

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 13

\*Resource Name or #: 204 F Street

P1. Other Identifier: 206 and 208 F Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Yolo

\*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 204 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-251-005

**\*P3a. Description:**

The subject property is located on the east side of F Street between 2<sup>nd</sup> and 3<sup>rd</sup> streets. The 1.67-acre lot includes a 21,328-square-foot, two-story commercial building and a small surface parking lot. The surface parking lot is situated at the eastern end of the lot between the Tim Spencer Alley and the building. The building is constructed of concrete block and has a rectangular footprint, a flat roof, and the exterior is clad in stucco.

The west (primary) façade is symmetrical with two storefronts on the first floor and two windows over each storefront on the second floor. The first floor includes two commercial storefronts, and the second floor is accessible via an interior stairwell located at the southwest corner of the building. The first floor is dominated by large, plate glass, aluminum-frame windows; each storefront also has a pair of glazed aluminum-frame doors. The corners of the first floor are clad in square, stone tiles. The second floor includes four sliding vinyl-sash windows, a boxed awning with recessed lighting that runs the full length of the façade, and rusticated, concrete block wing walls.

The north and south facades abut the adjacent buildings and are not visible from the right-of-way.

The east façade is unpainted concrete block with a flush metal door at each end of the first floor and five sliding aluminum-sash windows on the second floor.

(Continued on page 3)

\*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



P5b. Description of Photo:  
 West façade, ESA 2022

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both  
 1963 / ParcelQuest.com

\*P7. Owner and Address:  
 James A. Kidd Family Partnership  
 P.O. Box 73376  
 Davis, CA, 95617

\*P8. Recorded by:  
 Vanessa Armenta, ESA  
 2600 Capitol Avenue, Suite 200  
 Sacramento, CA 95816

\*P9. Date Recorded: June 2, 2022

\*P10. Survey Type: intensive

\*P11. Report Citation: none

\*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):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 204 F Street  
Page 2 of 13

\*NRHP Status Code 6Z

- B1. Historic Name: none  
B2. Common Name: F Street Plaza  
B3. Original Use: commercial  
B4. Present Use: commercial  
\*B5. **Architectural Style:** Mid-20<sup>th</sup> Century Commercial  
\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
Constructed in 1963. (Continued on page 5)

\*B7. **Moved?**  No  Yes  Unknown **Date:** n/a **Original Location:** n/a  
\*B8. **Related Features:** none

- B9a. Architect: unknown b. Builder: unknown  
\*B10. **Significance:** **Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis  
**Period of Significance** 1963 **Property Type** Commercial **Applicable Criteria** n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 204 F Street was constructed in 1963; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

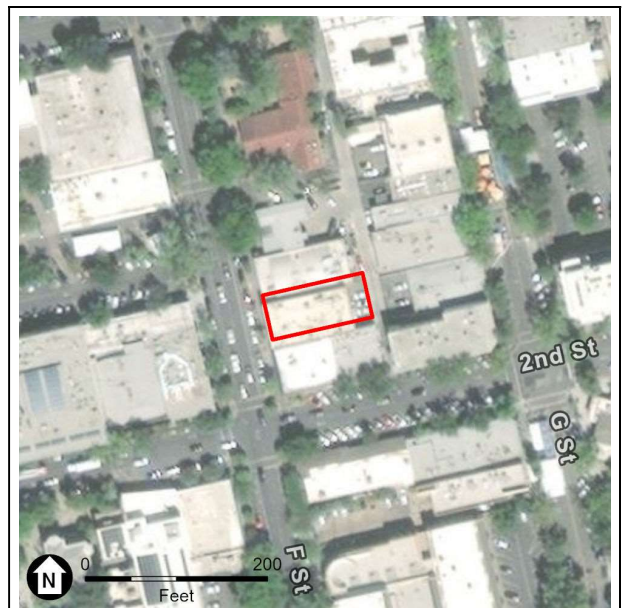
(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes) none  
\*B12. **References:** (Continued on page 12)

B13. Remarks: none

- \*B14. **Evaluator:** Amber Grady, ESA  
**Date of Evaluation:** September 13, 2022

(This space reserved for official comments.)



