

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, SEPTEMBER 10, 2008**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 10, 2008, was called to order by Chair Kiser at 7:00 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, and Chair Kiser

Absent: Planning Commissioners – Mattheis

Also Present: Interim Community Development Director, Deputy City Attorney Janice Magdich, Public Works Director Wally Sandlin, Senior Planner David Morimoto, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“August 27, 2008”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Olson second, approved the Minutes of August 27, 2008 as written. (Commissioner Heinitz abstained because he was not in attendance at the subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request for a Use Permit to allow conversion of two existing duplexes into residential condominiums located at 1273 Vienna Drive and 1248 Salzburg Lane; and
- b) Request for a Tentative Parcel Map to divide two duplexes into four residential condominiums at 1273 Vienna Drive and 1248 Salzburg Lane. (Applicant: Baumbach and Piazza, Inc. on behalf of Fred Baker. File # 08-P-01).

Assistant Planner Bereket gave a brief PowerPoint presentation based on the staff report.

Commissioner Heinitz asked if the CC&R's would allow for more units to be added at a future date. Bereket stated that the CC&R's for this application could only cover these units, no other units can be added.

Commissioner Hennecke asked about changes being subject to the current homeowners association. Bereket stated that any changes made would be subject to the homeowners association.

Hearing Opened to the Public

- Steven Pechin, representative of the applicant, came forward to answer questions.
- Commissioner Heinitz disclosed that he had talked with Mr. Pechin regarding this application.
- Commissioner Heinitz asked why these are not ½ plexes. Mr. Pechin stated that the units could not be turned into ½ plexes do to building/remodeling issues. Heinitz asked about the fire walls. Pechin stating that the walls meet the 1hr construction required for condominiums. Heinitz asked about the requirements for a ½ plex. Pechin stated his belief was that there was a 2hr requirement for a ½ plex.
- Fred Baker, Applicant, came forward to answer questions. Mr. Baker stated that he does not anticipate selling the units in the near future, but has had some interest.

- Commissioner Heinitz asked if Mr. Baker was going to convert the other units he owns in the neighborhood. Mr. Baker stated that possibly in the future. He added that there are large units that he is building across the street.
- Commissioner Heinitz asked why Mr. Baker was not building these units as half plexes. Mr. Baker stated that time was the issue.
- Chair Kiser asked about restrictions regarding fire sprinklers. Mr. Baker stated that the design was done with the possibility of splitting in the future.

Public Portion of Hearing Closed

- Commissioner Heinitz stated his concerns over the idea of the dwellings all along Tienda Drive being turned into condos all with separate associations.
- Commissioner Hennecke concurred by stating that he would rather see them turned into half plexes rather than being condominiumized.
- Chair Kiser concurred.

MOTION:

The Planning Commission, on motion of Chair Kiser, Heinitz second, to deny the request of the Planning Commission for a Use Permit to allow conversion of two existing duplexes into residential condominiums located at 1273 Vienna Drive and 1248 Salzburg Lane

Interim Director Bartlam stated that the units are not able to be turned into half plexes, so if by denying this application the Commission thinks they will see another application down the road for ½ plex conversion for these units understand that the zoning code won't allow it. Mr. Baker does not have any other choice in this case.

Commissioner Heinitz stated that his main objective is having a lot of little associations all along Tienda Drive, so then can't they create one homeowner association for all of the duplexes on that street? Bartlam stated that that is a possibility.

Commissioner Cummins asked if the Chair would open the hearing back up to the public.

Chair Kiser withdrew his motion, Heinitz his second.

Public Hearing re-opened to the public

- Fred Baker, Applicant, came forward to address the concerns of the Commission. Mr. Baker stated that they felt that each building could have their own association therefore governed by their own rules.
- Chair Kiser stated that Parkview Terrace was built out at different times, but all the units are still under one association. Mr. Baker stated that those units have a community center an pool area that is common area that they all support.
- Commissioner Hennecke asked how long the units have been there. Mr. Baker stated that the dwellings with this application were built in 1999, the third unit was built a couple years later, and then another unit further east was built in 2004. There is another set currently being built across the street.
- Mr. Baker stated that he would be happy to bring back all of the units under one homeowners association if that is the concern of the Commission.
- Commissioner Olson asked for clarification from her fellow Commissioners regarding their concerns with this application. Chair Kiser stated that it could be discussed once the public hearing is closed to the public.
- Steve Pechin, representative for applicant, came forward to ask if the project could move forward tonight with the condition in the CC&Rs being altered. Mr. Bartlam stated that the application will need to be altered to show all of the units. Mr. Bartlam showed the Commission with the assistance of the aerial photo in the PowerPoint the other units in question along Tienda Drive.

Public Portion of Hearing Closed

- Commissioner Olson restated her question from previously by asking why the Commission was having a problem with the different associations. Commissioner Hennecke and Heinitz explained that the association becomes more like a shell company because of lack of members. Olson stated that she doesn't have an issue with what is being presented and feels that this would then give the owners of the property more control over their own units.
- Commissioner Kirsten stated that he felt that the Commission was trying to micro-manage this project and doesn't feel much will be accomplished by putting all of the units under one association and would support the project as is tonight.
- Commissioner Hennecke asked if there was only one person living in each of the units would there be a legal association. Mr. Bartlam stated that the State regulates the rules for Homeowner Associations (HOAs), not the City.
- Commissioner Cummins stated that there are a lot of HOAs in town and asked if staff new of any issue with them. Mr. Bartlam stated that the City does not get involved with HOAs, so all the issues would be taken care of at the State level. Cummins stated that he concurs with Commissioner Kirsten in that the Commission is trying to micro-managing this project.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Cummins second, to approve the request of the Planning Commission for a Use Permit to allow conversion of two existing duplexes into residential condominiums located at 1273 Vienna Drive and 1248 Salzburg Lane. The motion failed by the following vote:

Ayes: Commissioners – Cummins, Kirsten, and Olson  
Noes: Commissioners – Heinitz, Hennecke, and Chair Kiser  
Absent: Commissioners – Mattheis

- Chair Kiser stated that he will support the project so long as all the units come under the same association and re-opened the public hearing to hear from the applicant.

Public Hearing re-opened to the public

- Fred Baker came forward to state that he would be in favor of coming back to the Commission combining all the units being discussed under one association.

Public Hearing closed to the public

- Commissioner Heinitz asked if this is the time for the Commission to act on the next item or does the applicant need to bring it back. Director Bartlam stated that the options for the Commission at this point are to make a motion vote to rescind the denial vote on the use permit, continue the Tentative Parcel Map item and allow the applicant to bring back a substantially different application, or you can deny the Tentative Parcel Map.

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Cummins, Heinitz second, continued the request of the Planning Commission for a Tentative Parcel Map to divide two duplexes into four residential condominiums at 1273 Vienna Drive and 1248 Salzburg Lane to a date uncertain. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, and Chair Kiser  
Noes: Commissioners – None  
Absent: Commissioners – Mattheis

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into three lots at 426 North Loma Drive. (Applicant: Crystal Kirst, File # 08-P-02).

Assistant Planner Immanuel Bereket gave a brief PowerPoint presentation based on the staff report.

Chair Kiser asked if this design meets the flag lot guidelines that were discussed at previous meetings. Mr. Bereket stated that the parcel map does meet the guidelines but the conceptual site plan does not.

Commissioner Heinitz wanted to make sure that the conceptual footprints were not written in stone. Mr. Bereket stated that they were not. Director Bartlam added that the Tentative Parcel Map is the only item being voted on tonight. The application will only be subject to the standards in place at the time that the applicant submits for a building permit. Heinitz asked if the applicant is aware of that. Bartlam stated that they are.

Director Bartlam pointed out that the Resolution under consideration tonight is provided on the Blue Sheet.

Hearing Opened to the Public

- Crystal Kirst, Applicant, came forward to answer questions. Ms. Kirst gave a brief background of the property.
- Chair Kiser stated that he feels that this will be a definite improvement.
- Commissioner Olson stated her thanks for working with staff and taking all of the Commissions concerns into account.
- Commissioner Heinitz asked Ms. Kirst if this project was going to be similar to the project on Maple and Garfield Street. Ms. Kirst stated that it was.

Public Portion of Hearing Closed

- Commissioner Kirsten stated his support for the project.

Hearing Re-Opened to the public

- Toni Taboada, neighbor, came forward to ask for clarification on the driveway easements. Director Bartlam stated that the driveway will be a 12 foot easement. Ms. Taboada asked about the square footage of the homes. Bartlam stated that the size of the dwellings are not in question tonight, but Ms. Kirst did mention that they may be approximately 1200 sq. ft. Ms. Taboada asked who would be responsible if someone backed into her fence. Bartlam stated that the person who hits the fence should be held responsible.

Public Portion of Hearing Closed

- Commissioner Heinitz stated that this application has been reviewed by all the City Departments and meets the minimum requirements. Director Bartlam concurred.

MOTION / VOTE:

The Planning Commission, on motion of Chair Kiser, Kirsten second, approved the request of the Planning Commission for a Tentative Parcel Map to divide one parcel into three lots at 426 North Loma Drive subject to the conditions in Resolution PC 08-27. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, and Chair Kiser  
Noes: Commissioners – None  
Absent: Commissioners – Mattheis

Chair Kiser called for a five minute break (8:09).

