

# **Appendix D**

## **Cultural Resources Assessment**

**CULTURAL RESOURCE ASSESSMENT  
FOR THE WEST DAVIS ACTIVE  
ADULT COMMUNITY EIR PROJECT,  
CITY OF DAVIS AND YOLO COUNTY, CALIFORNIA**

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## **INTRODUCTION**

The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI) of unincorporated Yolo County. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, a mapped rural residential subdivision lots to the north, the Sutter Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site can be identified by Yolo County Assessor's Parcel Number (APN) 036-060-05.

The project area is located in the southeast quarter of section 5, Township 8 North, Range 2 East, mapped on the United States Geological Survey (USGS) Merritt 7.5-minute topographic quadrangle (Figure 1).

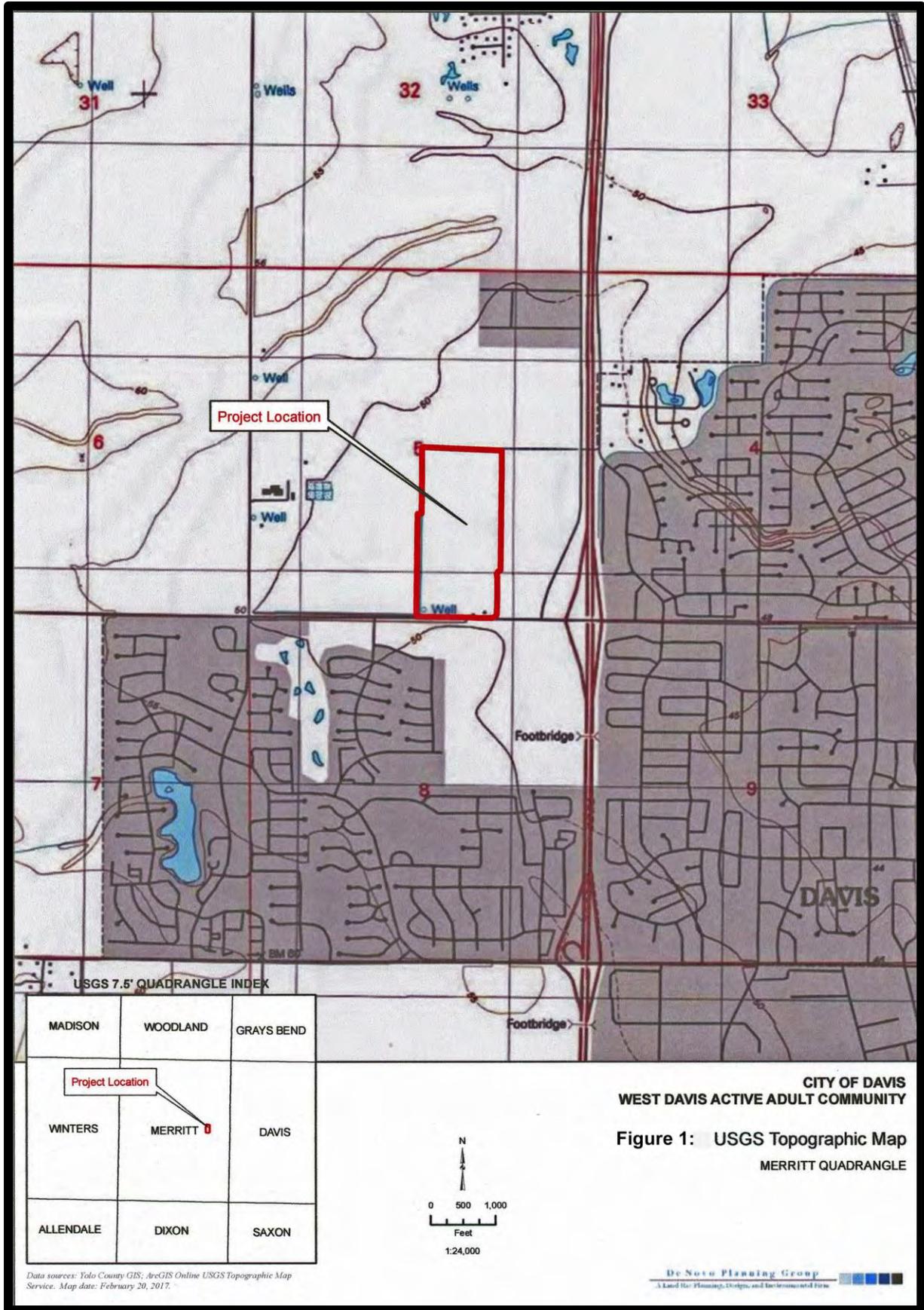
Melinda A. Peak, senior historian/archeologist with Peak & Associates, Inc. served as principal investigator for the study with Neal Neuenschwander (resumes, Appendix 1), completing the field survey.

## **PROJECT DESCRIPTION**

The project includes development of: 150 affordable, age-restricted apartments; 32 attached, age-restricted cottages; 92 attached, age-restricted units; 129 single-family detached, age-restricted units; 77 single-family detached, non-age-restricted units; an approximately three-acre continuing care retirement community, which would likely consist of 30 assisted living, age-restricted detached units; an approximately 5.3-acre mixed use area, which would likely consist of a health club, restaurant, clubhouse, and 50 attached, age-restricted units; small dog park; associated greenways, drainage, agricultural buffers; and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 560 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite (Figure 2).

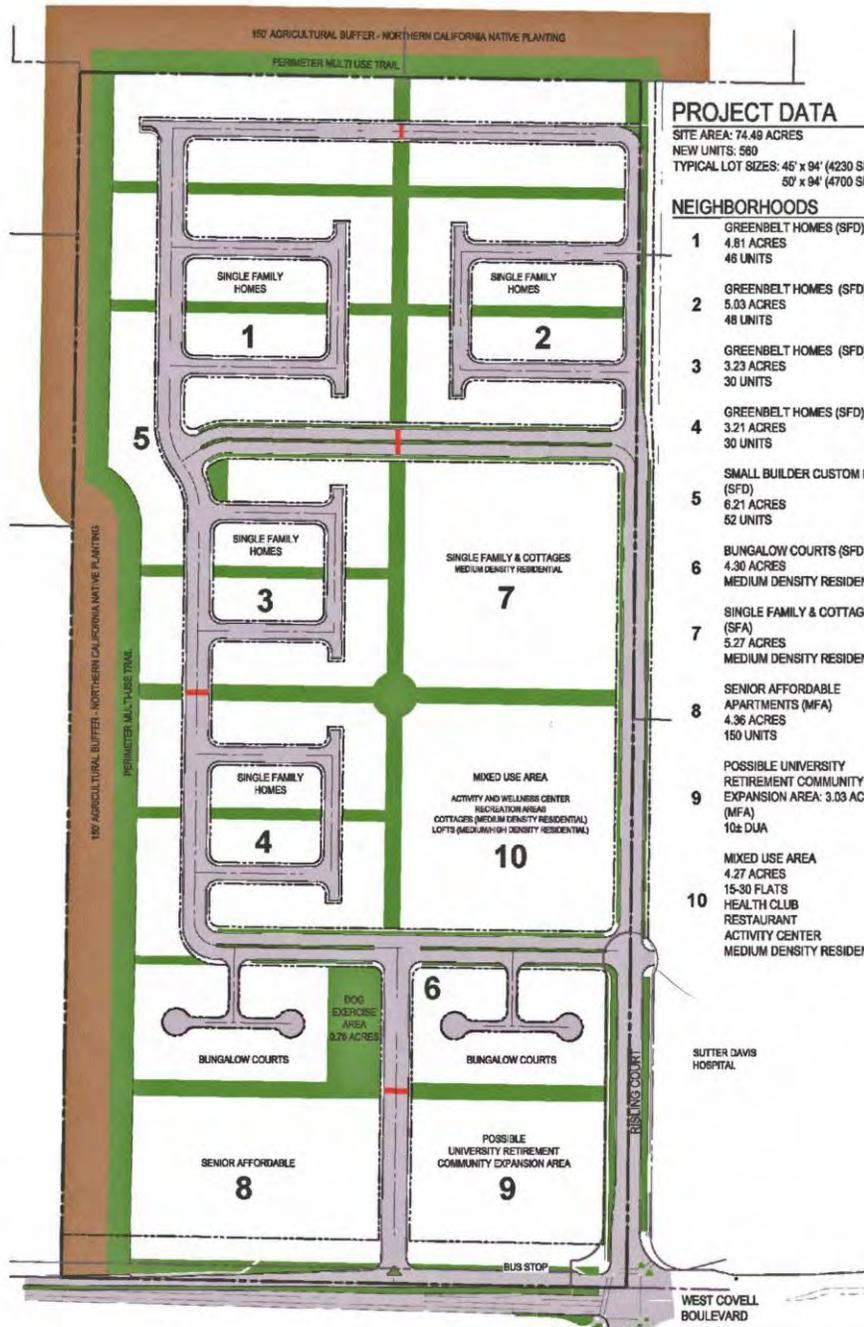
## **REGULATORY CONTEXT**

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.



**CITY OF DAVIS**  
**WEST DAVIS ACTIVE ADULT COMMUNITY**  
**Figure 1: USGS Topographic Map**  
**MERRITT QUADRANGLE**

*Data sources: Yolo County GIS; ArcGIS Online USGS Topographic Map Service. Map date: February 20, 2017.*



**PROJECT DATA**

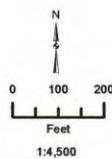
SITE AREA: 74.48 ACRES  
 NEW UNITS: 580  
 TYPICAL LOT SIZES: 45' x 94' (4230 SF)  
 50' x 94' (4700 SF)

**NEIGHBORHOODS**

- 1 GREENBELT HOMES (SFD)  
4.81 ACRES  
46 UNITS
- 2 GREENBELT HOMES (SFD)  
5.03 ACRES  
48 UNITS
- 3 GREENBELT HOMES (SFD)  
3.23 ACRES  
30 UNITS
- 4 GREENBELT HOMES (SFD)  
3.21 ACRES  
30 UNITS
- 5 SMALL BUILDER CUSTOM LOTS (SFD)  
6.21 ACRES  
52 UNITS
- 6 BUNGALOW COURTS (SFD)  
4.30 ACRES  
MEDIUM DENSITY RESIDENTIAL
- 7 SINGLE FAMILY & COTTAGES (SFA)  
5.27 ACRES  
MEDIUM DENSITY RESIDENTIAL
- 8 SENIOR AFFORDABLE APARTMENTS (MFA)  
4.36 ACRES  
150 UNITS
- 9 POSSIBLE UNIVERSITY RETIREMENT COMMUNITY EXPANSION AREA: 3.03 ACRES (MFA)  
10± DUA
- 10 MIXED USE AREA  
4.27 ACRES  
15-30 FLATS  
HEALTH CLUB  
RESTAURANT  
ACTIVITY CENTER  
MEDIUM DENSITY RESIDENTIAL

**Legend**

- Property Line
- Right of Way
- Raised Crosswalk



CITY OF DAVIS  
 WEST DAVIS ACTIVE ADULT COMMUNITY

Figure 2: Conceptual Master Plan

Source: Cunningham Engineering, Map date: May 9, 2017.

An “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor’s Office of Planning and Research (OPR), *CEQA and Archaeological Resources*, 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

**The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)**

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. 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; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey

(meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

### **California Health and Safety Code Sections 7050.5, 7051, And 7054**

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

### **California Public Resources Code Section 15064.5(e)**

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

### **Assembly Bill 52**

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. AB 52 defines a “California Native American Tribe” as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. AB 52 requires formal consultation with California Native American Tribes prior to determining the level of environmental document if a tribe has requested to be informed by the lead agency of proposed projects. AB 52 also requires that consultation address project alternatives, mitigation measures, for significant effects, if requested by the California Native American Tribe, and that consultation be considered concluded when either the parties agree to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such measures shall be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

## **CULTURAL SETTING**

### **Archeological Background**

Although the project area is not technically within the Central Valley, the chronological sequence for the region is suitable for the project area.

The Central Valley region was among the first in the state to attract intensive fieldwork and research has continued to the present day. This has resulted in substantial accumulation of data. In the early decades of the 1900s, E.J. Dawson explored numerous sites near Stockton and Lodi, later collaborating with W.E. Schenck (Schenck and Dawson 1929). By 1933, the focus of work was directed to the Cosumnes locality, where survey and exploration were conducted by the Sacramento Junior College (Lillard and Purves 1936). Excavation data, in particular from the stratified Windmill site (CA-Sac-107), suggested two temporally distinct cultural traditions. Later work at other mounds by Sacramento Junior College and the University of California enabled the investigators to identify a third cultural tradition intermediate between the previously postulated early and late horizons. The three-horizon sequence was based on discrete changes in ornamental artifacts and mortuary practices as well as an observed difference in soils within sites (Lillard, Heizer and Fenenga 1939). This sequence was later refined by Beardsley (1954), with an expanded definition of artifacts diagnostic of each time period and was extended to parts of this system within certain limits of time and space to other areas of prehistoric central California.

The Windmill Culture (Early Horizon) is characterized by ventrally-extended burials (some dorsal extensions are known), with westerly orientation of heads, a high percentage of burials with gravegoods, frequent presence of red ochre in graves, large projectile points, of which 60 percent are of materials other than obsidian; rectangular *Haliotis* beads; *Olivella* shell beads (types Ala and L); rare use of bone; some use of baked clay objects; and well-fashioned charmstones, usually perforated.

The Cosumnes Culture (Early Horizon) displays considerable changes from the preceding cultural expression. The burial mode is predominately flexed, with variable cardinal orientation and some cremations present. There is a lower percentage of burials with grave goods, and ochre staining is common in graves. *Olivella* beads of type C1, F and G predominate, and there is abundant use of green *Haliotis sp.* rather than red *Haliotis sp.* Other characteristic artifacts include perforated canid teeth, asymmetrical and "fishtail" charmstones, usually perforated; cobble mortars and evidence of wooden mortars; extensive use of bone for tools and ornaments; large projectile points, with considerable use of rock other than obsidian; and use of baked clay.

Hotchkiss Culture (Late Horizon) -- The burial pattern retains the use of the flexed mode, and there is widespread evidence of cremation, lesser use of red ochre, heavy use of baked clay, *Olivella* beads of Types E and M, extensive use of *Haliotis* ornaments of many elaborate shapes and forms, shaped mortars and cylindrical pestles, bird-bone tubes with elaborate geometric designs, clamshell disc beads, small projectile points indicative of the introduction of the bow and arrow, flanged tubular pipes of steatite and schist, and use of magnetite (Moratto 1984:181-183).

Schulz (1981), in an extensive examination of the use of acorns in central California, used the terms Early, Middle and Late complexes, but the defining attributes remain generally the same. While it is not altogether clear, Schulz seemingly substituted the term "Complex" to refer to the particular archeological entities formally called "Horizons."

More recently, Bennyhoff and Hughes (1984) have presented alternative dating schemes for the Central California Archeological Sequence. The primary emphasis is a more elaborate division of the Horizons to reflect what is seen as cultural/temporal changes within the three horizons and compression of the temporal span.

There have been other chronologies proposed for this region. Fredrickson (1973) has correlated his research with Bennyhoff's (1977) work, and has defined, based upon the work of Bennyhoff, patterns, phases and aspects. Fredrickson also proposed periods of time associated heavily with economic modes, which provide a temporal term for comparing contemporary cultural entities.