\*Recorded by: Vanessa Armenta, ESA

\*Date: June 2, 2022

Continuation

Update

**\*P3a. Description:** (Continued from page 1)



West façade, stairwell, ESA 2022



West façade, ESA 2022

**\*B10. Significance:** (Continued from page 2)

The subject property is located within the original plat boundaries of the City of Davisville near the Southern Pacific Railroad tracks. It is associated both with the initial growth of the City as well as its rapid growth in the 1960s and 1970s.

The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.<sup>1</sup>

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them

<sup>1</sup> Brunzell Historical. *Davis, California: Citywide Survey and Historic Context Update*. November 2015.

German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the "Big Five" began planning a railroad routed through Davis' ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's *raison d'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets.

The following information is excerpted from, the *Davis, California: Citywide Survey and Historic Context Update*.

#### Explosive Growth (1959 – 1971)<sup>2</sup>

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-

<sup>2</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed “urban sprawl” was actually planned “perimeter growth.” The newspaper explained that Davis’ expansion outside its original boundaries on all sides was the result of a “carefully calculated policy ... to annex all perimeter land, in every direction,” and that the town’s “orderly growth” in all directions was a direct benefit of this policy.[...]

*Commercial Properties*

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto’s New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Subject Property

By 1907, the subject property was developed with a single-family residence and two accessory buildings at the rear of the property (**Figure 1**). By 1945, the single-family residence was either enlarged or replaced with a new building, and the two accessory buildings were either demolished or relocated elsewhere (**Figure 2**). The subject property was redeveloped with the current commercial building in 1963 (**Figure 3 and 4**). There are currently two commercial spaces on the first floor and offices on the second floor. Interior alterations have been completed over the years to accommodate various business. Between the 1996 remodel (**Figure 5**) and the 2022 survey by ESA, the second-floor grille was removed from the west (primary) façade. In 2006, four windows on the west facade were replaced. In 2008, the masonry on the first floor was covered with slate tiles. All documented alterations are summarized in **Table 1** below.

The earliest identified owner is Roland Sanchez. In 1970, Roland L. Sanchez is identified as the management director of Scope Corporation.<sup>3</sup> All known owners and occupants are listed in **Table 2** below.

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
1957	29	Use permit for a private parking lot
1966	666	Building permit. Roland Sanchez – Sanchez Gear Investments
1968	1789	Remodel
1970	3712	Window in hallway wall upstairs
1970	3620	Sign
1971	4165	Addition/alteration
1975	65-75	Design review application for a sign
1975	113-75	Design review application for repainting the exterior
1976	10958	Electrical, permit number could be 10758.
1980	8216	Small remodel
1981	10556	Remove partitions, permit number could be 10550.
1981	151-80	Design review for new sign
1983	138-83	Design review for foyer sign

<sup>3</sup> R.L. Polk & Co., *Polk’s Davis, Yolo County, California, City Directory, 1970*, page 153.

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
1983	12395	Interior remodel
1986	17751	Remodel of second floor interior, W. Blodgett – architect, Mike Campbell - contractor
1987	19615	Reroof
1994		Design review application to replace a sign (replace "Kaplan" with "Heritage Publishing Company")
1995	13544	Remodel for McDonald's Restaurant
1996	96-20	Commercial alterations at 208 F Street
1996	96-674	Interior demo. Aubrey Moore, Jr. Architect
1996	96-675	Tenant improvement, Bellah Construction Co.
1996	96-706	Electrical only – commercial remodel/addition
1996	96-851	Sign for Starbucks
1996	96-1299	Sign
2000	00-8261	Install modified bitumen
2006	06-58	Replace four front windows
2008	08-719	Reroof over entrance
2008	08-507	Slat over bricks, Hudson Construction

**TABLE 2: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
1968 - 1971	America Modoc Inc (owner)	
1970	Agdata Inc. (204 F Street) America Modoc Inc. (204 F Street) Jeffery Milling Co. (204 F Street) Davis Sport Shop (206 F Street) Beneficial Finance Co. (208 F Street)	Agdata Inc. – data processing America Modoc Inc. – horticultural products
1972	sporting goods loans	
1974	St. Justin's Seminary	
1975	Beneficial Loan	
1975 -1976	Warren Real Estate (owner)	
1975 - 1980	Davis Sport Shop	
1980 - 1986	Robert (Bob) Warren (owner)	
1981 - 1986	Stanley H. Kaplan Educational Center	
1994		
1995	McDonald's Restaurant	
1996 - 2008	James A. & Mary C. Kidd	Permit #96-578 (cancelled).
1996	Bruggers Bagels (206 F Street)	
1996 - 2008	Starbuck's Coffee (208 F Street)	