Chair Kiser Called the meeting back to order (8:16)

*Continued*

- d) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the continued public hearing from August 27, 2008 to consider the recommendation for a General Plan Amendment to the City Council for Reynolds Ranch; and
- e) Consider the request for approval of a Tentative Map for Reynolds Ranch. (Applicant: San Joaquin Valley Land Co.; File #s: 08-GPA-01 & 08-P-03)

Interim Director Rad Bartlam gave a brief PowerPoint presentation based on the staff report. The project was continued from the Commission meeting two weeks ago and the concerns expressed then have been addressed in this new presentation. The area along the east side of Stockton Street has been altered to show a strip of residential which staff feels will make a nicer entry into the area. The buffer along the western edge is now shown on the map which was inadvertently left out previously. The new proposal does have an increase in traffic from the 2006 plan which the previous mitigation measures cover. There is a consensus among staff to provide the residential dwelling on the frontage road with a right and left hand turn access to their property from at the break in the median on Reynolds Ranch Parkway. It is not the intent of the applicant to decrease the amount of parkland. He will address the issue with the design of the senior housing component when it comes before the Commission so that it can be identified with that area more accurately.

Commissioner Hennecke asked why staff thinks the amendment is necessary. Mr. Bartlam stated that the condition of the current market, the fact that the Applicant has viable retail interests wanting to be there, and the additional retail in this quadrant of the City is good planning. Hennecke asked why staff has changed their mind from 2006 as to the necessity of the size of retail. Bartlam stated that with a project of this size changes are going to happen over time. Hennecke asked if as Commissioners should we be swayed by market conditions or should we be doing what we feel is right for the growth of the City. Bartlam stated that the two items are not mutually exclusive and the Commissioners should vote their conscience and what they felt was best for the City as a whole.

Commissioner Heinitz asked about the grading scale of the traffic at the time of the original application compared to now. Mr. Bartlam stated that each intersection has a different grade as shown in the tables in the traffic study, but the level of service is not going to change from the original plan to this one.

Commissioner Olson stated that she had spoken with Dale Gillespie, Applicant, prior to this meeting.

Commissioner Olson asked about the other infrastructure items. Public Works Director Sandelin stated that all of the infrastructure items were taken into consideration when looking at this new plan. Olson asked then if the original project was over planned. Sandelin stated that the staff report clearly states that the initial assumptions made on the traffic aspect of the project were purposely conservative because the users were not yet defined.

Chair Kiser, Commissioners Kirsten, Hennecke, and Cummins also disclosed that they had discussions with the applicant regarding this application.

Hearing Opened to the Public

- Dale Gillespie, Applicant, came forward to thank the Commission for taking another look at the application and is available to answer any questions.
- William Griffiths, Stockton Street resident, came forward to state that after the first meeting the neighbors discussed the out come and it turns out that not everyone concurred with his thoughts regarding the idea of a residential buffer on the east side of Stockton Street. Mr. Griffiths added that the neighbors felt that the whole area should have been zoned commercial.
- Commissioner Heinitz stated that he spoke with Mr. Griffiths regarding this project and how the General Plan Designation would affect the property values along Stockton Street.

- Melissa and Charles Katzakian came forward to present a letter and background information regarding the Morse Skinner Ranch (attached to be end of these minutes). Mrs. Katzakian feels this property is a valuable piece of Lodi's history and should be preserved. The neighborhood surrounding this area has now been torn down and is no longer a place to raise a family.
- Dennis Silber, Lodi, came forward to express his concerns. He stated that the traffic will change increasing by 79%. The original EIR states that the traffic will need significant mitigations imagine what it will be now. Mr. Silber feels that the 2006 plan should stay in place.
- Seng Heuansavath, Stockton Street resident, came forward to address the project. He would like to have had more communication with the applicant prior to this point regarding these changes. The residences should have been more involved with this project when these changes were being discussed. This project is an emotional issue for him and he does not feel he has been genuinely dealt with during this process. It is a major change for his family.
- Commissioner Kirsten asked what Mr. Heuansavath felt was a fair agreement. Mr. Heuansavath. stated that he would like to find a like for like place to raise his family. The fair market value offer isn't going to get something that is equivalent to what he currently has. Mr. Heuansavath would just like to be treated fairly and honestly.

Public Portion of Hearing Closed

- Commissioner Heinitz asked for clarification as to whether or not the parcels along Stockton Street can legally be included in the project without their consent. Interim Director Bartlam stated that Mr. Gillespie can not include them in the project, but the Commission could change the Land Use designation of the property even with out the owner's permission.
- Commissioner Hennecke stated his understanding of the Stockton Street residence frustrations and his appreciation of their coming forward to express them.
- Commissioner Cummins reminded the Commission that there is not an established greenbelt south of the City of Lodi.
- Commissioner Cummins asked to have the hearing re-opened to the public so that he could ask the applicant a question.

Hearing re-opened to the public

- Commissioner Cummins asked if there were any detailed plans drawn up for the residential area yet. Mr. Gillespie stated that the only detailed plans were for the phase II retail area.

Public Portion of Hearing Closed

- Chair Kiser stated that he still has concerns with the project.
- Commissioner Heinitz stated that he feels the location is a prime area for this project and will support it.
- Commissioner Hennecke stated that the changes from the 2006 plan are so great that he doesn't feel he can support it.
- Commissioner Cummins stated that this is going to be a regional shopping center. This will have people from many of the surrounding areas of Lodi drawn to it. Lodi can use the extra tax revenues and supports the project.
- Commissioner Olson stated that the concerns that she expressed at the previous meeting have been addressed in this new staff report and is pleased with the differences that she sees and supports the project.
- Commissioner Kirsten stated his support for the project.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Cummins second, approved the request of the Planning Commission for recommendation for a General Plan Amendment to the City Council for Reynolds Ranch subject to the conditions in resolution PC 08-23; and the approval of a Tentative Map for Reynolds Ranch subject to the condition in resolution PC 08-24. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Kirsten, and Olson  
Noes: Commissioners – Hennecke and Chair Kiser  
Absent: Commissioners – Mattheis

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam pointed out the summary report in the packet and stated that staff is available to answer any questions.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Interim Director Bartlam gave a brief report regarding the General Plan Alternatives and stated that the Draft Preferred Plan will be brought before the Commission at the October 8<sup>th</sup> meeting.

The Development Code will be taking a back seat for a while, due to current staffing shortages.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

Pat Patrick came forward to ask about how the draft preferred plan came to be. Mr. Bartlam stated that the comments that have been received on the three alternatives were the basis of the Plan which is currently being finished.

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:23 p.m.

ATTEST:

Konradt Bartlam  
Interim Community Development Director

City of Lodi Planning Commission  
c/o City Clerk  
City Hall, 2<sup>nd</sup> Floor  
221 West Pine Street  
Lodi, CA 95240

September 10, 2008

Re: Reynolds Ranch Tentative Map and General Plan Amendment, File  
Numbers 08-GPA-01 & 08-P-03

I am writing as a citizen of the City of Lodi to let the Planning Commission know that I am very concerned about the Reynolds Ranch expansion. From what I can tell, Reynolds Ranch wants to cram a lot more commercial into an area that was supposed to be used for a specific mix of single-family homes and businesses, and without doing the proper studies to show how all that added commercial will impact the area.

The expansion would add 400,000 square feet of commercial uses and will nearly double the amount of traffic from the project. With all the added traffic will come worse air quality and more noise. The Addendum says that no new impacts would occur that weren't already in the 2006 Reynolds Ranch Environmental Impact Report. With such big changes being made, why haven't all of the impacts been studied? The public, the Planning Commission and the City Council deserve to know exactly what these changes mean before the City takes any further action on this project.

I have never fought such a matter, but I believe this potential action by the Planning Commission and City Council is so egregious and without proper study, I had to speak out. If in the long run proper studies and incorporation of the expanded project into the processing of the new General Plan show that it is in the best interest of the City, I will accept that decision. However, short of it being studied to the extent it should be, I will be doing whatever is necessary to keep it from impacting this community. The citizens of Lodi deserve the full process of the system and no short cuts should be taken in a land use decision of this magnitude.

### **The Project Is a Major Expansion**

The Reynolds Ranch project was originally studied in an environmental impact report in 2006. The new version of the project is much more intense than was studied in that EIR. The Reynolds Ranch FEIR Addendum included in the agenda packet says the new project would involve the same number of homes as the old project (1,084 units), but would have 400,000 square feet more of retail uses, and would also add a gas station, two fast-food restaurants, and a 104-room hotel. Park land would also be decreased. All of this would occur in an area currently

slated as Planned Residential Reserve.

A recent newspaper article says that the project has been changed again to include a “buffer” of low-density housing between existing homes and proposed commercial areas. Since the Addendum is dated August 19, 2008, the newest changes have received no study whatsoever. There is nothing to prove that the “buffer” would actually protect nearby residents.

### **The Addendum is Not Enough – the City Must Prepare a New EIR**

The new project would be much more intense than the one approved in 2006, but the City only did an Addendum instead of a new EIR. From what I can tell, the Addendum is not enough and has many problems that need answers.