## **Ethnological Background**

The Patwin occupied the southern Sacramento Valley west of the Sacramento river from the town of Princeton, north to Colusa, south to San Pablo and Suisun bays. Patwin territory extended approximately 90 miles north to south and 40 miles east to west. Distinction is made between the River Patwin, who resided in large villages near the Sacramento River, especially between Colusa and Knights Landing, and the Hill Patwin, whose villages were situated in the small valleys along the lower hills of the Vaca Mountains and Coast Range, with concentrations in Long, Indian, Bear, Capay, Cortina and Napa valleys (Johnson 1978:350; Powers 1877:218). The term "Patwin" refers to the people belonging to the many small contiguous independent political entities in this area who shared linguistic and cultural similarities. Hill and River Patwin dialects are grouped into a North Patwin language, separate from South Patwin, spoken by people who live near present-day Knight's Landing and Suisun. Together, these are classified as southern Wintuan and belonging to the Penutian language family as do the languages of the Miwok and Costanoan peoples (Johnson 1978:350-359; Kroeber 1925:351-354).

Politically, the Patwin were organized in small tribes or tribelets, each consisting of a primary village with satellite villages. Tribelets were autonomous and differed from other such units in minor cultural variations. Dialects might encompass several tribelets. Territories were vaguely defined, but included fishing and gathering areas used by the group. In each village, the leader or chief administered subsistence ventures, such as hunting or gathering, and presided over ceremonies. Social and economic activities were divided among families within a village, with certain families responsible for different specialties such as trapping ducks, collecting salt, making foot drums, or performing particular dances or shamanistic rituals (Johnson 1978:354-355).

Patwin territory includes the riverine environment of tule marshes, vines and brush near the Sacramento River, the flat grasslands dotted with oak groves, and the hills and small valleys of the Coast ranges. The villages situated on low bluffs near the river were often very large; in 1848, General Bidwell estimated at least 1000 residents at *Koru*, near Colusa (Powers 1877:219). In the hills, the Patwin settled in the small valleys, particularly along Cache and Putah creeks, where large populations were reported. The plains were least hospitable; there, villages were sparse because of winter flooding and lack of reliable water sources during the dry months. As Powers described:

*In winter, there was too much water on them, in summer none at all, and the aborigines had no means of procuring an artificial supply. Besides there was no wood on them, and the overflowed portions in early summer breed millions of accursed gnats, which render human life a burden and a weariness. Hence, they were compelled to live beside water-sources, except during certain limited periods in the winter, then they established hunting-camps out on the plains (Powers 1877:219).*

Kroeber noted that the Patwin responded to these seasonal changes by shifting their habitation sites:

*The valley people evidently had their permanent villages on the river itself -- that is, in the marsh belt -- but appear to have left this during the dry half of the year to live on the adjacent plains, mostly by the side of tributaries. The upland people built their winter homes where the streams issue on these creeks, and in summer moved away from the main water courses into the hills or mountains (Kroeber 1925:354).*

Within a village, the Patwin constructed earth-covered semi-subterranean structures. The Hill Patwin used a circular floor plan while the River Patwin favored an elliptical shape. Four types of building occurred in a predictable pattern: the ceremonial dance house was placed a short distance to the north or south of the village, the sudatory or sweat house was positioned to the east or west of the dance house, and the menstrual hut was built on the edge of the village, farthest from the dance house. Family dwellings could be erected anywhere within the community. Family lodges were built by one's paternal relatives while the other structures were the product of a communal effort. They used readily available materials, forming a framework of saplings, and covering the walls and roof with mud and brush (Johnson 1978:357-358; Powers 1877:220-221).

Natural resources flourished in Patwin territory. They gathered seeds and plant foods and hunted game animals on the plains, shot or netted ducks and other migratory water fowl in the thick tule marshes, and netted salmon and other fish in the rivers and streams. Some of these activities were conducted by groups or families assigned to particular resource areas by a village chief. Acorns were a staple in the Patwin diet. Two types of Valley oak and rarely, live oak acorns, were gathered at communally-owned groves (Johnson 1978:355). Common practice was to store abundant quantities of acorns in tall granaries to assure against hunger in years of poor harvest. Kroeber observed a Patwin granary more than eight feet tall and three feet in diameter (Heizer and Elsasser 1980:99). Women prepared the bitter crop by pulverizing the acorns, then leaching out the bitter tannic acid before making bread or acorn soup. At privately-owned gathering tracts on the plains, families gathered seeds, including sunflower, alfalfa, clover, bunchgrass, wild oat and yellow-blossom. The Patwin also collected a variety of bulbs, nuts, roots and berries. These included buckeye, pine nuts, juniper berries, manzanita berries, blackberries, wild grapes, brodiaea bulbs, and tule roots. To obtain salt, the Patwin scraped off rocks that were found near Cortina, burned a grass that grew on the plains, or obtained it in trade from the neighboring Pomo (Johnson 1978:355).

King salmon, silver salmon and steelhead trout that run from the ocean to freshwater rivers and streams were an important diet item. Explorers observed Patwin fishing for salmon with a boom net in 1854 (Heizer and Elsasser 1980: Figure 37). The Patwin also caught smaller fish and collected mussels from the river bottom. They attracted wild ducks by setting out realistic decoys, then drove the fowl into large nets stretched above the marshes. Hunters also netted mud hens, geese and quail. The Suisun tribelet pursued waterfowl in tule rafts (Powers 1877:220). The Patwin hunted large game, such as tule elk, deer, antelope and bear, and took many varieties of small animals, reptiles, insects and birds either to eat or to use for ceremonial and practical materials (Johnson 1978:355).

The ceremonial life of the Patwin was centered on the Kuksu cult system, which features one or more secret societies, each with its own dances and rituals. The Kuksu cult occurs among several north central California tribes, but it was more elaborate among the Patwin who possessed three secret societies: the Kuksu, ghost and Hesi types, each with a slightly different purpose. The ghost society stressed initiation, the Kuksu emphasized curing and shamanistic functions, and the Hesi elaborated on ceremonial dance (Johnson 1978:353). In addition to ritual duties, shamans were called upon to heal the sick by applying native medicines or by sucking out the offending spiritual cause of the illness. The Patwin generally buried their dead, although the tribelets furthest south may have cremated the deceased. The Patwin near Colusa bent the body, wrapped it with strings of shell money, and covered it with an animal skin secured with ropes. they interred the corpse with material goods in a grave situated within a village or within 100 yards of a dwelling or dance house (Kroeber 1925:359-361).

Historical accounts of the Patwin include the early mission registers of baptisms, marriages and deaths of Indians taken to Mission Dolores and Mission San Jose as early as 1800. In 1823, Mission San Francisco Solano was established in nearby Sonoma and it continued the missions' work until about 1832-1836, when all the missions were secularized. During this time, several Mexican land grants were awarded and large ranchos were established on Putah and Cache creeks (Johnson 1978 :351).

Pre-contact population is difficult to estimate, but a survey of various sources seems to indicate that the Patwin may have numbered 4000 before their first encounter with non-Indians. The Patwin suffered from a succession of devastating impacts to their numbers: missionization, punitive military expeditions, and fatal confrontations with ranchers took their toll on the populace. John Work's party of trappers from the Hudsons Bay Company came down the Sacramento River in 1832, returning up the river in 1833. They unintentionally introduced a deadly disease to native California and, in their wake, a malaria epidemic swept through the Sacramento Valley. Just four years later, in 1837, smallpox raged through the villages and, as a result of these diseases, up to 75 percent of the Patwin died (Cook 1955). Those who survived these tragedies eventually settled on small reservations or worked as ranch laborers. Throughout the 1800s and 1900s, the population decreased; in 1972, the Bureau of Indian Affairs counted only 11 Patwin in the entire territory. Three reservations--Colusa, Cortina and Rumsey--remain active; they are occupied primarily by descendants of Wintun and other groups (Johnson 1978:352).

## **Historical Background**

The first settler in the Davis vicinity, Jerome Davis, settled on his land in the early 1850s. By 1856, Davis had 8000 acres of land, 1000 of which were enclosed. Davis irrigated portions of his land by pumping water from Putah Creek with a steam engine. Davis raised livestock, peaches, grapes, wheat and barley. By 1864, his ranch totaled about 13,000 acres, with 8000 acres fenced.

In 1867, William Dresbach leased the Davis home, using it as a hotel, the “Yolo House.” A settlement grew up in the vicinity, and Dresbach named it Davisville. This name persisted until 1907 when the University was established and the post office name was shortened to Davis.

In 1905, the State Legislature established the University Farm and the first buildings for the University were built in 1907. In 1922, the school was officially organized as a branch of the College of Agriculture of the University of California at Berkeley. More classes were added, and a College of Letters and Science organized in 1951. In 1959, Davis was authorized as a general campus of the University of California (Kyle 1990:537).

The rich agricultural lands surrounding Davis continued to be developed and the railroad siding at Chiles became a busy shipping point. The mainline in this area was first constructed by the Central Pacific Railroad just after the Civil War. It was acquired by the Southern Pacific in 1884 and was their mainline from the Bay Area until the Union Pacific acquired the Southern Pacific in 1996.

## **Site Specific History**

The 1915 Official Map for Yolo County shows Henry C. Liggett as the owner of the property, originally 175 acres. The property changed hands several times until it was acquired by Joseph F. Silva in 1929. Silva was a Portugese immigrant. Between 1929 and 1937, Silva built the improvements on the property. One building appears to have been built on the site before 1907, but apparently removed in the 1930s by Silva. Silva owned and operated the dairy on the property until 1951. He sold the project area to Antony Machado (Supernowicz 1994).

Machado owned the property until 1958. He sold it to Ben and Victoria Williams, who retained the property until 1985 (Derr 1991). At the time Supernowicz visited the property to record and evaluate the resource in 1994, there were four buildings and two structures as well as farm machinery (Supernowicz 1994).

## **Environmental Setting**

Present at the project area are four soil series: Pescadero silty clay; Willows clay; Marvin silty clay loam; and, Brentwood silty clay loam. Pescadero silty clay occupies the extreme northwest portion of the project area, or about two percent overall. Pescadero silty clay is an alluvial deposit of decomposed sedimentary rock. It can be as deep as 95 inches, but has poor permeability. Willows clay is located in a band across the northern portion of the project area. Willows clay is also a

deep soil with poor permeability as was deposit as alluvium from mixed sources. Marvin silty clay loam is located in the center and northern third of the project area. It is a slightly better drained soil that originated from mixed clays and silts. It can be as much as five feet deep. Brentwood silty clay loam occupies the southern portion of the project area. This sediment is considered to have high permeability and is also about five feet deep (www.usgs.gov).

The project area is located in a featureless plain about two miles north of the North Fork of Putah Creek. Although the sediments have sufficient depth to possess buried deposits of prehistoric period material, the setting, roughly two miles north of the closest water source, would suggest otherwise. Prehistoric period settlement in this region was focused on areas with elevated terrain closer to permanent water sources. The likelihood of encountering buried prehistoric period deposits is therefore low.

A review of the USGS 1915 Merritt 1:31,680 topographic quadrangle, based on a 1905 survey, shows one structure present in the southeast corner and a road that would later become West Covell Boulevard. The structure shown on the 1915 USGS topographic quadrangle corresponds to the location of the later farm/dairy complex, P-57-000138 (CA-YOL-173H). Outside of the southeast corner of the project area, there is little likelihood that buried deposits of historic period remain.

## **RESEARCH**

A record search was conducted for the project area at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) on May 1, 2017 (NWIC File No. 16-1569, Appendix 2). According to NWIC files, three previous cultural resource studies have been conducted within portions of the project area. The earliest of these was in 1991 with an inspection of the southeastern portion of the project area (Derr 1991). During that study, Derr recorded a farm complex, P-57-000138 (CA-YOL-173H) within the project area and recommended further research be conducted as the proposed project at that time would have resulted in the demolition of the resource.

The evaluation of P-57-000138 (CA-YOL-173H) was conducted in 1994 for the Sutter-Davis Hospital in anticipation of the Covell Boulevard realignment and relocation of an irrigation canal by Dana Supernowicz (1994). He concluded that the site was a significant resource as a Point of Historic Interest, and thought that the Point of Historic Interest might be considered for listing in the California Register of Historical Resources.

The reviewer felt that the dairy farm complex should be preserved or restored. If that could not happen and the complex had to be demolished, the researcher recommended taking archival large format photos of the complex. The 1994 document recommended that the photographs be placed with two facilities—Yolo County Archives and University of California, Davis (UCD) Special Collections.

Peak & Associates, Inc. checked with the Yolo County Archives and UCD Special Collections; neither facility had any documentation or photographs for P-57-000138 (CA-YOL-173H). Kathleen Hess, AICP, Community Development Administrator for the City of Davis, reported that “the ADEIR for DIC describes the record and just says ‘the buildings were demolished’.” In addition, she concluded that apparently, Far Western found a slab on the site that was likely part of the Silva Dairy Ranch.”

The Far Western report and site form for the slab were not on file with the NWIC at the time we completed the record search for the project. Yolo County did not return our calls about the demolition of the complex.

The barn was removed by 2003; the house removed between August 2005 and August 2006. We must assume that there was no mitigation work for the significant building complex, and it was demolished for a proposed undertaking on the project site.

