drive: Please refer to the CRHR eligibility conclusions presented for 7601 East Road as these conclusions and recommendations are applied to all properties and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*. In brief, none of these properties are known to have significant historical associations with events or individuals, none display unique architectural design, construction methods, or use of materials, and none of these properties have yielded, or are likely to yield, information important to history or prehistory. Accordingly, it is recommended that none of the properties or building features listed below are eligible to the CRHR.

- |                         |                         |
|-------------------------|-------------------------|
| ● 7601 East Road        | ● 720 Valley View Drive |
| ● 700 Valley View Drive | ● 740 Valley View Drive |
| ● 710 Valley View Drive |                         |

Therefore, with specific regard to 710 Valley View Drive, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within Lot 20 in the Project Study Area appear to have been built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts are not anticipated by implementation of the proposed Project.

**720 Valley View Drive:** Single family residence.

**Property Address:** 720 Valley View Drive, Redwood Valley, CA, 95470.

**Owner Name and Address:** Ginger A. Allen. Mailing address: 720 Valley View Drive, Redwood Valley, CA, 95470.

**Parcel #:** 1660201400

**Acreage:** 1.12

**Zoning:** RR:5

**Year Built:** 2006 - **LESS THAN 45 YEARS OLD.**

720 Valley View Drive is a single-family residence with an attached garage. It is single-story in height with a pitched roof over the residence garage, and a small projecting bay. It is designed in a nondescript Builder-Contractor style. Consultation of historic maps and aerials, and other research indicates that select building improvements on the property are less than 20 years in age. The existing subdivided property does not exist in 1941 or in 1963 according to a review of historic aerials. In 1941 and 1963 the property was part of a larger ranch complex and was used as an agricultural field until at least 1963. It was subdivided at some point between 1963 and 1983, as several buildings appear on a 1983 aerial. The property appears essentially unchanged on a 1993 historic aerial. However, a major new main residence appears on a 2009 historic aerial. The property remains essentially the same from 2009 to 2020. Building permits indicate that this residence was built in 2006, when a single-family dwelling was built to replace a mobile home. Solar paneling was added in 2011. This built environment feature is less than 45 years in age. Field surveys conducted in June of 2023 confirm that no buildings, objects, or features at this location display any unique architectural design, construction methods, or use of materials, nor do they convey a significant feeling of time and place.

In depth historical research conducted in evaluating 720 Valley View Drive in accordance with CRHR guidelines includes the following.

- **Historicaerials.com**
  - **1983 Aerial** – Several buildings exist on this property in 1983.
  - **1993 Aerial** – The same buildings exist in 1993, but landscaping has been planted.
  - **1993 – 2005 Aerials** – The same building exists on this property.
  - **2009 Aerial:** A new main residence appears on this property along with other minor improvements.
  - **2009 -2020 Aerials:** Minor building improvements are made to property.
- **USGS Topo Maps**
  - **1920 Ukiah 15' Quad.** – N/A
  - **1943 Pomo 15' Quad.** – N/A
  - **1944 Ukiah 15' Quad.** – N/A
  - **1960 Redwood Valley 7.5' Quad.** – N/A
    - **(Photo-revised 1975):** – N/A
  - **1958 Ukiah 7.5' Quad. (Photo-revised in 1975)** – N/A
  - **1960 Potter Valley 7.5' Quad.** – N/A
- **UCSB Historic Aerials**

- **1941:** Improvements on this property do exist in 1941. It was part of a larger ranch complex and is an agricultural field in 1941. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **1963:** Improvements on this property do exist in 1963. It was part of a larger ranch complex and is an agricultural field in 1963. No building improvements are visible at the location of the building currently fronting Valley View Drive.
- **Permit and Project Data from Mendocino County Website**
  - **Permits:** Building permits available online include: 2001 – Utility, 2006 – New SFD to replace existing MH, solar panels 2011.
  - **Projects:** – N/A
- **Relevant Realtor Website Data Available Online**
  - **Zillow:** Referred to as a mobile/manufactured home.
- **GLO Plat Maps** – GLO 1875 16N 12W: No roads or other built features in Study Area.
- **Other Historic Maps** – *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho, in Mendocino County*, as filed by the Clerk of the Board, September 8, 1908.
- **Yokaya Rancho Map(s)** – Plat of the Yokaya Rancho 1866: No roads or other built feature in Study Area. Diseño 1852 – Nothing definitive in Study Area.

Based on field surveys and in-depth historical research, the following recommendation regarding the CRHR eligibility of 720 Valley View Drive, is described below.

#### **CRHR Eligibility Conclusions: Criteria 1-4**

720 Valley View Drive: Please refer to the CRHR eligibility conclusions presented for 7601 East Road as these conclusions and recommendations are applied to all properties and all building features within the Project Study Area located on Lot 20 of the *Calpella Fruit Land Tract Subdivision as Part of Lot No. 181 of the Yokayo Rancho*. In brief, none of these properties are known to have significant historical associations with events or individuals, none display unique architectural design, construction methods, or use of materials, and none of these properties have yielded, or are likely to yield, information important to history or prehistory. Accordingly, it is recommended that none of the properties or building features listed below are eligible to the CRHR.

- |                         |                         |
|-------------------------|-------------------------|
| ● 7601 East Road        | ● 720 Valley View Drive |
| ● 700 Valley View Drive | ● 740 Valley View Drive |
| ● 710 Valley View Drive |                         |

Therefore, with specific regard to 720 Valley View Drive, it is here recommended that implementation of the proposed Project is expected to have No Impact, and that it will not cause change to, or material impairment to any CRHR eligible historic property. Finally, all properties within Lot 20 in the Project Study Area appear to have been built following the original 1951-1952 construction of the Mendocino Substation. Therefore, these properties were visually impacted by the PG&E facility at the outset and have been continuously impacted by the expansion of the substation and associated transmission line facilities over time. Additional visual impacts are not anticipated by implementation of the proposed Project.