### Infrastructure is Not in Place

The Addendum says in several places that the new project will not result in significant impacts because infrastructure plans are in place. Are those plans still valid in light of the major project changes? The Addendum doesn't say. Mitigation Measure 11.2 of the 2006 EIR says construction of a second water well might be needed. The Addendum says water demand will increase but the Planning Commission and public aren't told whether another well is needed.

Also page 13 of the Addendum says a “detailed study will need to be conducted prior to completion of the Project” to figure out whether the Century Boulevard wastewater trunk line will have capacity to handle waste water from the Project. That kind of study needs to be performed before project approval, not after.

### Land Use Conflicts

The Addendum says that the new project is consistent with the “general principles” of the General Plan. The Addendum does not explain how all that added commercial is consistent with the General Plan's Residential Reserve designation. Also, Mitigation Measure 7.1 of the original EIR says that buyers need to be notified of nearby agricultural activities. What about the seniors that will rent units in the senior living facilities? Will they be put on notice?

### Stormwater

The old project had studies about stormwater facilities. By getting rid of single-family homes and putting in a bunch more commercial, wouldn't that mean a lot more paving? Can the stormwater facilities handle all that stormwater?

Noise

The original EIR had very specific mitigation measures to reduce noise impacts. The new project will almost double traffic, but there weren't any studies to show whether those measures will still be enough to protect residents. Shouldn't more studies be done?

Traffic

The Addendum says that traffic trips will almost double from 28,300 to over 50,000 trips per day and peak hour trips will increase by nearly 1000 trips per day. Mitigation measure 3.10.2 of the original EIR required a roadway improvement phasing plan before approval of the first parcel map. The Planning Commission is now being asked to approve a parcel map, but was the phasing plan ever prepared? Will it still work given the tremendous increased in traffic proposed as part of this project? The traffic study looked at 2008 and 2030. What about all of the years in between? Will the roads be improved before the traffic comes or will there be problems before everything is built?

Air Quality

The Addendum admits that traffic will nearly double, and that significant ozone emissions would occur as a result. No new mitigation was proposed to reduce those impacts. Isn't that worse than the original EIR said? It doesn't look like air quality studies were updated to deal with the new traffic, so it is impossible to tell whether other new significant impacts would occur. This is a real problem since the new project would put more seniors who might have health problems near those emissions sources.

Hazardous Materials

The new project would involve new hazards related to the gas station. The Addendum only said the project will comply with existing laws. We always hear about leaking underground storage tanks, so accidents and leaks happen. If a leak occurred, wouldn't the City's groundwater, which it uses for drinking water, be in jeopardy?

Water Supply

The Addendum admits that water use would increase by almost 10 percent. But then the Addendum says no new study is necessary. Isn't that a big enough increase to require more study?

How can the Planning Commission approve a Tentative Map before the General Plan?

The resolution in the agenda packet says the Planning Commission will approve the tentative map before the City Council acts on the proposed General Plan Amendment. Doesn't state law requires projects to be consistent with the General Plan? More important in my opinion is that this new project be considered at the same time as the City's General Plan update. That way the plan for the whole area can be in place before individual projects are approved that might not fit with the City's overall goals and needs.

**Conclusion**

Please do not approve the new project at this time. More study needs to be done to make sure that adding over 20,000 traffic trips per day won't cause problems that can't be solved. Also The City's residents deserve the benefit of unrushed and thorough environmental study.

Very truly yours,

Marilyn Dillon  
610 S. Mills Ave.  
Lodi

9/10/2008

Dear Planning Committee/ City Leaders

I feel an obligation to be here tonight and represent the Morse/Skinner National Historical Site, It would not be right, to not share with you just a tiny glimpse of this important piece of Lodi's history. The 200 acres that Reynolds Ranch is being developed on was once the acreage that belonged to the Morse/Skinner house. The ranch was built in 1869 and according to my understanding it may be one Lodi's oldest standing structures and is nearing it's 140<sup>th</sup> anniversary.

As you may have read The Morse family originated from Lodi, Illinois If you reference our local history books and information from Wikipedia both are giving evidence that the Morse family likely had a hand in christening Lodi with its name. Today the Mickey's Grove Historical building displays 2 wagons from this family; a freight wagon and a camp wagon, the family used the camp wagon and enjoyed camping in the sierra's the wagon was used from 1898-1912 engraved in metal on the inside top was a list of some of there summer trips. It is believed that this camp wagon is the only camp wagon of this type and era displayed anywhere in California. ALSO More endearing to my heart is a diary by Mrs. Eva Morse. Written in 1859 it is a 70 pages of detailed writings about the journey from Lodi, Illinois to here where we stand today. Mr. Morse and Mr. Skinner were very active members in the community each generation of this family has played in important part in our agriculture, community growth and education contributions.

I feel This historical home is a tangible presence of Lodi's past, To be blessed with this historical value and to not incorporate this landmark into this project is a dishonor and embarrassment to our past, present, and future legacy-on a city, county, and state level .We should be running after and preserving all are history, it is a wonderful reminder to "never forget where you come from".

We have had the privilege to live in this home for 15 years, It has been a wonderful home to raise kids, be a family and gather for holidays. As much as we love our home, this historical home is Lodi's Heritage and legacy. Once Blue Shield committed in May 2006 we knew we would soon have to leave, We found comfort in doing so because this area would no longer be an area to raise a family, also Lodi would have the privilege of obtaining a piece of their history. It was a positive step in blending Lodi's history with new growth. The location of the home is a great place it helps to anchor the history in downtown with the history at the San Joaquin County Historical Museum.

We support the jobs and the retail of the Reynolds Ranch Project in 2006, if that is what Lodi wants and needs, I do not agree a family should be living in this massive retail area, especially living on the east side of this project. It affects us to the highest degree.

Over the pass two years we watched our neighborhood dwindle down to nobody around us, gone were our friendly neighbors, my children's school buddies, and the over feel you

have with a small group of country homes. There would not be anymore shared goodies for the holidays, nor more yard sales or friendly waves while riding our bikes, WE patiently have sat for the last 2 years as deals were made to secure the larger parcels of land around us, and we were suppose to be included.

As each family left for better surroundings. We sat & watched our neighbors homes being boarded up, looted by thieves and burned to the ground – We have struggled with health issues; headaches, nose bleeds, eye irritations and breathing problems; my daughter has been on a breathing treatment morning and night since the beginning of the year and carries an emergency inhaler based with steroids.

San Joaquin Valley land Co. was kind enough to put in a HVAC unit on the air conditioner; all it say's to me is "stay in the house, shut your doors and windows and come out in about 2-5 years when construction might be over." Other measures have been taken to control the dust, and the unwanted critters that have come to visit us due to the construction.

**Still I must repeat this is no place for a residence. In the middle of this retail project.** Gone for us will be every dark night, every beautiful sunset, the view of mount Diablo, the growing and harvesting of the grapes, and the *awesome* Delta breezes we all have come to enjoy.

This will be replaced by street lights, large signs of retail businesses, cement walls, and 40-50,000 Vehicles circling my home. that is a cesspool of auto emissions, sounds and smells that no family should be subject to.

Next week we have a meeting again with Mr. Gillespie, This will be the third one that we have initiated. I remain optimistic and yet pessimistic at the same time.

It is quoted as saying, "Anyone who lives in Lodi is stuck on Lodi, Not stuck in Lodi" I would like to see it come to pass that we are not stuck in retail Lodi.

Charles & Melissa Katzakian  
Morse Skinner Ranch  
National Historical Landmark  
California Historical Landmark





**Picture's taken 8-28-08 My home entrance and truck entrance for Reynolds Ranch**



**PCI construction Entrance for REYNOLDS RANCH -10-15' from my vehicle entrance and approx. 35' from my residence & front door. This is a 200+ acre project, Could have been put somewhere else. Here we both were trying to pull onto frontage rd. Regular occurrence**

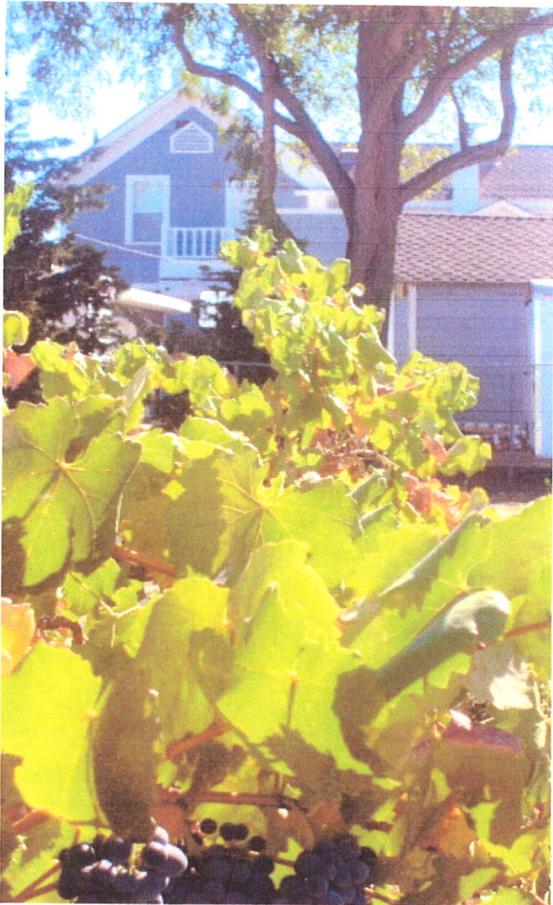


**PCI Construction entrance and storage site, loading and unloading for heavy equipment throughout all hours, eliminating this access so close to my house could have alleviated some of the dust and problems associated with this project which impacted us in many ways.**