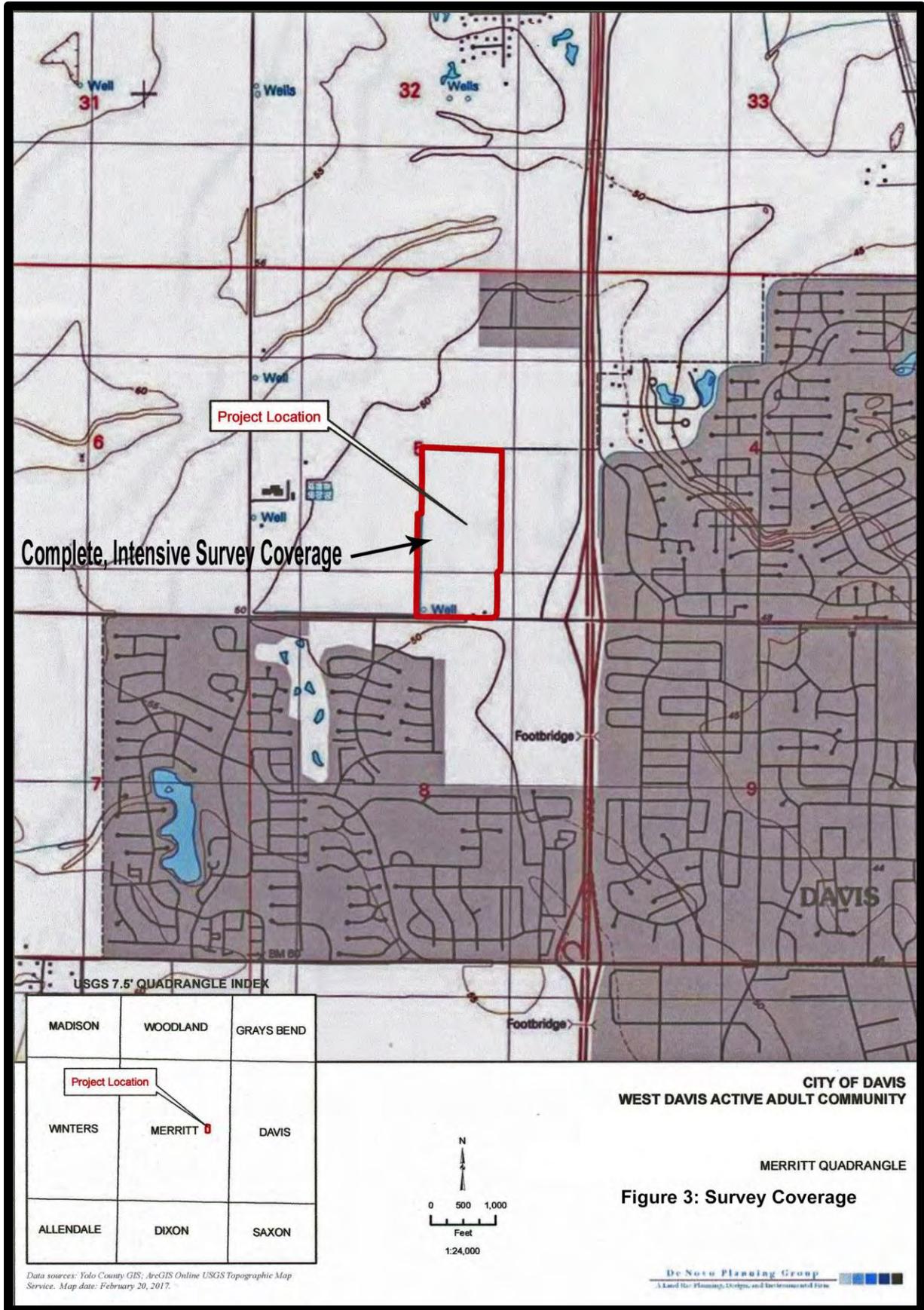
The third survey of the project area on file with NWIC was for a small cell tower site located in the west central portion of the project area (Billet 2007). No resources were identified during the 2007 investigation.

## **CONSULTATION**

Peak & Associates, Inc. sent a letter by email on August 8, 2017 to the Yolo County Historical Society and to the Davis Historical Society, relating the history of the cultural resource efforts regarding the significant historical site, and requesting information on any concerns their groups might have about the project site (Appendix 3). John Lofland responded by email on August 9, 2017, that the Davis Historical Society has suspended operations at this time, and suggested that Peak & Associates, Inc. contact the Davis Representative of the Yolo County Historical Society regarding this issue. No response has been received from either group.

## **FIELD ASSESSMENT**

Neal Neuenschwander (resume, Appendix 1) conducted an intensive pedestrian field survey of the entire project area on May 12, 2017, with transect spacing of fifteen meters or less (Figure 3). The project area was planted in hay that had just been cut and swept into rows for baling. The ground visibility was therefore very good. The area had also been disturbed by burrowing animals, and the mounds of turned up earth could also be inspected. Where necessary, the surveyor dug small holes dug to clear vegetation and to examine the sediments.



Two historic period cultural resources are located within the project area.

**P-57-000138 (CA-YOL-173H)**

The site, recorded as P-57-000138 (CA-YOL-173H), is no longer present except for two rows of introduced cypress and Italian cypress trees. The original complex had a residence, barn, and several outbuildings. The former ranch/dairy complex is now mostly covered with gravel and is in use as a parking area. A small portion has exposed sediment, but other than some very small concrete fragments, nothing else associated with the buildings remain. A supplemental Department of Parks and Recreation (DPR) 523 series form is presented in Appendix 4.

**PA-17-22**

This site is an above ground well pump, concrete standpipe, and scatter of sheet metal and concrete fragments located near the southwestern corner of the project area. The appearance of the pump, painted turquoise, implies an approximate date of manufacture of 1960. The pump was manufactured by U.S. Electrical Motors, Los Angeles, California. The pump rests on a base with a plate indicating that a former pump, manufactured by Bryon Jackson Pump Company, was present at one time prior to replacement. The resource was assigned a temporary field designation PA-17-22, and a DPR 523 series form for the resource is presented in Appendix 4.

## **RESOURCE EVALUATIONS**

**P-57-000138 (CA-YOL-173H)**

The resource no longer retains any integrity as the buildings have been removed. The only physical remains are the introduced landscaping of cypress and Italian cypress trees that border the former complex.

**PA-17-22**

The current above ground irrigation pump, concrete standpipe, and scattering of sheet metal and concrete are most likely associated with the post-1958 ownership and use of the property by Ben and Victoria Williams. The couple were reported to have raised row crops in the southern portion of the project area near where the pump and standpipe are located (Derr 1991:3). The above ground pump and standpipe are not associated with important events or people, nor is it distinctive in any way. This feature is not eligible for the CRHR.

## RECOMMENDATIONS

There is always a possibility that a site may exist in the Project and be obscured by vegetation, siltation or historic activities, leaving no surface evidence. In order to assist in the recognition of cultural resources, a training session for all workers should be conducted in advance of the initiation of construction activities at the site. The training session will provide information on recognition of artifacts, human remains, and cultural deposits to help in the recognition of potential issues.

If artifacts, exotic rock, shell or bone are uncovered during the construction, work should stop in that area immediately. A qualified archeologist should be contacted to examine and evaluate the deposit.

### **Discovery of Human Remains**

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Yolo County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Yolo County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

After notification, the NAHC will follow the procedures outlined in Public Resources Code Section 5097.98, that include notification of most likely descendants (MLDs), and recommendations for treatment of the remains. The MLDs will have 24 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).

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## **APPENDIX 1**

### **Resumes**

**PEAK & ASSOCIATES, INC.**  
**RESUME**

**MELINDA A. PEAK**  
**Senior Historian/Archeologist**  
3941 Park Drive, Suite 20 #329  
El Dorado Hills, CA 95762  
(916) 939-2405

**January 2017**

**PROFESSIONAL EXPERIENCE**

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She is a registered professional historian and has completed a number of historical research projects for a wide variety of site types.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist and historic archeologist.

**EDUCATION**

M.A. - History - California State University, Sacramento, 1989  
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*  
B.A. - Anthropology - University of California, Berkeley

**PROJECTS**

In recent months, Ms. Peak has completed a number of determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places.

She has also completed historical research projects on a wide variety of topics for a number of projects including the development of a winery in a ranch in Folsom, commercial buildings in the City of Davis, a lumber mill in Clovis, older farmhouses dating to the 1860s, an early roadhouse, bridges, canals, a former town site, and a section of an electric railway line.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

Ms. Peak completed the cultural resource research and contributed to the text prepared for the DeSabra-Centerville PAD for the initial stage of the FERC relicensing. She also served cultural resource project manager for the FERC relicensing of the Beardsley-Donnells Project. For the South Feather Power Project and the Woodleaf-Palermo and Sly Creek Transmission Lines, her team completing the technical work for the project.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Clover Valley Lakes project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project, and served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the Land of Liberty series.

**PEAK & ASSOCIATES, INC.**  
**RESUME**

**NEAL J. NEUENSCHWANDER**  
**Staff Archeologist**

3941 Park Drive, Suite 20-329  
El Dorado Hills, CA 95672  
(916) 939-2405

**January 2017**

3161 Godman Ave., Suite A  
Chico, CA 95973  
(530) 342-2800

**PROFESSIONAL EXPERIENCE**

Mr. Neuenschwander has compiled an excellent record of supervision of excavation and survey projects for both the public and private sectors over the past thirty-eight years. He has supervised the fieldwork of over 1,800 projects throughout California, Oregon, Nevada, and southern Idaho.

**EDUCATION**

M.A. candidate - Anthropology - California State University, Chico  
B.A. - Anthropology - California State University, Chico (with distinction)  
B.A. - Geography - California State University, Chico (with distinction)

**RECENT PROJECTS**

Mr. Neuenschwander manages the North Valley office of Peak & Associates, located in Chico, California.

Neuenschwander's duties at Peak & Associates have included the field direction for multiple site excavations and surveys throughout northern, central, and southern California, Nevada, Oregon and Idaho. In this capacity, he has been responsible for the planning and implementation of every aspect of the fieldwork, analysis, and report production phases. During his twenty-nine years with the company, he has developed a reputation for his ability to complete projects on-time and within budget parameters, while at the same time maximizing the recovery and analysis of data for the professional community.

Notable projects under Neuenschwander's direction include the nine-week excavation at Clarks Flat in Calaveras County, eleven weeks with a crew of over twenty technicians at the Upper Mountain locale (a remote camp, six miles from the nearest road), ten weeks of an over 9,000-acre survey at Elk Hills Naval Petroleum Reserve, and a two-phase excavation at CA-PLU-88, a site that contained radiocarbon evidence of the some of the earliest inhabitation of the Sierra Nevada Mountains.

Mr. Neuenschwander also served as the field director for multiple phases of recordation, testing and evaluation for the 172-mile-long Pacific Pipeline Project proposed for construction in Santa Barbara, Ventura, and Los Angeles counties. He also has served as field director or co-director on a number of AT&T fiber optic projects throughout California, Oregon and Idaho.

**APPENDIX 2**  
**Record Search**

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLATA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

5/1/2017

NWIC File No.: 16-1569

Neal Neuenschwander  
Peak & Associates, Inc.  
3161 Godman Avenue  
Chico, CA 95973

Re: West Davis Active Adult Community EIR

The Northwest Information Center received your record search request for the project area referenced above, located on the Merritt USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 500 ft. radius:

Resources within project area:	P-57-000138
Resources within 500 ft. radius:	None listed
Reports within project area:	S-13549, 16933, 33853
Reports within 500 ft. radius:	S-10092, 45573
Other Reports within records search radius:	S-595, 9795, 17835, 30204, 32596. These reports are classified as Other Reports; reports with little or no field work or missing maps. The electronic maps do not depict study areas for these reports, however a list of these reports has been provided. In addition, you have not been charged any fees associated with these studies.

**Resource Database Printout (list):**

enclosed  not requested  nothing listed

**Resource Database Printout (details):**

enclosed  not requested  nothing listed

**Resource Digital Database Records:**

enclosed  not requested  nothing listed

**Report Database Printout (list):**

enclosed  not requested  nothing listed

**Report Database Printout (details):**

enclosed  not requested  nothing listed

**Report Digital Database Records:**

enclosed  not requested  nothing listed

**Resource Record Copies:**

enclosed  not requested  nothing listed

**Report Copies:**

enclosed  not requested  nothing listed

**OHP Historic Properties Directory:**

enclosed  not requested  nothing listed

**Archaeological Determinations of Eligibility:**

enclosed  not requested  nothing listed

<b><u>CA Inventory of Historic Resources (1976):</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Caltrans Bridge Survey:</u></b> **	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Ethnographic Information:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Historical Literature:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Historical Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Local Inventories:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>GLO and/or Rancho Plat Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Shipwreck Inventory:</u></b> **	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed

**\*Notes:**

\*\* Current versions of these resources are available on-line:

Caltrans Bridge Survey: <http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Soil Survey: <http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA>

Shipwreck Inventory: <http://www.slc.ca.gov/Info/Shipwrecks.html>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

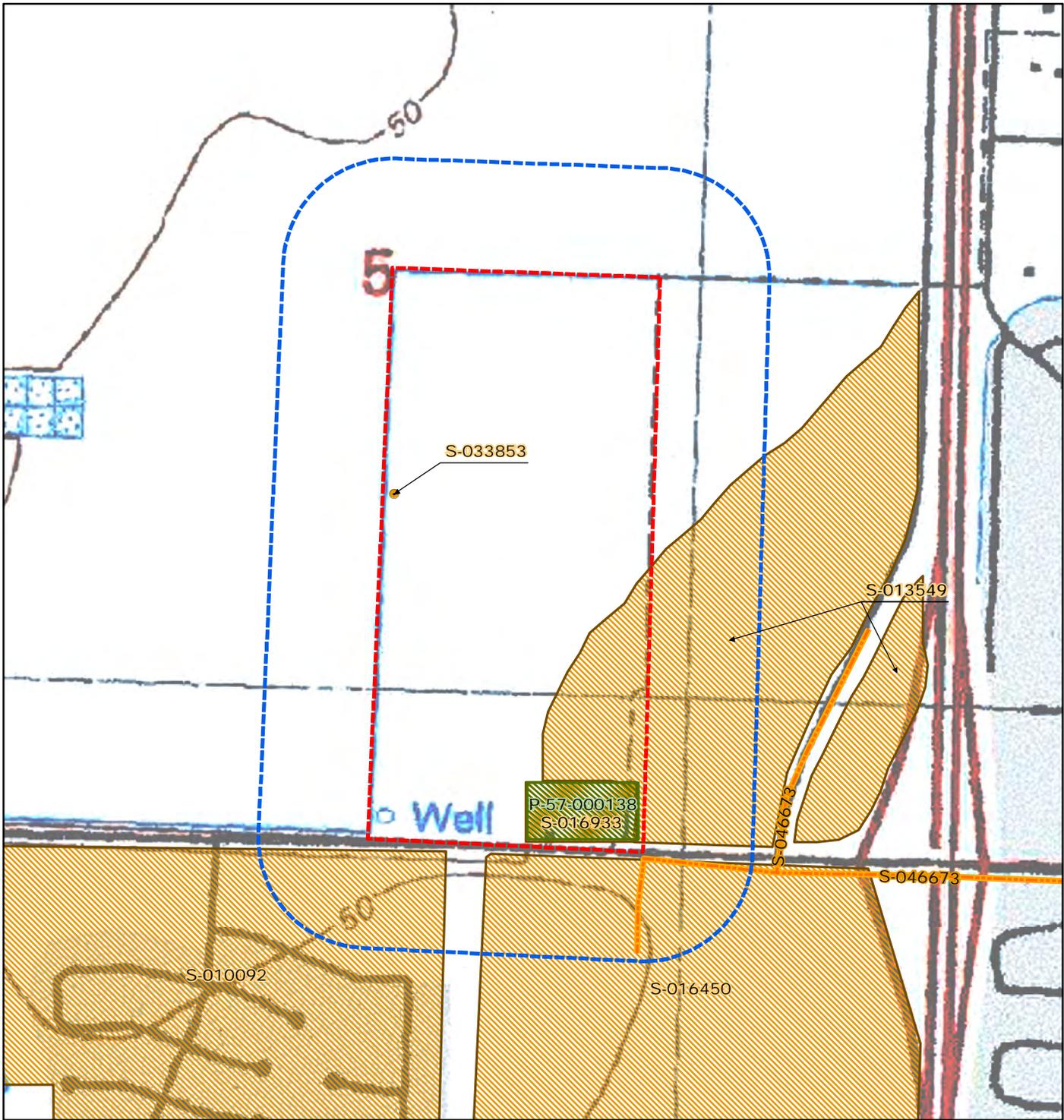
Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

*Annette Neal*

Researcher

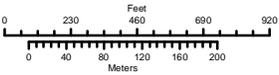
# Reports & Resources Map West Davis Active Adult Community EIR



**Northwest Information Center**

File #16-1569 1/May 2017 A.Neal

May depict confidential cultural resource locations.  
Do not distribute.