**TABLE 2: OWNERS/OCCUPANTS**

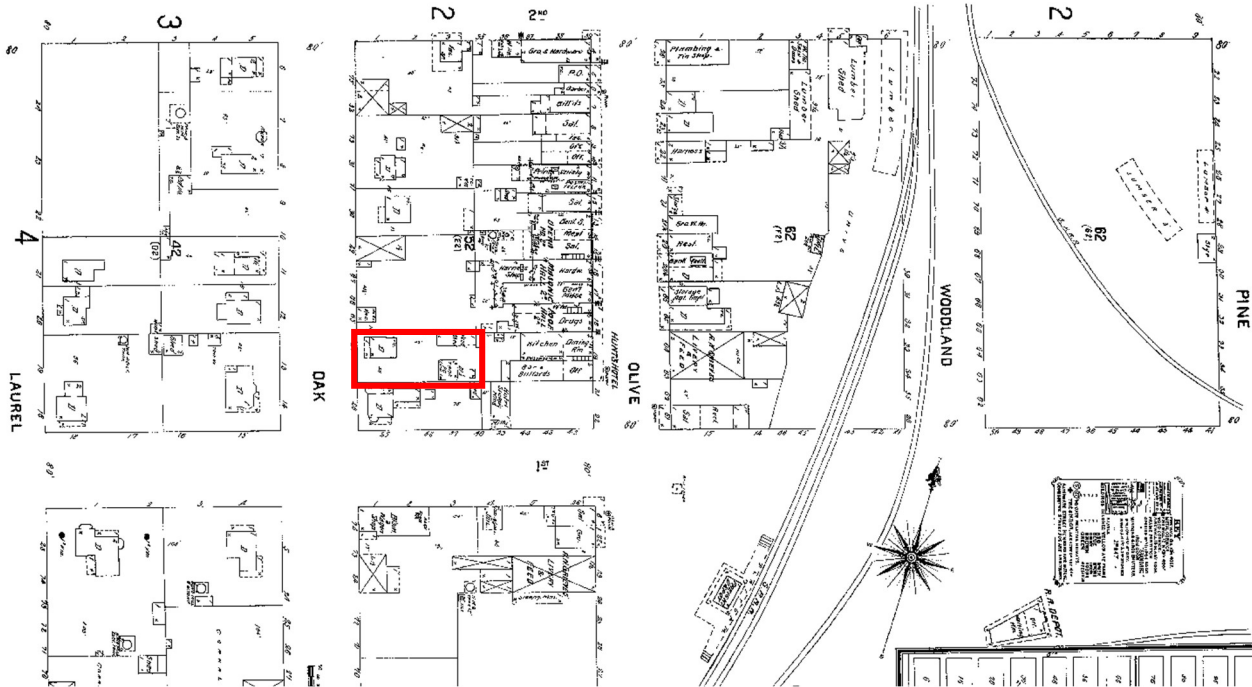
Year(s) of Occupation	Occupant(s)/Business	Notes
2004	Divorce Mediation Services The Place Within	Zoning permit applications
2005	Rominger West, LLC Gryphon Architecture, Inc. Music Matt	Zoning permit applications
2006	Davidson Enterprises All Dressed Up, LLC Rudy Sustarich – massage therapist	Zoning permit application for a computer tech business
2007	Massage Therapy Wickline Co. Law Offices of Eusevio Padilla Ming Zhu Huang – massage therapist	Zoning permit applications
2008	Davis Bodywork Center Zabace Inc. - property management business Posh Bagel Lucky Massage Center	Zoning permit applications
2009	Toad Hallow Properties	Zoning permit application for a property management business
2010	Barry Melton, Attorney	Zoning permit application
2012	Loring Robbins - animated filmmaker Nastran Skin Care Alphatrafficschool.com - online traffic school	Zoning permit applications
2013	Truman Consulting Solutions Business Growth Experts, LLC - a computer consultant/programming/design business	Zoning permit applications
2014	Look Ahead - supported living business CDE Consulting - accounting consulting business Kasai Bodywork and Massage Traffischoolacademy.com - online traffic school	Zoning permit applications
2016	Joy Laptop	Zoning permit application for computer repair business
2018	Beautiful Massage	Zoning permit application for a massage therapy business
2019	Nurture Body Wellness	Zoning permit application for massage therapy business
2021	Household Management LLC Easyplus Entertainment Inc.	Zoning permit applications