**Morse Skinner Ranch – Historical Site**



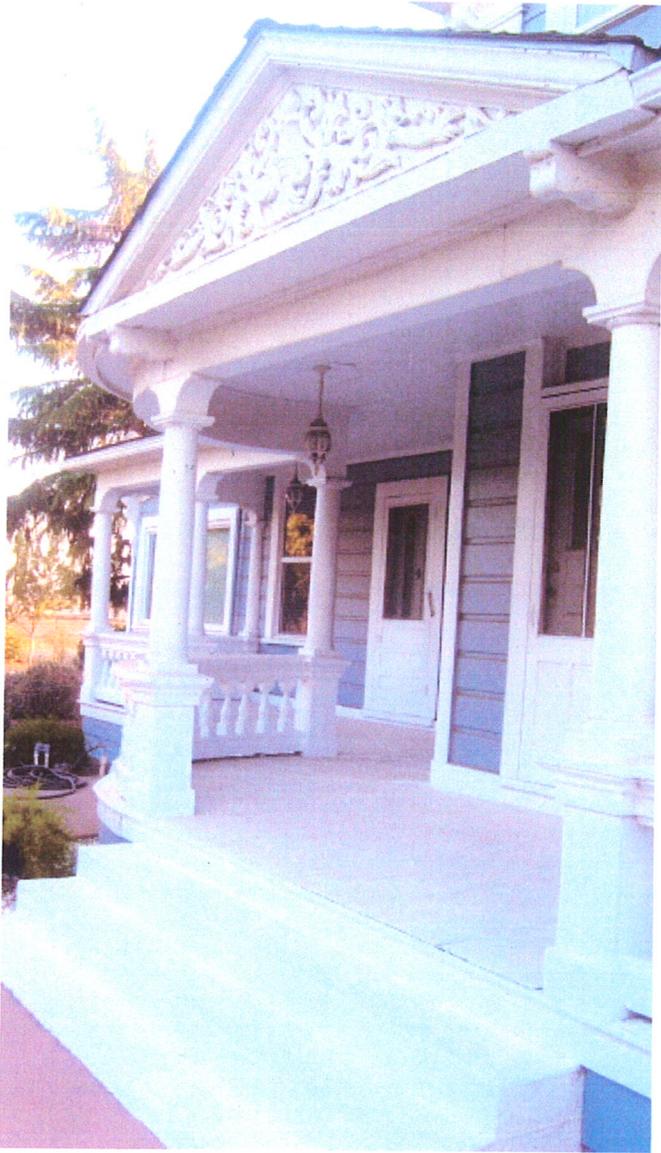
**South Side, Above**



## Morse Skinner Ranch – Historical Site



**MORSE SKINNER RANCH**  
**National Historical Landmark**  
**California Historical**  
**Landmark**





**Morse Skinner Ranch**

Home Visible from fence, all sides.

East & South phto's







*Elliott E. Morse*

Elliott E. Morse

Source: History of the New California; Its Resources and People, Volume II

## ELLIOTT E. MORSE

Elliott E. Morse, whose handsome homestead is located on Cherokee Lane about three miles from Lodi, is a native son and well known citizen of San Joaquin county, and his active career has brought him into a place among the leading men of the county, both through his able management of private affairs and through his public-spirited efforts for the upbuilding of his community. In his home estate there are a hundred and twenty acres of land, and a short distance to the south, also on Cherokee Lane, he has another ranch of one hundred and ninety acres, about sixty acres of which are planted to grapes.

Born in San Joaquin county, March 11, 1861, he was a son of Lorenzo M. and Sarah Eveline (Elliott) Morse, old settlers of the county. His father was a native of Maine and his mother of New Hampshire. These parents, accompanied by their one son, then a child, in 1859 crossed the great western plains to California, coming direct to San Joaquin county and settling near the present home of Mr. Morse. There the father remained until his death in 1899, but his wife yet survives as one of the honored pioneer women of the county, being now threescore and ten years of age. She resides with her daughter, Mrs. Richard E. Ryan, of near Lodi. Lorenzo Marion Morse was a Republican in politics, and a well known citizen of the county, whose death was much lamented. Of his children but two survive, Elliott E. and Hattie A., the latter the wife of Richard E. Ryan, a farmer near Lodi.

Reared to man's estate in San Joaquin county, where he received his education in the public schools and also in 1883 graduated from the Stockton Business College, Mr. Morse has from youth up been intimately acquainted with agricultural life, and through his earnest study and careful experience in its various departments has gained the worthy success which gives him influence and high rank among his compeers.

He was married February 14, 1888, to Miss Florence C. Heaton. She is a native of St. Catherines, province on Ontario, Canada, and at the age of nine years she accompanied her parents to this state, their home being located in what is now Glenn county, where she was reared and married. Mr. and Mrs. Morse have two children, Evelyn A. and Genevieve. For seven consecutive years Mr. Morse served as a trustee of the Live Oak school district, and during all this time he was clerk of the board. Fraternally he is affiliated with the Knights of Pythias at Lodi, and his political belief is Republican.

Source: History of the New California Its Resources and People, Volume II

The Lewis Publishing Company - 1905  
Edited by Leigh H. Irvine

L.M Lorenzo M — born to Eli + Martha Richmond Morse  
Marion

## B. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration-settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics-government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1869; remod. 1912

Builder/Architect

unknown

### Statement of Significance (in one paragraph)

The Morse-Skinner Ranch house in Lodi, California, possesses historic significance due to its associations with three successive generations of a prominent pioneer Lodi family, each of which contributed substantially to the evolution of the community. This family also played a principal role in the naming of the City of Lodi. The ranch residence is additionally important as a handsome and distinctive architectural design, combining Greek Revival and Colonial Revival styles, and reflecting the major periods of its significant associations. The structure is an unusual survivor of its type and era still remaining in the Lodi area. It has retained its ranch setting, and its design integrity reflects the principal periods of significant occupation by family members.

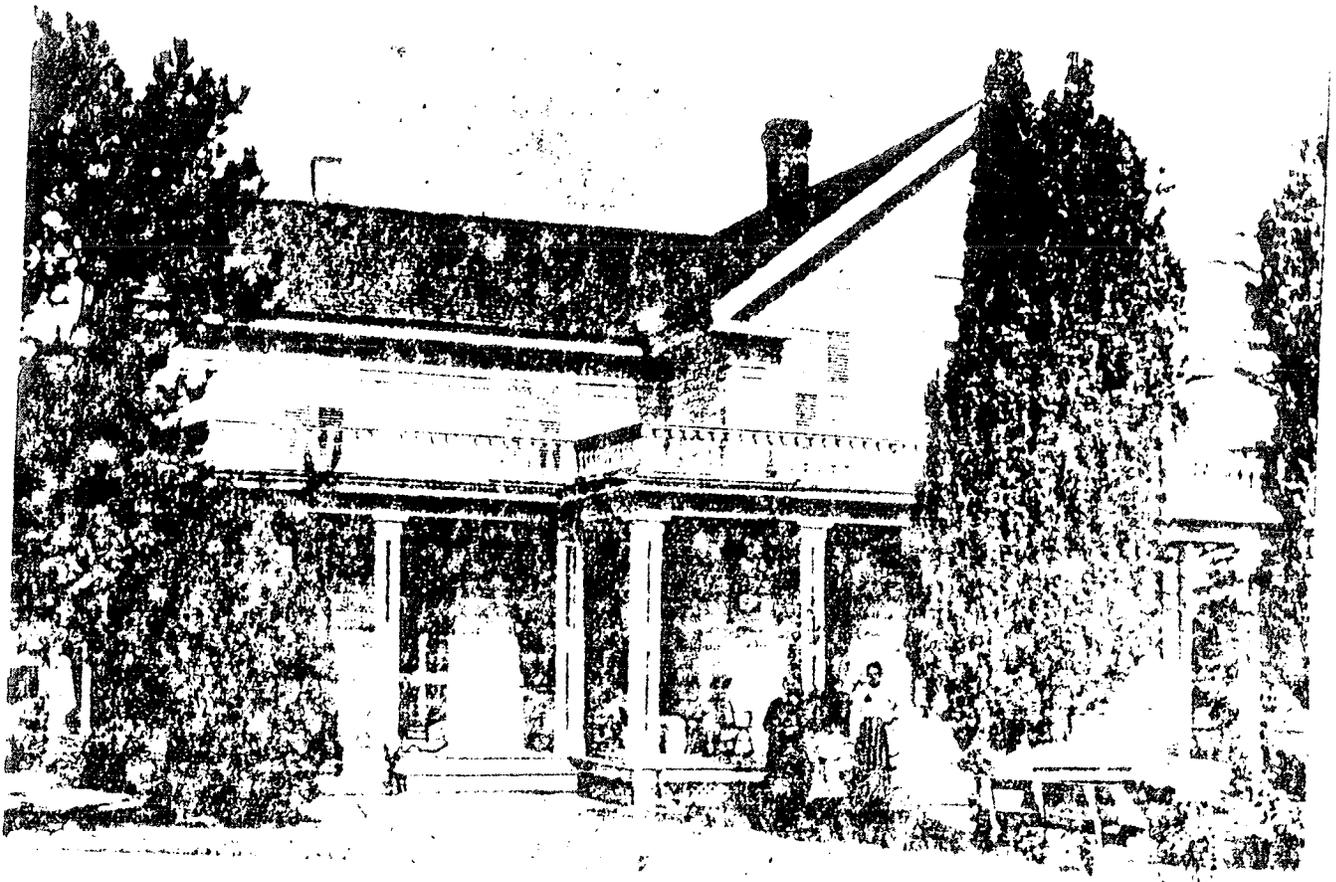
The Morse-Skinner Ranch house was built by the prominent Lodi pioneer, Lorenzo Marion Morse in 1869. Morse, born in Maine of English immigrant parents, met and married Evelin Sarah Elliot in Illinois in the 1850s. The family, and infant son Fred, traveled by ox-drawn wagons to California in 1859 with members of the Elliot family, and settled in the Lodi area where Mrs. Morse's father was waiting.