500' \_buffer

West Davis Active Adult Community EIR

Resources (polygons)

Reports (points)

Reports (lines)

Reports (polygons)

## **APPENDIX 3**

### **Historical Society Consultation**

**PEAK & ASSOCIATES, INC.**  
CONSULTING ARCHEOLOGY



August 8, 2017

Yolo County Historical Society  
P O Box 1447  
Woodland, CA 95776

**Subject:** West Davis Active Adult Community

YCHS members,

We are working on the cultural resource studies for an 80-acre piece of land at the corner of Covell Boulevard and Risling Court, in Yolo County adjacent to the City of Davis. A study completed by Dana Supernowicz of Historic Resource Associates in 1994 recorded the building complex in the southeastern corner of the project site (assigned primary number 57-000138).

Supernowicz determined that the Joseph F. Silva Dairy Farm was a significant resource. The reviewer felt that the dairy farm complex should be preserved or restored. If that could not happen and the complex had to be demolished, the researcher recommended taking archival large format photos of the complex. The 1994 document recommended that the photographs be placed with two facilities—Yolo County Archives and UCD Special Collections.

After discovering that the complex had been demolished, we assumed that the recordation must have been conducted. We checked with the Yolo County Archives and UCD Special Collections; neither facility had any documentation or photographs for the Dairy Farm. Kathleen Hess, AICP, Community Development Administrator for the City of Davis reported that “the ADEIR for DIC describes the record and just says ‘the buildings were demolished’.” In addition, she concluded that apparently, Far Western found a slab on the site that was likely part of the Silva Dairy Ranch.

The Far Western report and site form for the slab were not on file with the NWIC at the time we completed the record search for the project. Yolo County offices did not return our calls about the demolition permit for the complex.

The barn was removed by 2003; the house removed between August 2005 and August 2006. We must assume that there was no mitigation work for the significant building complex, and it was demolished for a proposed undertaking on the project site. All that remains of the dairy complex is a row of Italian cypress and a ca. 1960 irrigation pump.

- 3941 Park Drive, Suite 20#329, El Dorado Hills, CA 95762/Phone: (916)939-2405/peakinc@sbcglobal.net
- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/peakinc@yahoo.com

Does your group have concerns about the property? A map is attached for your review.

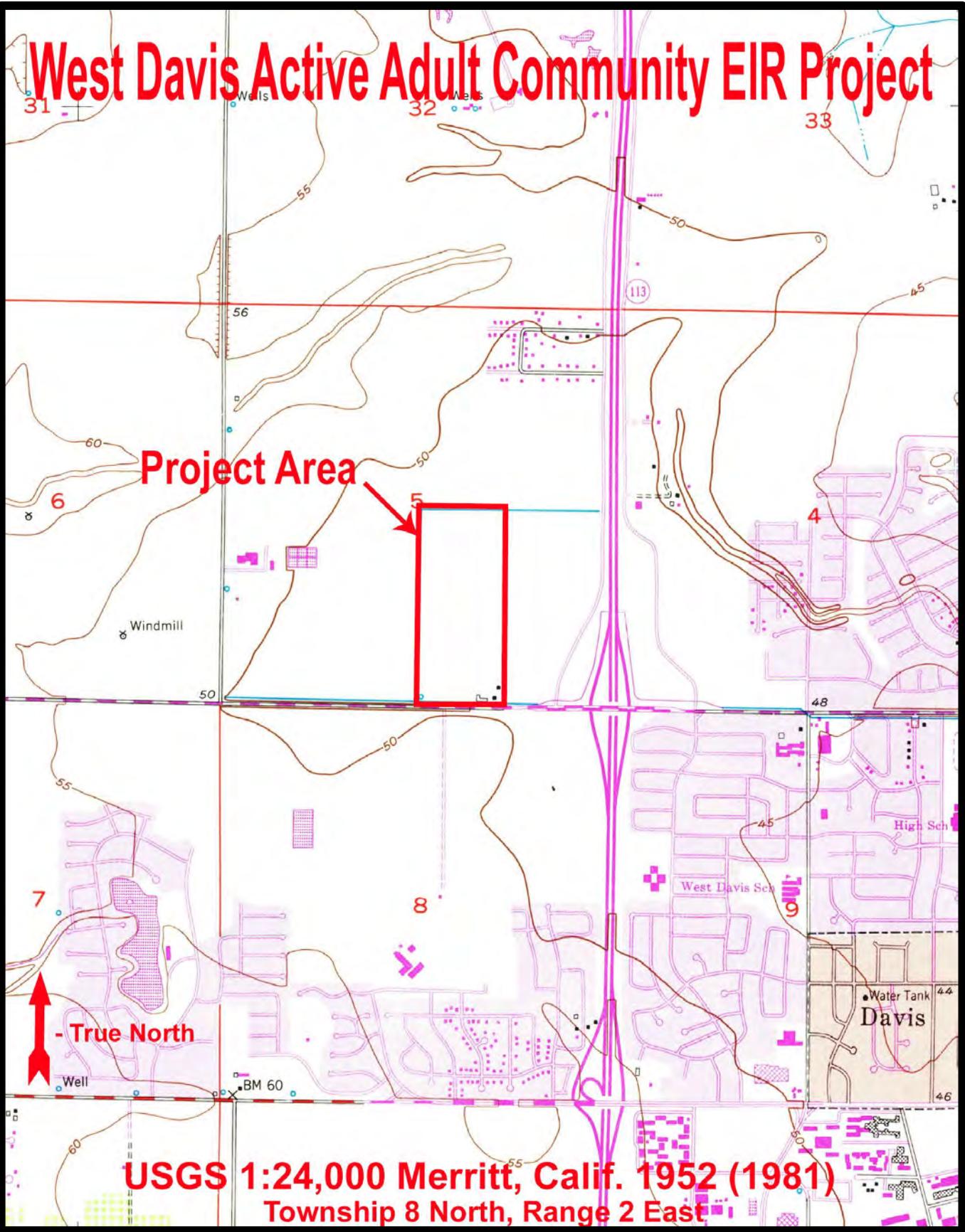
Sincerely,

A handwritten signature in black ink that reads "Melinda A. Peak". The signature is written in a cursive style with a large initial "M".

Melinda A. Peak  
Principal

- 3941 Park Drive, Suite 20#329, El Dorado Hills, CA 95762/Phone: (916)939-2405/peakinc@sbcglobal.net
- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/peakinc@yahoo.com

# West Davis Active Adult Community EIR Project



**Project Area**

**- True North**

**USGS 1:24,000 Merritt, Calif. 1952 (1981)  
Township 8 North, Range 2 East**

**APPENDIX 4**

**DPR Forms: P-57-000138 (CA-YOL-173H) and PA-17-22**





A) View of the north-south row of introduced cypress and Italian Cypress looking southwest. 6-12-17. Acc.20170615fr118



B) View of the north-south row of introduced cypress and Italian Cypress looking east. 6-12-17. Acc. #20170615fr121



C View of the east-west row of introduced cypress and Italian Cypress looking northeast. 6-12-17. Acc.20170615fr97



D) View of the western portion of the east-west row of introduced cypress and Italian Cypress looking southwest. 6-12-17.  
Acc. #20170615fr50

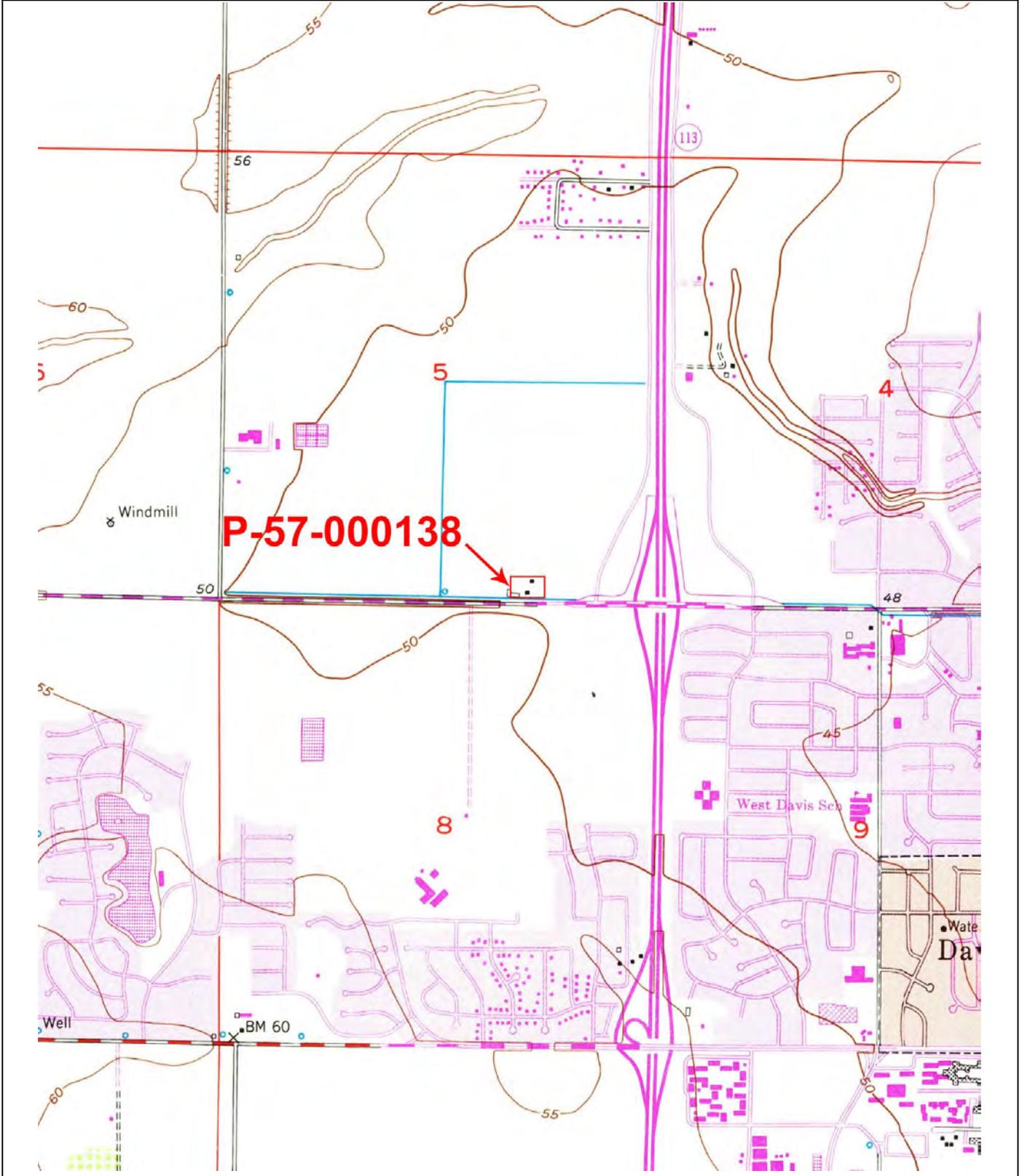


E) View of the north-south row of introduced cypress and Italian Cypress, former barn site, looking northeast. 6-12-17. Acc.20170615fr133



F) View of the former farm/dairy complex, introduced trees, looking west. 6-12-17. Acc. #20170615fr107





PRIMARY RECORD

CALIFORNIA Department of Parks and Recreation  
Office of Historic Preservation

Primary # P-57-000138  
HRI # \_\_\_\_\_  
Trinomial CA-YOL-173H  
NRHP Status Code \_\_\_\_\_

Page 1 of 4  
22

Other Listings: Silva Dairy Ranch  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Property Name/Temporary No.: Silva Dairy Ranch

P2. Location: County - Yolo

a. Address: Route 1, Box 1943  
City: Davis, CA Zip: 95616 (T8S;R2E;SW $\frac{1}{4}$ ;SE $\frac{1}{4}$ ;Sec.5; MDEM)  
b. UTM: USGS Quad: Merritt (7.5') Date: 1975 (#5144)  
Zone (10, 606940 mE/ 4268640) mN  
c. Other Locational Data: (Enter parcel #, legal description, directions to resource, and/or other locational data if appropriate)

The property lies between County Road 99, State Highway 113, and Covell Boulevard on the south.

P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property consists of four buildings, two structures, and numerous objects. The Joseph F. Silva dairy was constructed between 1929 and 1937 on the northwest edge of the community of Davis. The property lies west of County Road 99 and east of County Road 98, and north of Covell Boulevard. The property lies within an 80 acre parcel, although the improvements evaluated in this report lie within only 5 acres of the total parcel area. There is no known improvements within the subject 80 acre property believed to be outside the scope of this study.

The Joseph F. Silva Ranch once contained 175 acres, having been created from two side-by-side parcels during the first decade of the twentieth century. Although the exact date is uncertain, by the early 1900s a small building had been constructed on the subject property (refer to Attached USGS Map, 1907). The disposition of this early building is also uncertain, but is clear that by the 1930s it had been removed to make room for the construction of a more modern house and dairy barn. Like other farmsteads in the Sacramento Valley, the Silva Dairy Farm is organized in a clustered pattern, allowing maximum use of the remaining land for cultivation of feed grains such as barley. The house and improvements were easily accessible from the major automobile road between Davis and Winters, today's Covell Boulevard. Covell Boulevard provided easy access for materials, feed, and dairy products being transported to nearby markets.

Today, the Silva Dairy Farm consists of four buildings, two structures, and a variety of objects most of which include farm machinery or tools commonly found on farms or ranches of the twentieth century. The following are detailed descriptions of each building, structure and object found within the property:

**Main House or Residence:** Believed to have been built between 1930 and 1935, the main residence is a single-story, hipped roof dwelling with an attached two-car garage, believed to have been built in the 1960s by the Machado family when they occupied the property. The structural characteristics of the house include a low concrete perimeter

foundation, walls built of hollow concrete block and finished with stucco on the exterior and plaster on the interior, an asphalt shingle roof atop a wood shingle roof, and a three-quarter, wrap-around shed style veranda supported by wrought-iron columns and divided screened muntins in the style of post 1960s Mexican Revival style designs. The veranda rests on a poured concrete slab inlaid with flagstone (refer to Photographs #8-9).

The front entry of the residence faces south to Covell Boulevard. The original front doorway has been removed and a new divided light, wood doorway has been added in recent years. The windows along the west and south elevation of the house are industrial metal sash divided light with casements. Most of the original windows on the east side of the house have been upgraded to aluminum windows. Atop the roof is a brick chimney and a modern swamp-cooler. The base color of the house is a pinkish-tan and has been sprayed or blown-on in recent years.

The interior of the house is composed of 3 bedrooms and 1 1/2 bathrooms, characterized by tongue and groove 4" random wood floors and plastered walls. Many of the fixtures in the bathrooms date to the 1930s, including the original claw foot bathtubs. The doors in the house are solid wood with their original hardware, including glass door-knobs. The kitchen includes period (1930s-40s) wood cabinetry and a large pantry. The first bedroom located in the southeast corner of the house includes a built-in, knotty-pine paneled wet bar believed to be contemporaneous with J.F. Silva.

**Dairy Barn:** Built between 1930 and 1935 the 1 and 1 1/2 story dairy barn is characterized by a cross-gable design, one bank or gable designed for milking and tending the dairy cattle, and the other module or wing being used for storage of feed, grains, and calving (refer to Photograph #1-2).

The easternmost gable runs parallel with Covell Boulevard in an east-west direction, while the second gable runs in a north-south direction perpendicular to Covell Boulevard. The easternmost gable measures 100' x 65', while the westernmost gable measures 20' x 60' (refer to Photographs #1-2, 12, 13, and 15).

The easternmost gable is built on a mud-sill and partial concrete foundation. The barn is built of milled lumber, round nails with multiple vertical columns, horizontal beams, and knee-braces for shearwall strength. The structural members of the barn are nailed together with wire nails and simple joints were used to tie the bracing and cross-members to one another. The exterior of the barn is finished with stucco similar to the main residence. The roof is built of purlins and rafters which are held together by single layers of corrugated metal roof sheets. The floor is concrete with double troughs created in the original pour to afford property drainage and sanitary removal of waste and debris. The principal source of air and light in the easternmost gable is afforded by a series of open-air windows on the building's northernmost side-wall. The northernmost sidewall embraces a concrete courtyard with a full-length pergola that abuts the a corral where horses are kept (refer to Photographs #11, 13, 14, 15, 18, 19, and 22).

The westernmost gable is slightly higher than the easternment,

permitting a second-story loft where hay and feed can be stored. This attached gable is also constructed of milled lumber with a similar multiple column and beam structural system, further supported by knee-braces, square bracing on the gable-ends, and a roof structure of purlins and rafters held together by corrugated metal roof sheets. The exterior walls of the gable are clad with vertical 1" x 12" boards, many of which have either been badly damaged or entirely removed. The floor of the barn is dirt.

**Easternmost Laborer's Cottage #1:** North of the main residence are two worker's or laborer's cottages both aligned with one another from east to west. These two buildings do not appear on the 1937 aerial photograph and are believed to have been built in the 1940s. The easternmost cottage measures 12' x 35', rests on a mud-sill foundation, and unlike the main residence is believed to be a standard stick-frame structure, and is dressed on the exterior with stucco. The building has double-hung wood-sash windows and a relatively new shed roof porch with wood columns providing shelter over a low stoop and front door entrance. The roof is clad with rolled composition roofing (refer to Photographs #4-5).

**Westernmost Laborer's Cottage #2:** The westernmost laborer's cottage echoes the architectural elements of cottage number #1, although it is 5' shorter on its main axis. The cottage rests on a mud-sill foundation, is believed to be of standard stick-frame construction, and is dressed on the exterior with stucco. The building has double hung, wood-sash windows and a short shed-portico style veranda above the main-entrance door, with decorative Mexican iron railing (refer to Photographs #6-7).

**Outhouse:** In the rear or north side of the property is a wood-frame single-hole outhouse, which has been moved from its original location near the main residence.

**Shed:** A rectangular shed lies directly north of the far eastern laborer's cottage. The wooden shed is of board construction and has a simple shed roof.

**Landscape:** The property retains a designed landscape that exhibits ethnic affiliation with Portuguese immigrants. Of importance is a row of quinces, locust trees, and other shrubs running east-west along Covell Boulevard. The original access road, now blocked by the drainage ditch, is aligned with a row of mature olive trees running north-south. Along the west and north perimeters of the property are a row of mature juniper and cypress trees (refer to Photographs #1-2, 15). Surrounding the main residence are locust trees, rose bushes, Vinca major, and grapes.

**Objects:** Along the west side of the old access road between the house and the barn is a concrete incinerator which reads "PACIFIC COAST INCINERATORS BERKELEY SACRAMENTO" (refer to Photographs #26-27). The concrete incinerator is shaped like an obelisk and probably dates to the 1930s. To the south of the incinerator is an old cast-iron school bell, patented in the 1880s (refer to Photographs #24-25). It has been re-hung and its original provenance is unknown. Behind the school bell is an old metal and wood horse drawn hay rake from the early 1900s (refer to Photograph #20). An old tractor from the 1940s rests next to the dairy barn (refer to Photograph #22). A green-painted gas

pump from the 1940s sits in front of the main residence (refer to Photograph #23). Its provenance is uncertain, since the pump has been moved. Near the pump is a grinding wheel apparatus from the early 1900s (refer to Photograph #21).

P4. Resources Present:  Building  Structure  Object  Site  
 Element of District

P5. Resource Attributes: (List relevant attributes and codes) \_\_\_\_\_

P6. Photograph or Drawing (Photograph required for buildings, structures, and objects)

See attached photographs.

P7. Date Constructed/Age:  Prehistoric  Historic  Both  
1929-1960 (Approximate dates of construction)

P8. Owner and Address: Northwest Partners, Davis, CA

P9. Recorded by: Dana E. Supernowicz, Historic Resource Associates, 5441 Rolling Rock Road, Placerville, CA 95667

P10. Date Recorded: December 17, 1993 and January 7, 1994

P11. Type of Survey:  Intensive  Reconnaissance  Other  
Describe: Architectural

P12. Report Citation: An Architectural Analysis and Evaluation of Significance for the Silva Dairy Farm, Davis, California. January 1994.

Attachments:  NONE  Location Map  Continuation Sheet  
 Building, Structure, and Object Record  Linear Resource Record  
 Archaeological Record  District Record  Milling Station  
Record  Rock Art Record  Artifact Record  Photograph Record  
 Other:

BUILDING, STRUCTURE, AND OBJECT RECORD  
CALIFORNIA Department of Parks and Recreation  
Office of Historic Preservation

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

Page 5 of 322

- B1. Property Name: Silva Dairy Farm
- B2. Address: Route 1, Box 1943  
City: Davis County: Yolo Zip: 95616
- B3. Original Use: Dairy Farm
- B4. Present Use: Residential rental
- B5. Zoning: Unknown B6. Threats: Demolition of barn projected for the spring of 1994.
- B7. Architectural Style: Vernacular - California ranch bungalow/cross-gable wood-frame and stucco barn.
- B8. Alterations and Date(s): Two-car concrete block garage added in the 1960s to the main residence; wrought-iron porch columns and railing added in the 1960s; Flagstone and concrete deck or patio surrounding the main residence added in the 1960s; sprayed stucco paint added in the 1980s; Water tower and possible grain silo removed in the 1960s; Interior of the barn stanchions or stalls removed in the 1980s.
- B9. Moved?  No  Yes  Unknown  
Date: N/A Original Location:
- B10. Related Features: Refer to Primary Site Record P3, Description.
- B11. Architect: Unknown Builder: Unknown, possibly Joseph Silva.
- B12. Significance: Period of Significance 1929-1944  
Property Types: Ranch/Diary Farm. The subject property has been determined to be a good candidate for listing as a California Point of Historical Interest. It is believed that the improvements on the property, including the historic landscape, have local importance in providing information on the development of "sanitary" dairy barn construction during the twentieth century and immigrant Portuguese farmers in Yolo County. The ethnic affiliation of the property is centered on the exotic species indigenous to Portugal throughout the site, including olive trees, cypress, and juniper trees.
- B13. Evaluator: Dana E. Supernowicz, Historic Resource Associates, Placerville, CA 95667.
- B14. Date of Evaluation: January 1994
- B15. Sources:  
  
Secondary Sources  
  
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### Primary Sources

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Yolo County Recorder's Office, Woodland, CA  
Yolo County Historical Museum, Woodland, CA

U.C. Davis Special Collections, Davis, CA

U.C. Davis Main Library, Maps and Documents, Davis, CA

California State Library, Sacramento, CA

### Maps

USGS 7.5 Davis, CA 1952, photorevised 1968 and 1975

USGS 7.5 Merritt, CA 1952, photorevised 1975

USGS 1/125,000 Davisville, 1905

USGS 1/125,000 Woodland, 1907

Official Map of Yolo County 1900

Official Map of Yolo County 1915

Official Map of Yolo County 1926

Official Map of Yolo County 1939

Map of Yolo County 1940

Davis, Dixon and Vicinity 1979

### Oral Interviews

Richard "Dick" Ricci

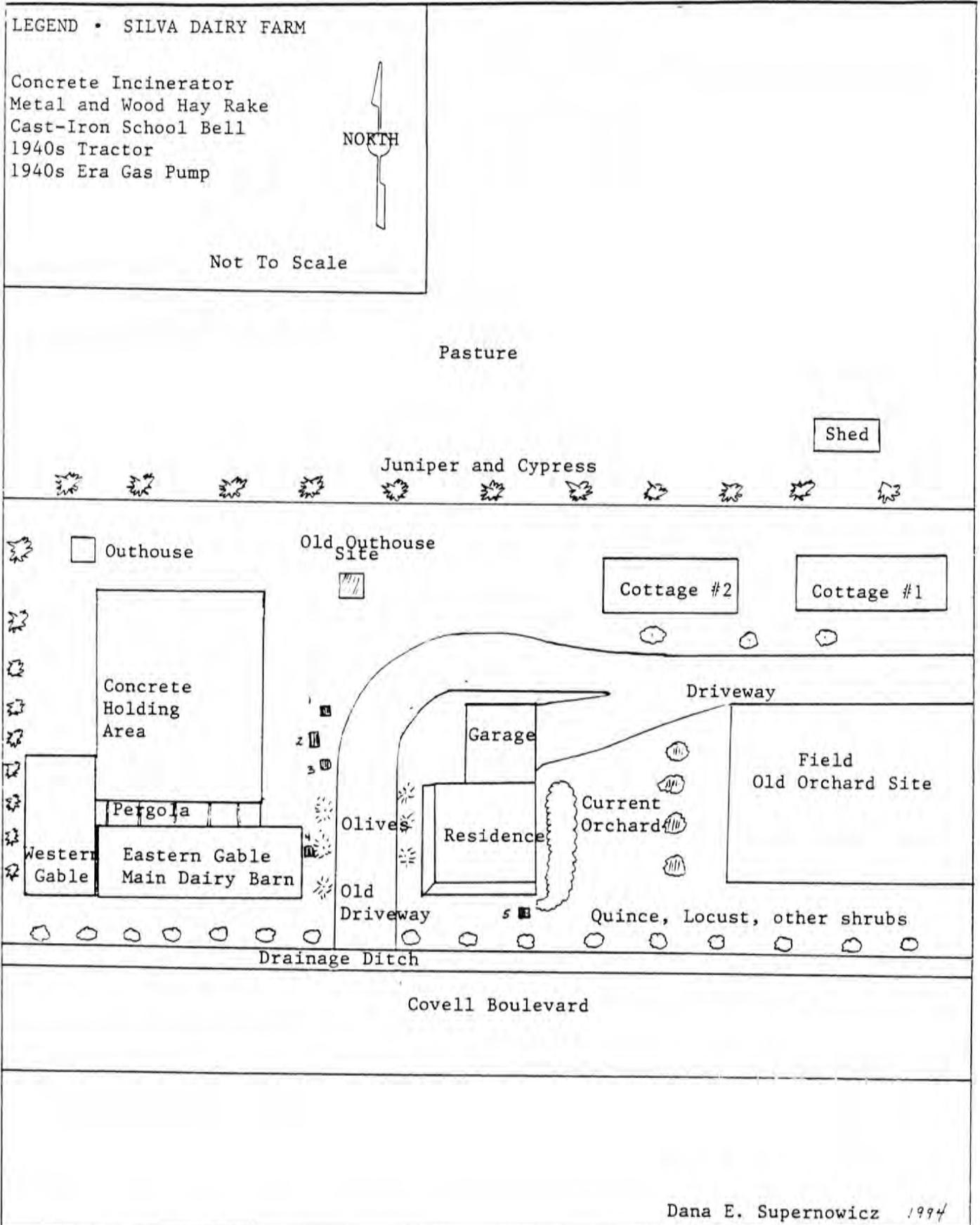
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Davis, CA 95616