In its earliest days, Lodi was called MokeLumne Station. Due to the mail confusion between MokeLumne Station and MokeLumne Hill, it was determined to change the name of the former settlement. Lorenzo Morse's brother Charles, a U.S. Marshal and later a prominent figure in the Bay Area, called a mass meeting of townspeople to vote upon another name for the town. The name Lodi was strongly advocated by Morse family members, and particularly Charles Morse, after a town in Illinois containing many members of the Elliot and Morse families. Lodi was chosen by town members as the new name of their settlement.

L. M. Morse purchased the ranch land that was to hold his house in 1867. The house, constructed in 1869, served as the residential focus of the Morse ranch which was purchased for \$12.50 an acre. At the time of the construction of the house, the couple's second son, Edmund (E. E.) Morse, born in 1861, was eight years old.

The land, covered with live oaks and underbrush, was cleared and the family first raised grain and watermelons. Later Morse planted fruit orchards, drying and shipping the harvested apricots and peaches. Morse and son Edmund are credited for having planted, in 1892, the first Tokay grapes in Lodi on this ranch.<sup>1</sup> Lodi has since become particularly well known for this highly successful crop.

<sup>1</sup> This acreage is no longer part of the property and is not included in the nomination.



Morse-Skinner Ranch Resi-  
dence,  
13063 N. Highway 99  
Frontage Road, Lodi, CA  
Date, c. 1890s. Facade to NW  
Location of original nega-  
tive unknown. New negative,  
8579 La Riviera Dr. Sacto.  
130713

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET 1 ITEM NUMBER 7 PAGE 1

In 1936, the interior was remodeled with the addition of a bathroom, enclosure of the screened porch, and the replacement of some downstairs doors with French doors.

Tank House (Contributor)

A two story wood frame tank house, c. 1912, stands to the west and behind the residence. The structure is almost square in floor plan and topped with a hip roof.

The small wood frame building is surfaced with wood siding and contains a ground floor door on the east elevation. The small gabled addition of wood on the north end of the tank house was added after World War II to accommodate the washer and dryer.

Garage (Non-contributor)

A one story, two car garage stands between the residence and tank house, slightly north of the latter.

The small flat-roofed building is surfaced with wood siding and was apparently constructed during the 1940s. There are windows on the east and west elevations and paired doors on the south. Modifications appear to be minor.

The property occupies a one acre portion of the original ranch which formerly also contained a stable and carriage house, demolished in the 1970s. The larger property was reduced to its present size through subdivision, primarily over the twenty five years between 1950 and 1975.

Additional features on the property include several mature deciduous and evergreen trees, a wide lawn and shrubbery. A fence separates the property from the frontage road, buffered from the parallel Highway 99 by dense planting.

11/78

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

2

ITEM NUMBER

8

PAGE 1

L.M. Morse's real interest, however, lay in raising pacers and trotting horses. Perhaps the best known member of his stable was the trotter Dexter Prince, out of the famous Hambletonian, purchased from Leeland Stanford and eventually sold back to him. L.M. and a partner had a harness racing track near the present Micke Grove.

Unfortunately Morse's "hobby" became a financial drain upon the family, and Morse's two sons, E.E. and Fred, farmed to offset the loss. Morse's death in 1899 left debts that had to be paid by auctioning horse colts, buggies, carts, harnesses and furniture. Upon Morse's death, his widow Eveline went to live with her married daughter, and Edmund and his family moved into the ranch house. Edmund continued to farm the original ranch, and purchased additional acreage known as the "Lower Ranch", bringing the total acreage then under cultivation approximately 66 acres.

With his college background in business, E.E. soon added financial and business activities to his agricultural concerns. He became a founder of the First National Bank of Lodi. This bank was subsequently purchased by the Bank of America, and E.E. served as a Director of the Lodi Branch throughout his life.

Further expanding his financial activities, Morse helped found the Lodi Investment Co., formed in order to construct the Hotel Lodi and Lodi Theater. He remained a Director of this company as well until his death. Morse was also a founding member of Farmer's Mutual Fire Insurance Co. of Stockton, again remaining an active Director for many years.

As a member of the Lodi Union High School Board of Trustees, Morse helped to spearhead the bond issue for a new and accredited high school which was built in 1910, and utilized continuously until about 1975.

E.E. Morse participated actively in a number of community and social groups including the Lodi Masonic Lodge, Ben Ali Shrine in Sacramento, Stockton Lodge of Scottish Rites, Knights of Pythias, and the old Mokelumne Club (Mokelumne was the town's first name).

Morse's influence in the financial field in this region was significant and his agricultural contributions, particularly the first planting of Tokay grapes, important. His participation in the community was broad, ranging from educational concerns to a wide variety of community services. E.E. Morse was an important early twentieth century figure in Lodi and contributed significantly to the financial, agricultural, and educational growth of the community, virtually until his death in 1945.

A third family member of some prominence associated with the house

11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NCRS USE ONLY

RECEIVED

DATE ENTERED:

CONTINUATION SHEET

3

ITEM NUMBER 8

PAGE 2

was John Carroll Skinner, husband of one of E.E. Morse's daughters. Skinner was an early twentieth century automobile dealer in Stockton. Mechanically inclined, he invented the Skinner vaporizer designed to obtain greater fuel efficiency from motor fuel consumption. Skinner was also a noted race driver, holding all of the automobile speed records for non professional racers in California c. 1915. Much of his mountain racing was done to publicize the type of cars he sold. At the time of the Corbett-Fitzsimmons prize fight, he carried the San Francisco Examiner's fight extras from San Francisco to Carson City, beating the train in a well publicized race where county sheriffs closed the roads to other traffic and crowds cheered him on.

In 1920. Skinner gave up the automobile business and moved, with his wife Evelyn (E.E. Morse's daughter) to the Morse Ranch, where he joined his father-in-law in ranching activities. He was active in the agricultural community in the ensuing years as an originator of the Tokay Marketing Agreement which set fresh market grape standards, and as a founder of the Del Rio Winery, now Guild, where he served on the Board of Directors. Additionally, he was a Rotarian, a member of the Ben Ali Shrine and active with the San Francisco Wine and Food Society. At the time of his death in 1967, he was a Director of the Lodi Branch of the Bank of America and of the Farmer's Mutual Fire Insurance Co. of Stockton, apparently following his father-in-law's lead.

Each generational member of this important Lodi family, from early ranching and agricultural innovations to later financial and educational contributions, participated significantly in the growth and evolution of the area.

The Morse-Skinner House is a handsome vernacular ranch residence whose appearance reflects the elegance, design, and character of two important architectural eras. It is an interesting example of its type and style representations, and an unusually attractive structure for its location and use as a ranch residence. The large residence is also one of the very few ranch houses of its age remaining in the area.

Essentially Greek Revival in design origins, the Residence stylistically reflects both of its two major periods of associative significance; the Greek Revival period associated with the Lodi pioneer builder of the house, and the Colonial Revival era of the early twentieth century associated with the builder's son who remodeled a portion of the house in 1912. The basic forms and proportions of the Greek Revival style of the original building are combined with the later Colonial Revival design of its porch. Though somewhat different in design approach, the two styles derive from the same architectural origins, and retain a compatibility.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

4

ITEM NUMBER 8

PAGE 3

The Greek Revival style aspects of the structure are most strongly reflected in the simple forms and elegant proportions of the two principal rectangles of the residence and in such detailing characteristic of the mode as the eave returns, window types and simple moldings. The crisp lines of the building create a visual counterpoint to the curvilinear ornament of the pediment, porch columns, and the curve of the porch, the principal Colonial Revival themes utilized in the building design.