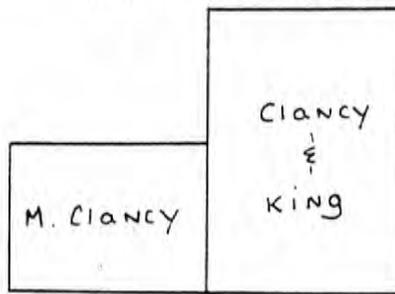
Chuck York

Route 1, Box 1943

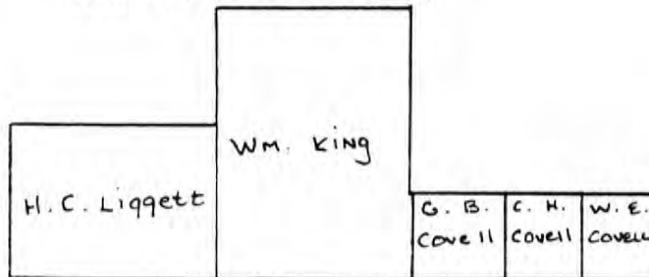
Davis, CA 95616



1900 Map of Yolo County

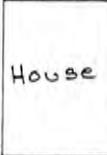


1915 Map of Yolo County

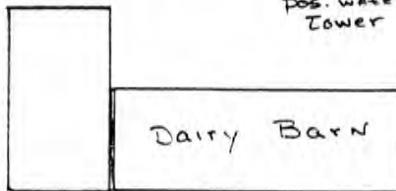


 Shed or Outhouse

 pos. water Tower

 House

1937 Aerial Photo Interpretation



1957 Aerial Photo Interpretation

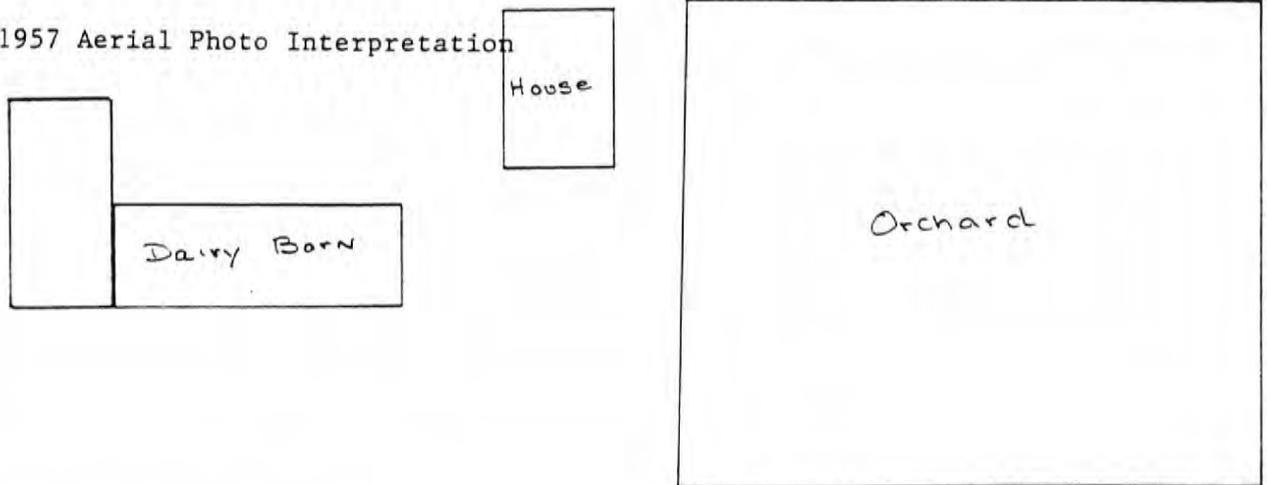
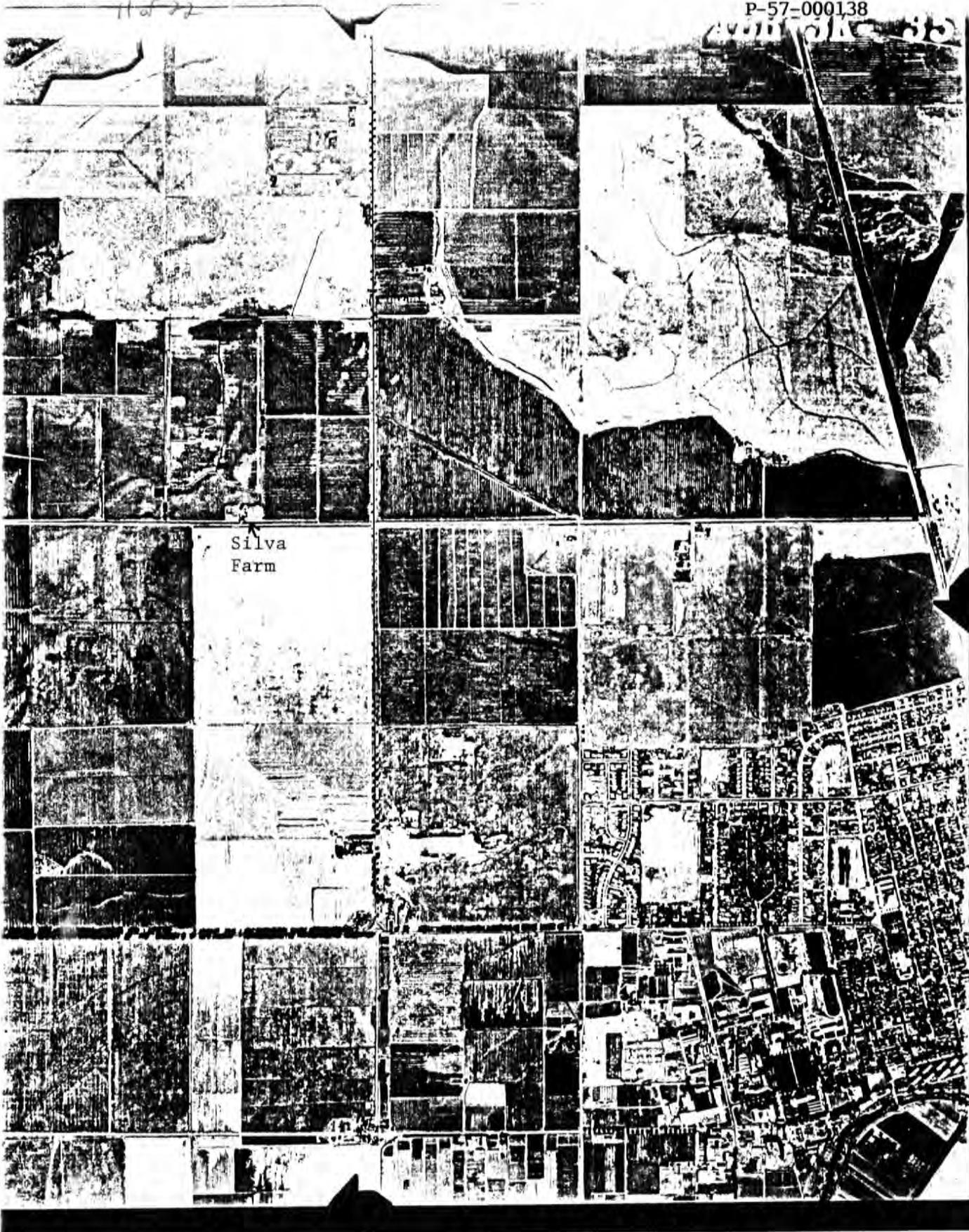


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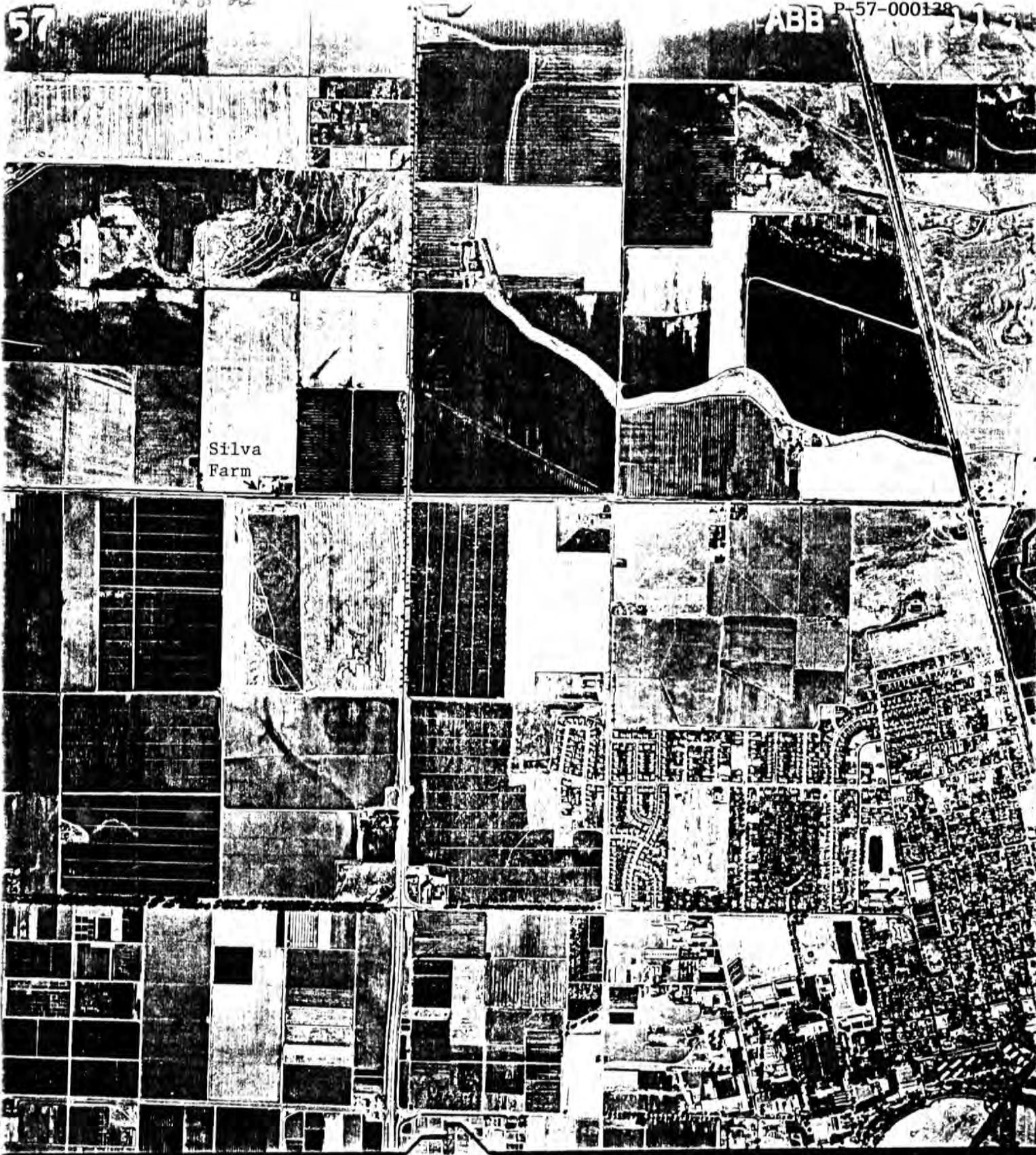
Silva  
Farm

BB-61.4

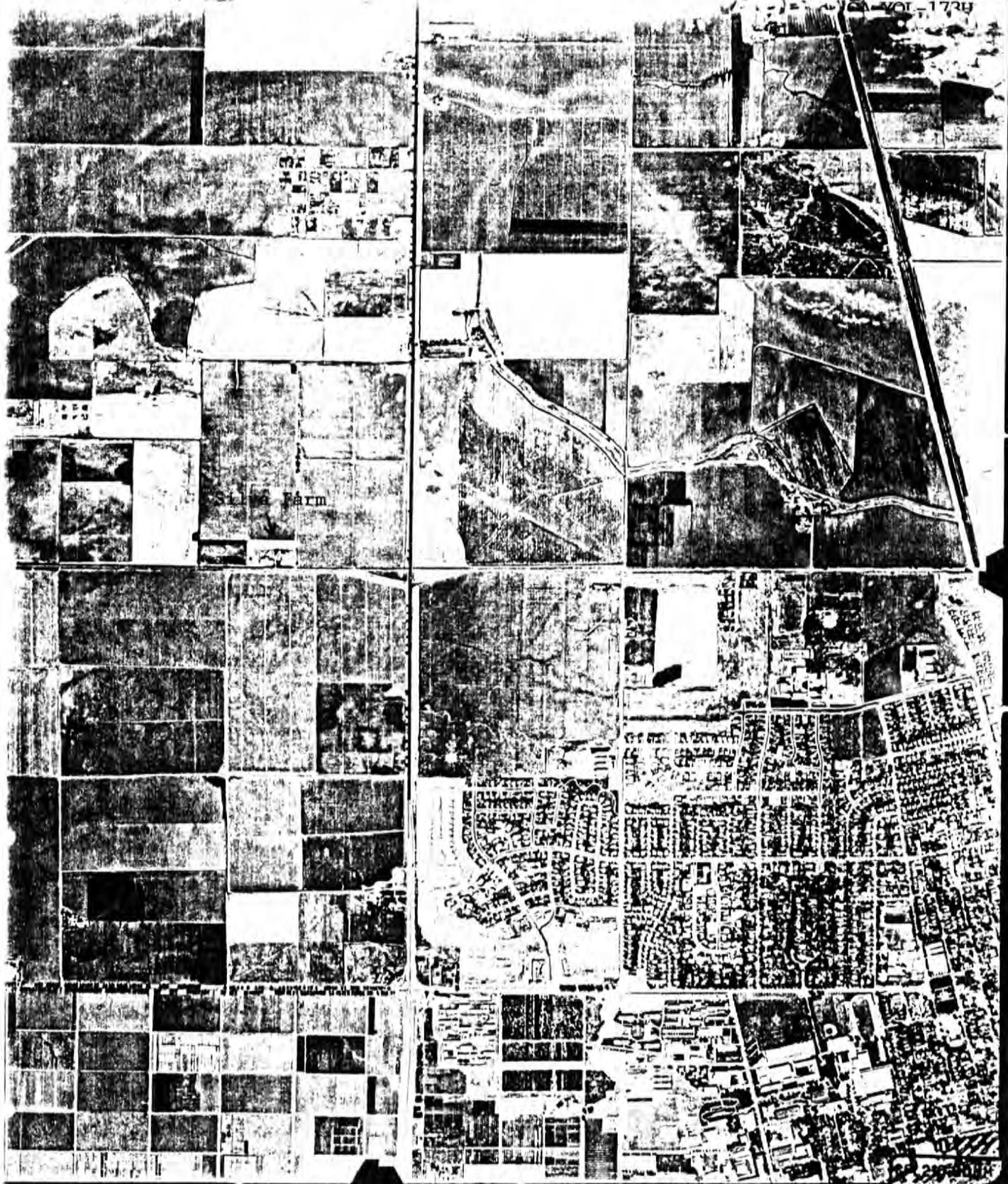
1937 Aerial Photograph



1952 Aerial Photograph



1957 Aerial Photograph



Sierra Farm

1964 Aerial Photograph

PHOTOGRAPHIC INVENTORY/Joseph F. Silva Dairy Farm  
ASA 200 Color Prints 35 mm  
Photographer: Dana E. Supernowicz  
December 1994

Page 1 of 2

1. Overview of the property looking eastward at the dairy barn from Covell Boulevard.
2. Overview of the property looking eastward at the dairy barn from Covell Boulevard, with a closer view of the west gable of the dairy barn. Note loss of historic fabric.
3. Overview of landscaping between the main residence and dairy barn, looking southwest with locust trees in foreground.
4. Easternmost #1 laborers cottage looking north.
5. Easternmost #1 laborers cottage looking west.
6. Westernmost #2 laborers cottage looking northwest.
7. Westernmost #2 laborers cottage looking east.
8. Overview of front elevation of main residence looking north. Note modern screen porch and new front door.
9. Overview of west side elevation of main residence looking southeast. Note two-car garage addition in rear.
10. Overview of east wing of stucco dairy barn looking northwest.
11. Looking west through wooden pergola alongside north elevation of stucco dairy barn.
12. Overview of north elevation of easternmost gable, dairy barn looking south.
13. Overview of dairy barn looking southeast.
14. Overview of dairy barn looking southwest.
15. Overview of dairy barn and corral looking southwest.
16. Overview of interior of easternmost wood, stick frame barn looking south.
17. Overview of interior truss and roof structure of easternmost wood, stick-frame barn looking south.

## Page 2 of 2

18. Overview of interior truss of stucco westernmost dairy barn gable.
19. Overview of interior truss of stucco westernmost dairy barn gable.
20. Close-up of metal and wood early 1900s horse drawn hay rake.
21. Close-up of iron grinding bench and wheel.
22. Overview of 1940s tractor and east gable end of stucco dairy barn.
23. Close-up of old 1940s era gas pump in front of main residence.
24. Close-up of cast iron 1880s school bell.
25. Close-up of cast iron 1880s school bell.
26. Overview of concrete incinerator.
27. Close-up of impressed logo on concrete incinerator.



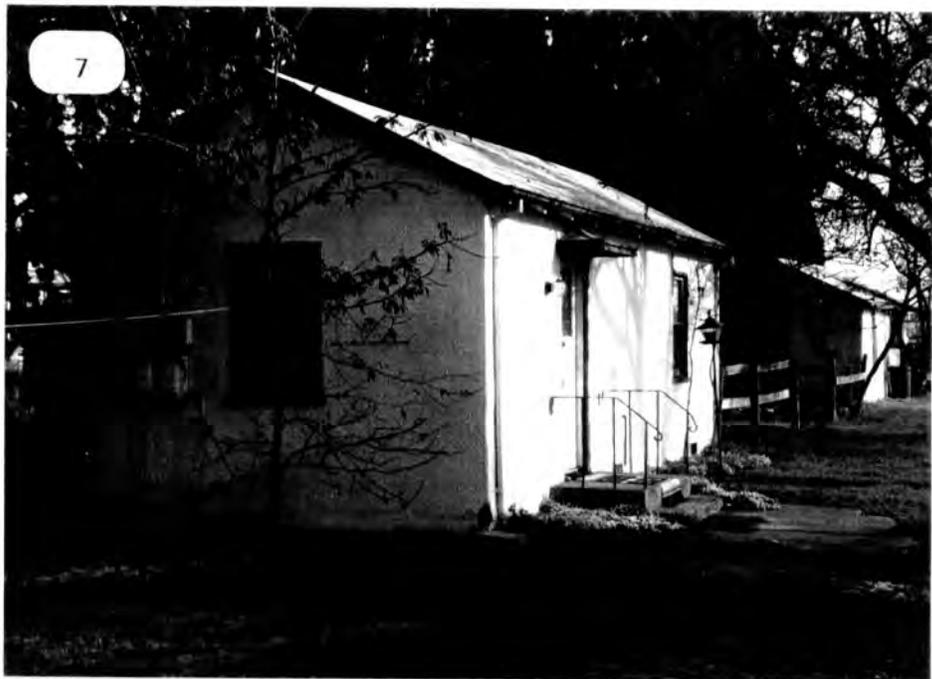
16 of 22



P-57-000138  
CA-YOL-173H



17 of 22



P-57-000138  
CA-YOI-173H

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18 of 22

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12



P-57-000138  
CA-YOL-173H

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14



19 of 22

15



16



P-57-000138  
CA VOL-173H

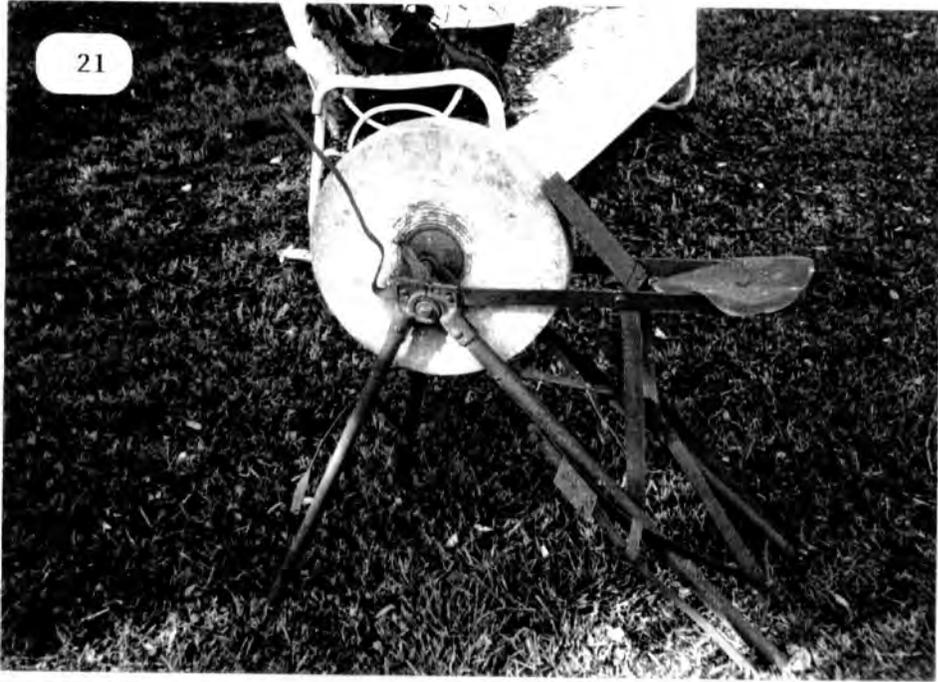
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20 of 22

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CA-YOI-173H

21

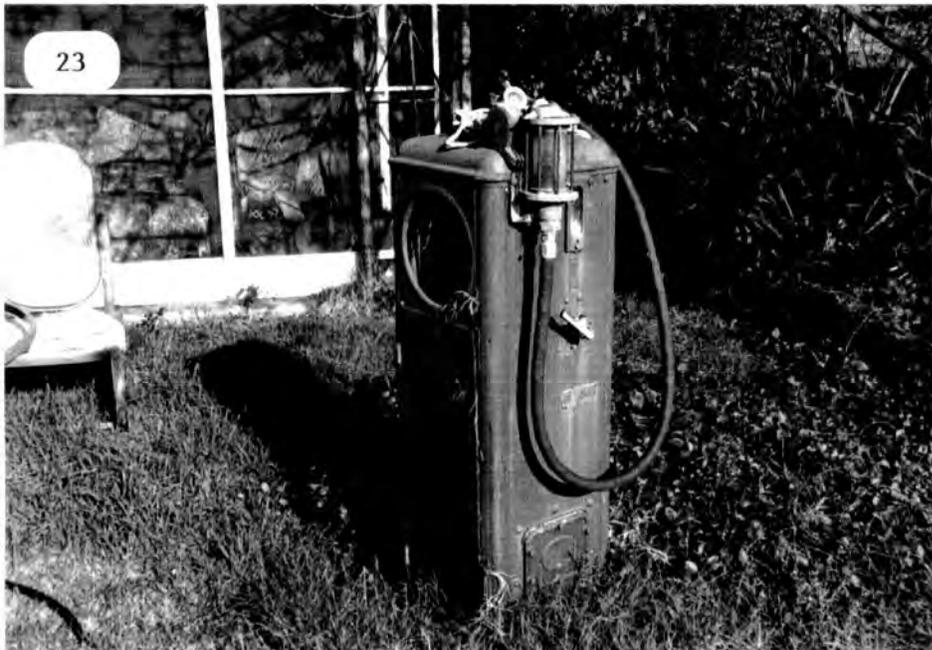


22



21 of 22

23



24



P-57-000138  
CA-YOI-173H



22 of 22

P-57-000138  
CA-YOL-173H

4

ARCHAEOLOGICAL SITE RECORD

Other Designations CRU-91-Yol-1H

Pg. 1 of 7

Clancy Ranch (?)

- 1. County: Yolo ( Map 514D, '62, '68, '72)
- 2. USGS Quad: Merritt (7.5') 1952 (15') Photorevised 1981
- 3. UTM Coord: Zone 10 | 606940 | m Easting | 4268640 | m Northing
- 4. Township 8B Range 2E; s 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of Sect 5 Base Mer. MDM
- 5. Map Coord: 291-294 S 371-375 E (from NW corner of map) 6. Elevation: 45'
- 7. Location: On the north side of Covell Road, 1600' west of Highway 113 (northwest corner of intersection), just outside the northwest boundary of the City of Davis.

- 8. Prehistoric  Historic  Protohistoric  9. Site Description A complex of farm buildings on farming property once a portion of the Jerome Davis Ranch, later owned by Mathew Clancy, an early Davis rancher. A house is shown here on the 1907 map, may have been built by Mr. Clancy who reportedly acquired the property in 1901. (X)

- 10. Area 400' (length) x 200' (width) 7,478 m<sup>2</sup>  
Method of Determination: Map interpolation

- 11. Depth: N/A cm Method of Determination:

- 12. Features: House; large wooden barn; rectangular building adjacent to barn--now appears to be horse stable, may have originally been a milking barn; (X)

- 13. Artifacts: As the ranch is currently in use, artifacts were not enumerated.

- 14. Non-Artifactual Constituents and Faunal Remains: None noted.

- 15. Date Recorded: 10/22/91 16. Recorded By: Eleanor H. Derr, Richard Derr

- 17. Affiliation and Address: Cultural Resources Unlimited, 2614 Aramon Drive, Rancho Cordova, CA 95670

MAR 12 1992

See Continuation Sheet (X)

5-13549

a

ARCHAEOLOGICAL SITE RECORD

Other Designations CRU-91-Yol-1H

Pg. 2 of 7

Clancy Ranch

18. Human Remains: None ( )

19. Site Disturbance: As a ranch, the property has suffered little disturbance except for a large drainage ditch along Covell Road that has closed the east and west driveways. The land has been levelled, eliminating any natural contours and (X)

20. Nearest Water (type, distance and direction): Dry Slough, approximately two miles to (X)

21. Vegetation Community (site vicinity): Flat grasslands/farmlands Plant List ( )

22. Vegetation (on site): Farmland ( )

23. Site Soil: Light grey-brown silty loam--Brentwood (BrA) well-drained at house (X)

24. Surrounding Soil: Similar ( )

25. Geology: Alluvial gravels ( )

26. Landform: Valley floor ( )

27. Slope: Less than 1% ( ) 28. Exposure: Open ( )

29. Landowner(s) (and/or tenants) and Address: Dan Dowling, Davis. (Ranch is currently occupied by tenant farmers). ( )

30. Remarks: Further archival investigation is recommended prior to development. Proposed development of hospital and medical offices will destroy complex. ( )

31. References: Soil Survey of Yolo County, CA. USDA Soil Conservation Service, 1990. ( )

32. Name of Project: Sutter-Davis Hospital/Northwest Partners/Head Annexation E.I.R., for City of Davis 1991. EIR prepared by Environmental Science Assoc, Sacramento ( )

33. Type of Investigation: Field survey and archival research. ( )

34. Site Accession Number: N/A Curated At: ( )

35. Photos: Attached ( )

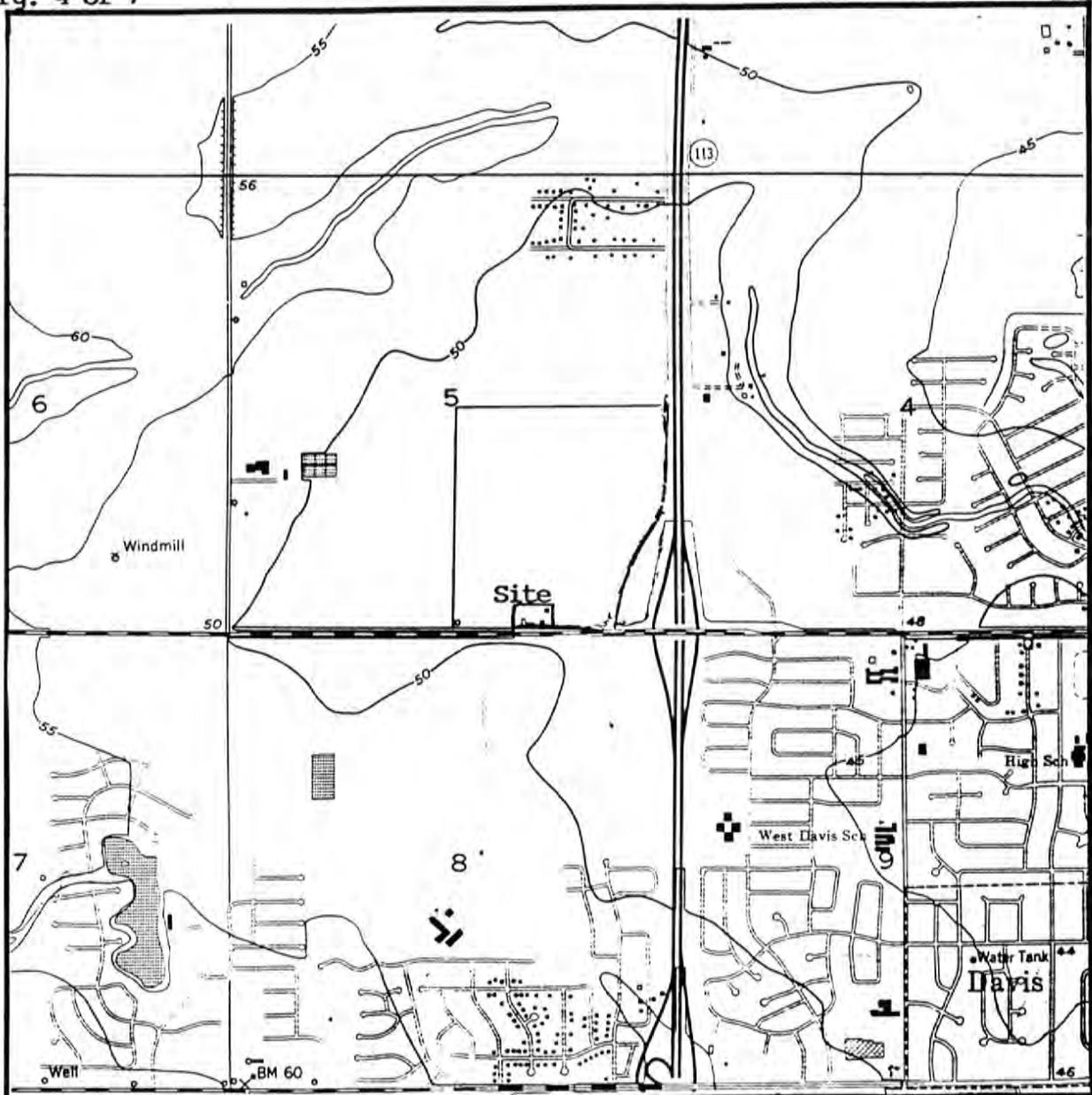
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ARCHAEOLOGICAL SITE RECORD

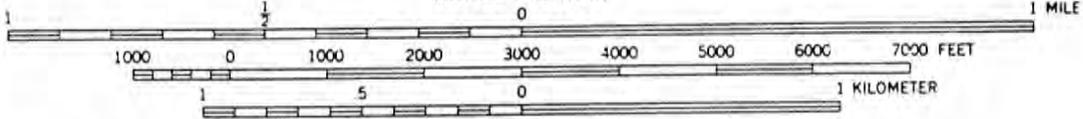
Other Designations \_\_\_\_\_

Pg. 3 of 7

Item No.	Continuation
#9.	<p>Isaac Davis, former Yolo Co. Judge, had a patent on this land in 1869. Subsequent owners reportedly include Mrs. Anna Tyron, an individual by the name of King, Tony and Rose Machado, the Van Sell family (land adjacent to the west), and Ben and Victoria Williams (1958-85).</p> <p>Ranch was reportedly used as a dairy originally, then a sheep ranch, more recently for row crops. Davis probably used it originally for stock raising (cattle and sheep were popular at that time), possibly also for wheat, another popular crop in the 1800s.</p>
#12.	<p>two cottages exist to the rear (north) of the house, possibly for farm workers. A pump house lies approximately 200' to the rear of the cottages along a large irrigation ditch/canal. Remains of pumps also exist along the dirt road leading east from the pump house to the current frontage road--probably originally extended to Highway 113 prior to its widening.</p>
#19.	<p>any previous drainages. A canal encompasses the southeast quadrant of Section 5 on the north and west sides, apparently constructed after 1947. However, older maps show no natural streams on this land, although Section 8 south of Covell Road appears to have had small small drainages that may have flowed onto Section 5.</p>
#20.	<p>the north, south fork of Willow Slough 2.5 miles north. These sloughs flowed onto the tule plains to the northeast. Putah Creek exists approximately 3 miles south.</p>
#23.	<p>and lands adjacent to the north, Capay (Ca) moderately well-drained to the east and Marvin (Mf) further north/northeast, somewhat poorly drained. These soils are reflective of alluvial fan/basin rim origins. A small basin of Willow clay (Wc) exists on the extreme northeast (alkali, poorly drained basin soil).</p>



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CONTOUR INTERVAL 5 FEET  
CONTOURS INCOMPLETE ALONG EMBANKMENTS AND DITCHES