The Greek Revival style was widely utilized in California during the 1850s and 1860s. The themes were brought to the West during and just after the Gold Rush, by immigrants from the eastern and southern areas of the country, where the style had been popular since the early decades of the nineteenth century. Vernacular representatives of the style range from farm homes and churches to commercial urban structures. The mode reflected the basic forms and ornament of Greek temple architecture, often employed gabled or pedimented forms, eave returns that derive originally from pediments, and simple, refined proportions.

During the 1860s, the style gradually declined in popularity, giving way to Italianate or Second Empire modes. The construction of this Greek Revival house as late as 1869 reflects the fact that established styles tended to be retained longer in isolated or rural areas than in urban sites where new trends were more quickly adopted. The angled bay on the north elevation is more common to later Italianate design and may have been an early modification to the structure.

The Colonial Revival style evolved during the end of the nineteenth and early twentieth century, and characteristically employed such classical elements as columns, pediments, dentil courses and friezes, often embellished with formal floral ornament. The architectural return to simpler classical forms after the often excessive ornamentation of the late Victorian era reflected both a reaction to those excesses and to the grand versions of classicism represented at the Columbian Exposition of 1893 in Chicago that heralded architectural styles for the next quarter of a century. E.E. Morse's use of the mode to "modernize" the porch of the ranch house that had become his permanent home was in keeping with the era.

The Morse-Skinner Residence is an important and rare remnant of the early settlement of the Lodi region, a good example of residential ranch construction of the area, and an unusually handsome architectural representative for its location and relatively modest use.

HR-8-500A  
11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET 5

ITEM NUMBER 9 PAGE 1

Bewley, Marilyn, Granddaughter of E.E. Morse, Stockton, California,  
Interview. 7/27/84.

Bewley, Marily, Granddaughter of E.E. Morse, Stockton, California,  
Letter. 8/26/84.

Hillman, Raymond, Regional Vice President, Conference of California  
Historical Societies, Letter, 1/27/83.

History of San Joaquin County, illustrations descriptive of its  
scenery, residences, public buildings, fine blocks and manu-  
factories..., Thompson and West, Oakland, 1879.

Irvine, Leigh H., A History of the New California, 1905.

Lodi News-Sentinel, 8/13/83.

Lodi News-Sentinel, 3/16/44

Personal Account of Eva S. Morse, 1859.

Norton, Maria Elliott, "Diary of a Trip Across the Plains in '59",  
1913.

Pratt, Harry Noyes, "Lodi, a City of Progress", Commercial Ency-  
clopedia of the Pacific, 1915.

Sacramento Bee, 11/20/45.

San Francisco Chronicle, 1/14/05.

San Joaquin Historian, "Early Banks in Stockton", V.11, no.1,  
January-March 1975.

Walker's Manual of Pacific Coast Securities, Walker's Manual  
Incorporated, San Francisco, California, 1927, 1928.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

6

ITEM NUMBER

10

PAGE

1

The Morse-Skinner Ranch house property to be designated lies along the frontage road of Highway 99, less than one mile south of Lodi. The ranch property included over 200 acres of land during the height of its operation. The residence and tank house are the only ranch buildings now remaining from the original ranch. The garage is included in the property to be designated due to its location between the buildings. The property nominated is the one acre remnant of the once larger ranch, and contains these three structures and a small garden area around them.

~~Describe the present and original (if known) physical appearance~~

The Morse-Skinner Ranch house stands on the frontage road paralleling Highway 99, less than one mile south of Lodi, California, on a one-acre remnant of a once-larger ranch. The property includes two additional structures: a water tank and a more recent non-contributing garage. The residence, built in vernacular Greek Revival style in 1869, was altered in 1912 with the addition of Colonial Revival details. Subsequent alterations are minor.

Stylistically, the residence is a vernacular representative of the Greek Revival style with Colonial Revival modifications. The Greek Revival influence is most strongly seen in the proportions and forms of the two principal gabled rectangles with their eave returns and simple detailing. The original porch was replaced by the current Colonial Revival design with its Tuscan columns and ornamented pediment.

The wood frame residence is two stories in height and roughly rectangular in form. The building is comprised essentially of two gabled rectangles. The largest one is oriented east/west and is intersected by the other rectangle which extends to the south. The gabled rectangles contain eave returns on the facades, and double hung windows of both four lights over four and two lights over two. A slatted vent occurs in the center of the front facade gable. The largest rectangle appears to have been the original house. The southern wing may have been constructed at the same time or perhaps slightly later. The wood frame building is surfaced with wide channel rustic siding. The walls of the residence were originally constructed on the ground and raised into place on a brick foundation.

An angled one-story bay projects from the north elevation on the east end. A long one-story rectangle projects from the gabled wing along the south elevation. This sun porch contains steps and an entry, flanked by a row of windows on either side.

The original porch with its paired post columns and second floor balustrade was replaced by E. E. Morse, c. 1912, with the current Colonial Revival-inspired design. This one story porch is supported by Tuscan columns and contains a balustrade of turned balusters. The entrance is marked by an ornamented pediment and dramatized by a rounded projection on its southern side.

The southern sun porch was converted from an earlier screened porch, apparently added to the residence early in E. E. Morse's occupancy. A one-story roofed addition on the northwest and a gabled extension of the sun porch to the west are connected by a small addition at the rear (west).

The interior contains a stairway with turned balusters leading to the upper floor. Decorative moldings of Greek Revival derivation enframe doors and windows. The interior framing of the angled bay is embellished with decorative brackets. Upstairs doors still contain transoms. Other detailing is simple and standard to ranch house construction of the era.

Y-3855H

**E. E. Morse and SENATOR Leland Stanford ( Stanford University )**  
Had a love for Vineyards and horse racing. Mr. Morse purchased Dexter Prince from the senator, the senator later got the horse back.

### **Wallace's American Trotting Register**

Dexter Prince, (6)b. h. foaled 1879; by Kentucky Prince, 2470; dam Lady Dexter, by Hambletonian, 10; g. d. Clara (dam of Dexter. 2:17<sup>^</sup>. Alma, 2.28%, Astoria, 2:29>£, etc.), by American Star, 14, etc. [See Lady Dexter, Vol. IV.]  
Bred by Chas. Backman, Stony Ford, N. Y.; passed to Leland Stanford, Menlo Park, Cal.; then to J. Morse, Lodi, Cal.

## **Hambletonian** From Wikipedia, the free encyclopedia

The **Hambletonian** is a United States harness racing event held annually for three-year-old trotting standardbreds. The race is named for the famous trotting horse, Hambletonian 10 (1849-1876), from whose four sons, *the lineage of virtually all American standardbred race horses can be traced. It is the most coveted North American race for trotters; among races for pacers, only the Little Brown Jug is as prestigious.*

**The Hambletonian is the first, and most prestigious event in the United States Trotting Triple Crown races.**

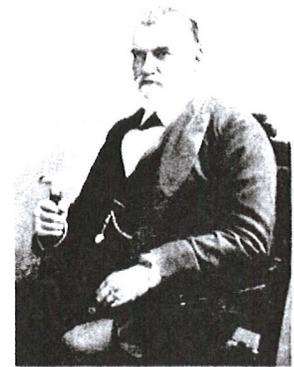
## Stanford University

With wife Jane, Stanford founded Leland Stanford Junior University as a memorial for their only child, Leland Stanford, Jr., who died as a teenager of typhoid in Florence, Italy while on a trip to Europe. Approximately US\$20 million (US\$400 million in 2005 dollars) initially went into the university, which held its opening exercises October 1, 1891. The wealth of the Stanford family during the late nineteenth century is estimated at approximately US\$50 million (\$US1 billion in 2005 dollars).

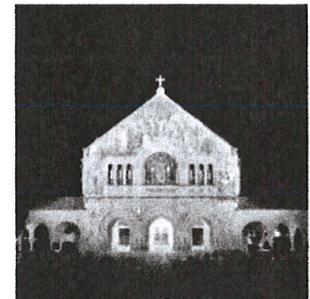
Leland Stanford died at home in Palo Alto, California on June 20, 1893, and is buried in the Stanford family mausoleum on the Stanford campus. The Memorial Church at Stanford University is also dedicated to his memory.

## Posthumous Honors

California Governor Arnold Schwarzenegger and First Lady Maria Shriver announced on May 28, 2008, that Stanford will be inducted into the California Hall of Fame, located at The California Museum for History, Women and the Arts. The induction ceremony will take place December 10 and Stanford family descendant, Tom Stanford will accept the honor in his place. [6]



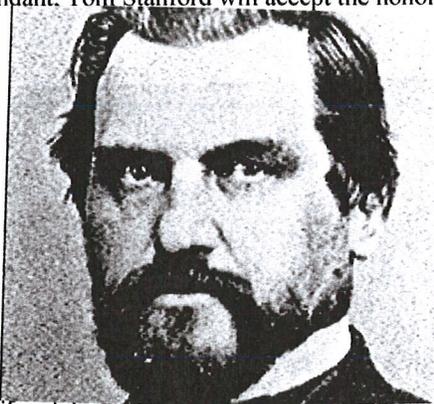
Leland Stanford in 1890<sup>[5]</sup>



The Memorial Church at Stanford

## Leland Stanford

**(1824-1893)**



One of the "Big Four" who built California's Central Pacific railroad, Leland Stanford brought a sweeping political influence to the partnership that insured this privately financed project all the advantages of public funding.