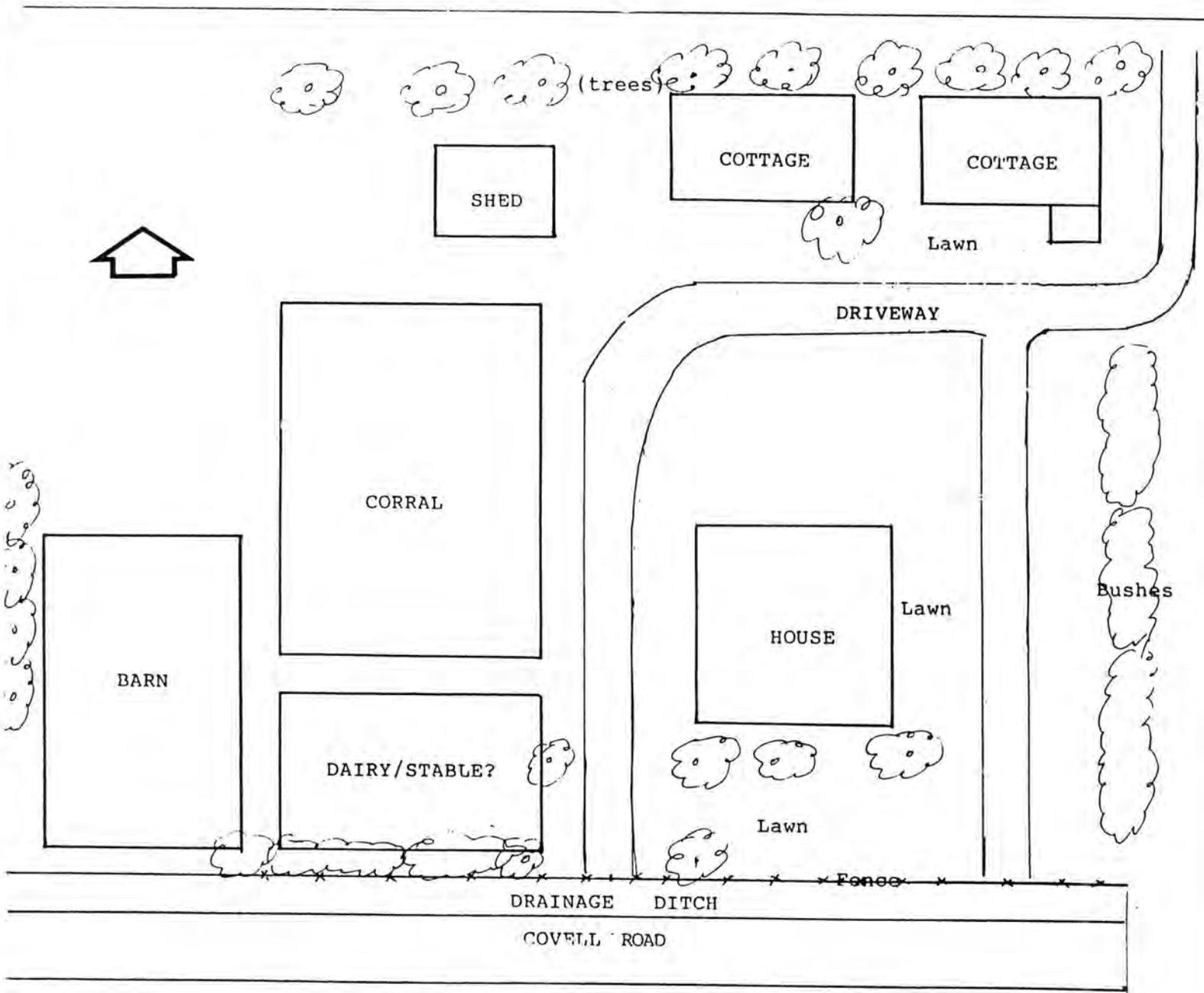


UTM GRID AND 1981 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Location Map

MERRITT, CALIF.  
SE/4 WOODLAND 15' QUADRANGLE  
38121-E7-TF-024

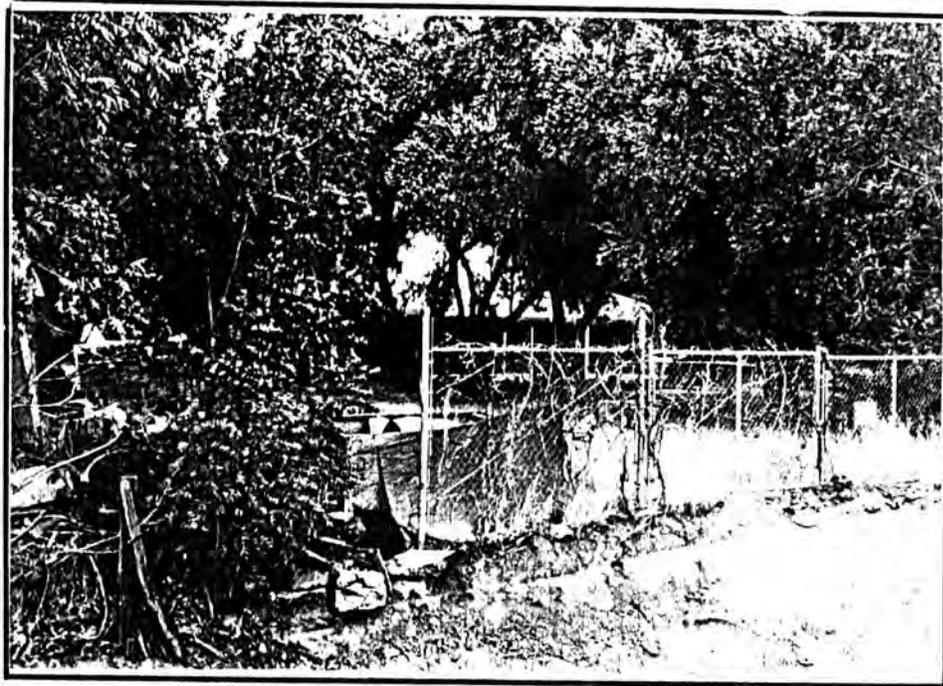
1952  
PHOTOREVISED 1981  
DMA 1661 III SE-SERIES V895



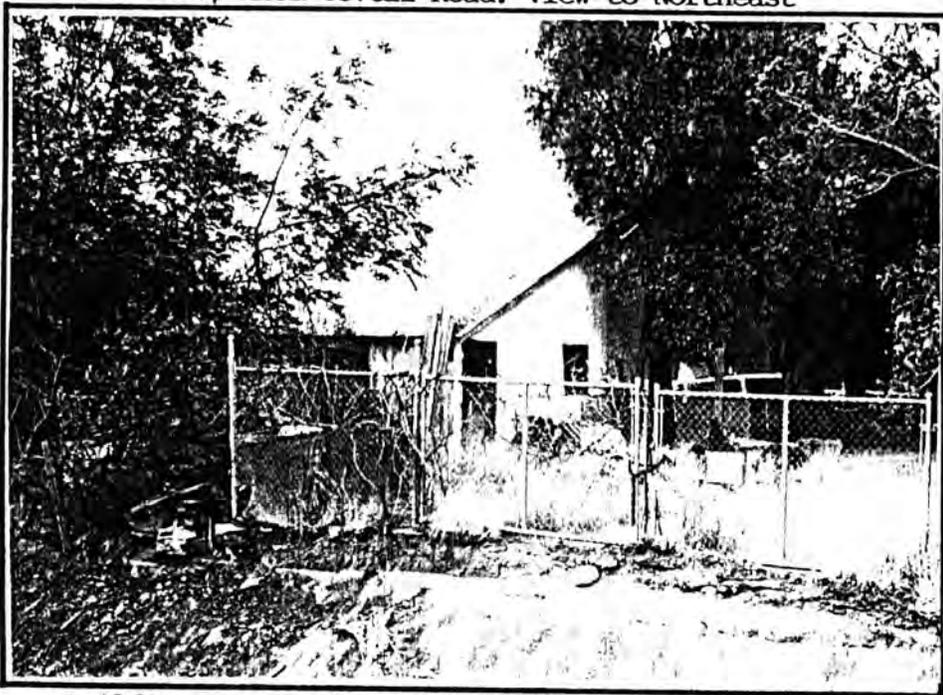
SCHEMATIC DRAWING ONLY, NOT TO SCALE



Barn, from Covell Road. View to Northeast



House, from Covell Road just south of Stable. V. to NE.



Building east of barn (Stable?). View to Northwest.  
(from Covell Road)



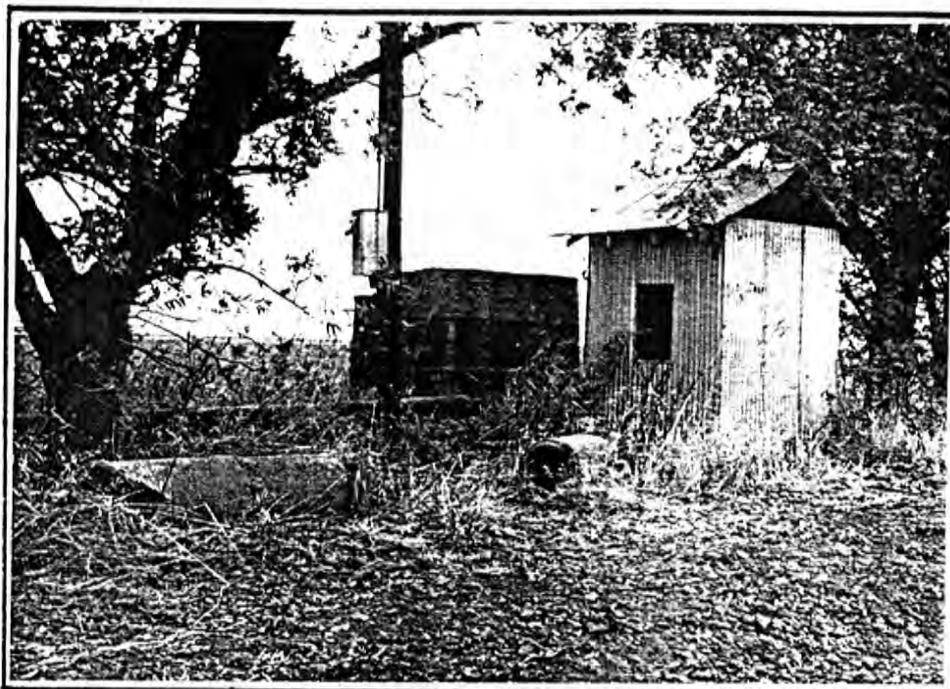
Easternmost Cottage at rear of House. View to Northwest.

6.57

CA-VOL-173H

P-57-000138  
CRU-91-YOL-1H

CRU-91-Yol-1H



Pump House north of House/Barn complex. View to Northwest.

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 #: PA-17-22

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Merritt, Calif. Date: 1952 (1981) T 8N; R 2E; SW¼ of SE¼ of Sec 5; M.D. B.M.

c. Address:

City:

Zip:

d. UTM: Zone: 10 ; 606670 mE/ 4268630 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Approximately 50 feet. The resource is located approximately one-quarter mile west of the intersection of Risling Place and West Covell Boulevard.

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

The resource is an above ground well pump, pipe, concrete standpipe, and scatter of sheet metal and concrete post fragments located near the southwestern corner of the project area. The appearance of the pump, painted turquoise, implies an approximate date of manufacture of 1960. The pump was manufactured by U.S. Electrical Motors, Los Angeles, California. The pump rests on a base with a plate indicating that a former pump, manufactured by Bryon Jackson Pump Company, was present at one time prior to replacement.

**\*P3b. Resource Attributes:** (List attributes and codes) HP 39 - Other

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



P5b. Description of Photo: (View, date, accession #) View of the above ground pump looking southeast. 6-12-17. Acc. # 20160615fr58

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

**Sources:**  Historic

Prehistoric  Both

Original well may date to 1929, modern pump likely dates to circa. 1960

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

Unknown

\*P8. Recorded by: (Name, affiliation, and address) Neal Neuenschwander Peak & Associates, Inc. 3161 Godman Avenue, Chico, CA 95973

\*P9. Date Recorded: 6-12-17

\*P10. Survey Type: (Describe) Intensive, complete

**\*P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") Cultural Resource Assessment for the West Davis Active Adult Community EIR Project, City of Davis and Yolo County, California. Peak & Associates, Inc. 2017

\*Attachments:  NONE  Location Map  Sketch 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):

DPR 523A (1/95)

\*Required information



A) View of the above ground pump, older pump base, looking southwest. 6-12-17. Acc.20170615fr60



B) View of the above ground pump (left), pipe (center), stand pipe (right) looking southeast. 6-12-17. Acc.20170615fr62



C) View of the southern portion of the pipe, stand pipe, looking southeast. 6-12-17. Acc.20170615fr64



D) View of the above ground pump and electrical service drop/panel, looking west. 6-12-17. Acc.20170615fr65



E) View of scattered concrete posts, above ground pump and electrical service drop/panel in background, looking south. 6-12-17. Acc. #20170615fr77



F) View of scattered sheet metal panels located around the above ground pump (possible former structure?), looking south. 6-12-17. Acc. #20170615fr81

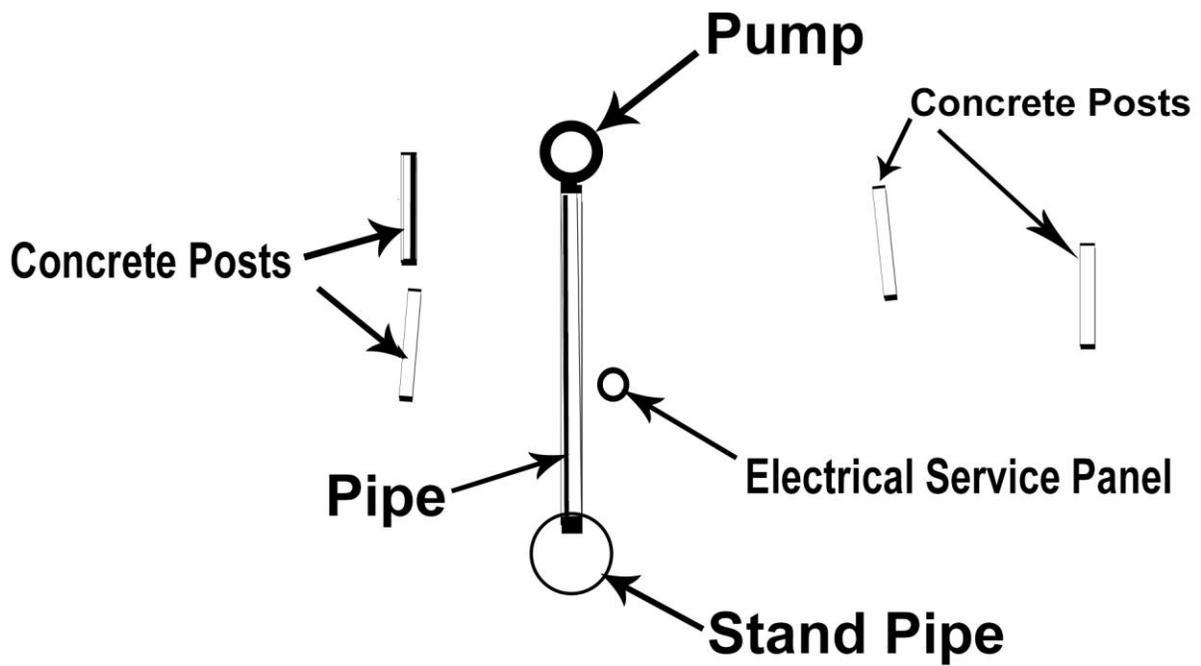


G) View of the plate located on the base of the above ground pump. 6-12-17. Acc. #20170615fr61



H) View of the plate located on the above ground pump. 6-12-17. Acc. #20170615fr63

# Agricultural Field



SCALE  
—  
3 Feet