Stanford was born into a well-off farming family in Watervliet, New York. After a superb secondary education and several years of higher education, Stanford entered an elite law office to prepare for a career as an attorney, passing his bar exam in 1848. He soon moved to Wisconsin, where he began to practice his profession.

After three years in Wisconsin, Stanford and his new wife decided to move to California, where several of his brothers had already found success as merchants. Stanford joined them in 1852 and soon began making enormous sums of money by selling equipment to miners in northern California. He also became involved in politics, first as a justice of the peace, then as the unsuccessful 1857 Republican candidate for state treasurer, and in 1859 as the unsuccessful Republican gubernatorial candidate. Stanford was finally elected governor in 1861, when the Civil War split the Democratic vote, and he played a part in keeping California loyal to the Union.

During his tenure, Stanford made no attempt to separate his political office from his private business interests. With Mark Hopkins, Collis Huntington and Charles Crocker, Stanford was one of the "Big Four" planning to build the eastbound section of the transcontinental railroad, and his contribution to the partnership was to come in the form of political influence. As governor, Stanford kept this pledge, despite his responsibilities to the public, by helping to secure massive state investment and land grants for the railroad project.

When his term ended in 1863, Stanford declined to run for governor again, choosing instead to become president of the Central Pacific, a post he held until his death. He was also a major stakeholder in and longtime president of the Southern Pacific, as well as owner of many of the construction companies that did most of the actual railroad building. Later in the century, as public pressure mounted for government regulation of such monopolies, Stanford's political connections in California continued to keep his railroad business interests on track.

The immense wealth Stanford acquired from railroad building enabled him to live a lavish life. He maintained enormous vineyards and owned a large horse-raising ranch near Palo Alto. In 1884, the death of their fifteen-year-old son prompted the Stanfords to found and endow Stanford University in his memory. In 1885, Stanford distinguished himself by being arranged for the California legislature to appoint him to the United States Senate, where he served without distinction but with pleasure until his death in 1893.

# San Joaquin County Biographies

## WILLIAM H. LORENZ.

San Joaquin County will never forget the important and necessary part played by the far-sighted, experienced bankers in her development, through which she has come to take a front place among the counties of California, and prominent among the agencies that has done much for the progress in Central California the First National Bank of Lodi must be mentioned. Its success is undoubtedly due, to a great extent, to the personal attention to every detail of William H. Lorenz, the president of this thriving institution. He was born in Crawfordsville, Ind., on April 9, 1863, and there was reared and educated. In 1885 he came West to Walla Walla, Wash., and engaged in farming pursuits for two years at the end of which time he removed to Stockton and was employed by P. A. Buell & Company; later he entered the Stockton State Hospital and soon afterward assumed the supervision of that institution, where he remained for fifteen years. During the year of 1905 he settled in Lodi and helped to organize the First National Bank and became its cashier, which position he held until recently when he was elected president. The other officers are as follows: H. C. Beckman, E. E. Morse and S. H. Zimmerman, vice-presidents; Lloyd Mazzera, cashier; P. A. Ritchie, H. F. Lightfoot, D. H. Groff and C. D. Tappan, assistant cashiers. The present board of directors are: George F. McNoble, chairman, and W. H. Lorenz, president; H. C. Beckman, E. E. Morse, and S. H. Zimmerman, vice-presidents; George W. Le Moin, E. A. Covell, John C. Bewley, Otto Spenker and W. G. Micke. The First National Bank was organized with a capital of \$25,000; and now with the Central Savings Bank, under the same management, has a combined capital of \$300,000 with a surplus of \$150,000 and resources of over \$3,500,000.

Mr. Lorenz is the secretary and treasurer of the Lodi Investment Company which built and own the beautiful Lodi Hotel and the Lodi theater. In 1913 he purchased an eighty-acre vineyard near Youngstown, which he has brought to a high state of cultivation; an arch at the entrance to the property reads "Vista Del Monte Vineyard." In partnership with John C. Bewley, he recently subdivided a forty-acre tract south of Lodi into one-acre lots. Mr. Lorenz has been city treasurer of Lodi since its incorporation in 1906. Fraternally he is a member of Lodi Lodge No. 256 F. & A. M. Masons; and belongs to all branches of that order in Stockton, and to the San Francisco Consistory and Shrine; he has passed through all the chairs of the Lodi Lodge of Odd Fellows.

Mr. Lorenz's marriage united him with Hedwig Ruhl, a native daughter of California born in Stockton; she is the daughter of the late Fred Ruhl, a Stockton pioneer, whose sketch appears elsewhere in this volume. Mr. and Mrs. Lorenz are the parents of one daughter, Bernice, a graduate of the University of California in 1921. She married P. A. Ritchie of Lodi and they have a little daughter. A man of fine character, a clear thinker, broad-minded and progressive, Mr. Lorenz has a keen desire for the community's betterment, morally, educationally and commercially.

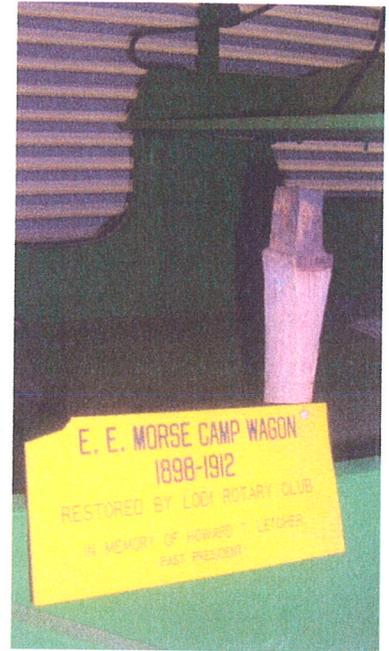
*History of San Joaquin County, California* - Los Angeles, Historic Record Co., 1923

p 499

Transcribed by Kathy Sedler.

**MICKEY'S GROVE – San Joaquin County Historical Building**

**Mickey Building - E. E. Morse 1898-1912 CAMP WAGON**





E.E. Morse "Freight Wagon"  
San Joaquin County Museum Mickey's Grove

To be refurbished by Mr. Morse  
granddaughter, one there is A place  
to display it safely

E. E. Morse Camp Wagon

1898-1912

Restored by Lodi Rotary Club  
in memory of Howard T. Letcher

The Camp Wagon has been restored for the museum by the Lodi Rotary Club in memory of the late Dr. Howard Letcher, past president of Rotary and also past president of the San Joaquin County Historical Society and a member of the museum board. The wagon was originally owned by Elliott E. Morse of Cherokee Lane.

Elliott E. Morse was born in the county in 1861 to Lorenzo Marion Morse and Sarah Eveline (Elliott) Morse. His father was a native of Maine and his mother of New Hampshire. In 1859 his father crossed the great western plains to California, coming directly to San Joaquin County, and settling near the old home on Cherokee Lane. Our 1885 Directory lists Lorenzo as a farmer with 905 acres at Live Oak.

Elliott (the owner of the Camp Wagon) was reared in San Joaquin County and graduated from Stockton Business College in 1883. In 1884 he married Florence Heaton. Mr. Morse served as trustee of the Live Oak School District, and during all this time he was a clerk of the board. Fraternally, he was affiliated with the Knights of Pythias at Lodi, and politically was registered as a Republican.

Mr. and Mrs. Morse had two children, Genevieve Morse Roberts and Evelyn Morse Skinner. Mr. Skinner was one of the active members of Lodi Rotary. He and Mrs. Evelyn Skinner lived at the old home just south of Harney Lane. After the passing of Mr. and Mrs. Skinner, the museum was invited to the home place and the lower ranch south on Cherokee. In May of 1968 the Camp Wagon and a Freight Wagon were received by the museum. The roof to the barn on the lower place was gone and the vehicles were rotting away.

The museum realized the importance of these items and the story each could tell of work and play. One of the museum's prime concerns and responsibilities is not only the exhibition and interpretation of artifacts, but the preservation and restoration of them.

Often the physical mementos of our history disappear quickly, consumed in onrushing and engulfing waves of important current events. And we, as people sustain a great loss. The San Joaquin County Historical Museum believes that through conservation and proper interpretation, we can instill understanding and pride in the past and a sense of belonging that is needed desperately by our young people.

We have the Camp Wagon that belonged to one of our pioneers. The museum is one of the few, if not the only, museum in California to own a Camp Wagon that can be documented. It came from almost insight of the museum.

The wagon belonged to Elliott E. Morse and his family, and, like other families, they went to the Sierras in the summer for camping trips. They did not travel in air conditioned cars over smooth roads with eating places along the way and luxurious accomodations awaiting their arrival. They went in the Camp Wagon, pulled by two horses, piled high with cooking and sleeping equipment up the steep and crooked and dusty grades. At night, Mrs. Morse made biscuits at the campfire, and then the family turned in to gaze at the stars from a bed on the ground.

The Camp Wagon, according to the granddaughter, Mrs. Ross Bewley, of Stockton, and donor of the wagon, was used for trips to Mokolumne Meadows, Yosemite, Myers Station and the southern end of Lake Tahoe from 1898 until about 1912.

Writing was found under the top, which will be preserved. The following has been written on the tin of the top by Genevieve and Evelyn as young girls:

July 1903 Parkinson family and Ernest Ferdun elevation 6500, trip fine camp on right bank of the Stanislaus whose waters rise into Kennedy Lake, lovely spot. Post family left for home

E. E. Morse family arrived at Tallac July 2, 1908 6200 ft. on 4th went as far as Tahoe Tavern and the Wallings stopped at Kirkwood.

July 6, 1910 bound for Echo Lake, warm weather, enchanting Evelyn Morse and Marion Ryan are going to Salem School now, and so on.

From A HISTORY OF THE NEW CALIFORNIA Its Resources and People  
edited by Leigh N. Irvine 1905 Vol. II page 1018

"Knowledge of kindred and the genealogies of the ancient families deserveth highest praise. Herein consisteth a part of the knowledge of man's own self. It is a great spur to look back on the worth of our line." -Lord Bacon.

Elliott H. Morse (owner of the Camp Wagon)

Elliott H. Morse, whose handsome homestead is located on Cherokee Lane about three miles from Lodi, is a native son and well known citizen of San Joaquin County, and his active career has brought him into a place among the leading men of the country, both through his able management of private affairs and through his public-spirited efforts for the upbuilding of his community. In his home estate there are a hundred and twenty acres of land, and a short distance to the south, also on Cherokee Lane, he has another ranch of one hundred and ninety acres, about sixty acres of which are planted to grapes. (the camp wagon was stored in the barn on the south piece of property just east of Hicke Grove.)

Born in San Joaquin county, March 11, 1861, he was a son of Lorenzo Marion Morse and Sarah Eveline (Elliott) Morse, old settlers of the county. His father a native of Maine and his mother of New Hampshire. In 1859 they crossed the great western plains to California, coming direct to San Joaquin county and settling near the present home of Mr. Morse. (The 1884-5 Directory lists Morse, Lorenzo H, farmer 905 acres, Live Oak)

Reared to man's estate in San Joaquin county, where he received his education in the public schools and also in 1883 graduated from the Stockton Business College, Mr. Morse has from youth up been intimately acquainted with agricultural life, and through his earnest study and careful experience in its various departments has gained the worthy success which gives him influence and high rank among his copeers.

He was married February 14, 1888, to Miss Florence C. Heaton. She is a native of St. Catherines, province of Ontario, Canada, and at the age of nine years she accompanied her parents to this state, their home being located in what is now Glenn county, where she was reared and married. Mr. and Mrs. Morse have two children, Welyn A. and Genevieve.

For seven consecutive years Mr. Morse served as a trustee of the Live Oak school district, and during all this time he was a clerk of the board. Fraternally he is affiliated with the Knights of Pythias at Lodi, and his political belief is Republican.

**THE PERSONAL ACCOUNT OF EVA S. MORSE**

**Trip across the Plains in 59' (1859)**

**Diary account of a 3000 mile trip.**

Survival, Heartache, Death, Beauty, Landscape, Sickness, Family  
and most of all hope.

4 out 70 pages

realize it, until we get there. Are now camped on Shoshonee Creek. Had to leave poor Dick today, an ox that has worked most of the time, but failed two or three days ago, we hate to leave him, he has been so kind.

20th

Camped on Shoshonee Creek, an Indian came round camp & appeared very friendly, but they are so treacherous that we cannot place much dependence upon them. Traveled until nearly dark & were just going to camp when two men that we had seen some time before, came up & gave us the unwelcome & stunning intelligence that the Indians some seven miles ahead, had that day between eleven & twelve, while they were passing through a deep ravine, attacked them & shot & as they suppose, killed two of their men & taken their stock, provisions, wagons & everything. They escaped by flight & came back here, where they camped the night before & where there was a Mormon stand just come out to sell vegetables to the emigrants. They treated them kindly, some of them eat supper & lodged with us, there were two women & one child who escaped, by all riding on a pony. Oh, it makes my blood run cold & to think too that we have got to go through the same place & through a number of hundred miles of the same wild country. But God is able & willing to save & I trust He will not leave us to be killed by those wild savages.

21st

Last night was the longest night that I ever experienced. I lay in constant fear of being aroused by a volley of bullets.

& the hideous yells of the savages. But we were not troubled with them, but the loud & wild howling of the chiotes deceived us for a number of times, but thank to God, we are all well this morning. The boys went up there & found one of the men still living & sensible, he was very thirsty & after quenching his thirst, some of them stayed there & the rest came back, got two carriages & have now returned with the corpse & wounded man. We cannot yet determine how badly he is hurt, only that his leg & arm are both broken. They both have families in Muscatine, Iowa. How sad the news must be to them. The living man says they left about sun an hour high, after setting fire to their wagons & nearly all that they did not want, but they found a few things which they brought down. Some of their cattle came back in the night & others today, numbering about thirty. They are now dressing the wounded & digging the grave. It seems very sad & lonely. The Indians left their sign of war, the red flag hung on a bush. Oh it is something I never expected to see, but our only hope is in a higher power than man, although our boys & the neighboring camps have been getting prepared for them. There are now about 75 men in all going to keep together, have turned our droves together & they think that they will not attack us as long as there is so large a company. I hope & pray they won't, but as we are about the last of emigrations, there is much more danger. One of their boys who got a flesh wound, yesterday started on a mule to go to the ravine when his mule fell & threw him, breaking his collar bone. They have just been setting it.

His sister got a shot through the skirt of her dress, another through his hat, but let us all place hope & confidence in the promises of Christ & feel that He will protect us for He is mighty. They are dressing the wounded & preparing the dead for burial, he is very much mangled & the most horrible spectacle that I ever witnessed. God grant I may never behold such another

22nd

They are now preparing to start & to go through that fearful place, but as there are 70 or 75 men of them, they apprehend no danger, but we poor weak defenceless women can't rest so easy, still they are going with their eyes open & hands ready for action, but I hope & pray - that they may not be called to action, God Almighty grant it! I have just been talking with the wounded man his courage is good, but yet he considers his recovery doubtful under the circumstances. They are going to carry him to Salt Lake as the nearest place for relief, his arm from his elbow to his shoulder seems to be completely shattered, his leg is broken. They took a ring from the dead man's finger & a lock of hair, to send to his wife. What heart-rending news!!

23rd

Have come nine miles & have got through that fearful place & it is indeed a fitting place for such a terrible deed. We have not seen a better. It is a deep ravine with very high bluffs on each side & a good many bushes on them & just at the bottom a grove of cherry trees. We saw the blackened ruins of the fine wagons & the place where the four men were sitting playing eucere

& small pools of blood near it. It was a sad & gloomy spectacle & I breathed much more free when we scaled the top, but still the road lies through good dark places for hellish deeds. We have eight on guard at night & the boys all keep their eyes & ears open & I can safely say the women too. We are now just going to start & I must postpone until tonight, if we live to see Heard more bad news ahead & some good - a number of trains have been entirely killed & others more or less killed & wounded. We also learn from the same source (some men which we met going from Salt Lake to Washington territory) that there are 350 soldiers about 9 miles from here, that have come out for the protection of the emigrants, & for exterminating the red skins with whom they have already had two or three skirmishes & killed at one time 25 of them but as we take a different road this morning, we shall not see them, as our courageous men think we are sufficiently strong to prevent an attack, but for my part, I should feel much more safe to have about 25 or 50 of them escort us until we reach a country less dangerous as we have got to go through the worst yet. Now every day the road passes through long deep canons.

24th

Soon after starting came through a canon, 4 or 5 miles long with very steep bluffs on each hand. A number of our men went to the top of them & followed along them, to be sure that there were no savages lying in ambush & when we next joined them we were on a very high hill, down which our guide says, the wagon must be let down by ropes, but we found them no worse than some

that we had been down before. For quite a distance at the foot of this, the road was just wide enough for wagons to pass, between very high bluffs, not even room enough for the drivers to walk beside their teams, some of the way, but they were obliged to climb up steep banks, some higher than their teams. Mr. Yeiser & one of his men went back to get a couple of strays & as they were returning, they met the soldiers with whom they had a talk. They advised us to keep a sharp lookout & he prepared for them (Indians) & thought we would not be attacked. They have gone to find four men which camped with us some about a week ago but stopped with a sick ox & have since been traveling alone but they, the soldiers & we feel afraid they have been killed. Traveled till near 10 o'clock to reach water, making 25 miles today & find water scarce & no feed & the stock have eaten nothing since this morning. We have camped in the same place where the Indians killed a man the 26th of last month. His name was Hall, they shot him while on evening guard & stole their cattle. His grave is near here only a few rods from camp. This is our little Freddie's birthday, he is now a two year old & a great fat boy.

25th

We almost start this morning before we are up, before it was fairly light, the tents were down, stoves put out & cattle driven up for yoking & as they had no feed, we went about 2 miles & stopped - got our breakfast & the cattle theirs, & from here we entered a 15 mile canon where a train of 12 men, 3 women & 5 children were attacked the 27th of last month by the Indians & four men instantly killed & one woman & one man wounded.