\*Recorded by: Vanessa Armenta, ESA

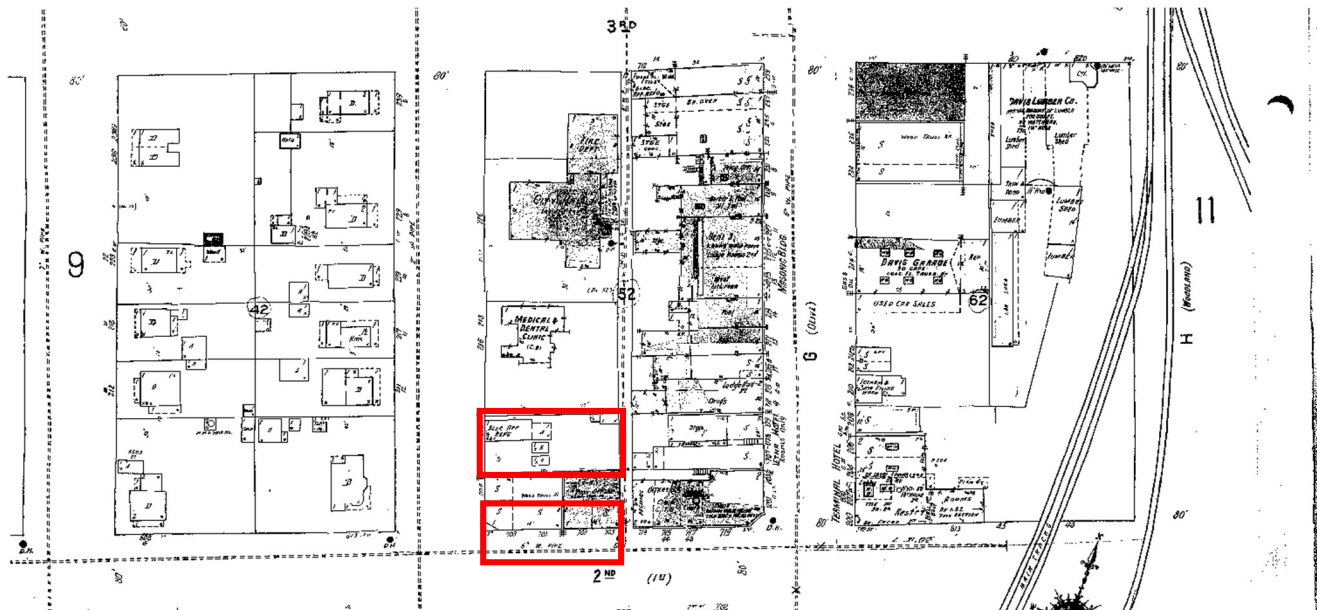
\*Date: June 2, 2022

Continuation

Update



Source: Los Angeles Public Library, accessed June 3, 2022  
**Figure 1: 1907 Sanborn Map (F Street was originally Oak Street)**



Source: Los Angeles Public Library, accessed June 3, 2022  
**Figure 2: 1921 - 1945 Sanborn Map**





Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO-1957-46t-36, 08/01/1957, accessed June 3, 2022.

**Figure 3:** 1957 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130\_12-213, 05/18/1965, accessed June 3, 2022.

**Figure 4:** 1965 Aerial Photograph



The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

#### *City of Davis Merit Resource*

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

#### Evaluation

The subject property at 204 F Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

#### *A/1/1/1 – Events*

The building at 204 F Street is a commercial building constructed in 1963. With two commercial storefronts on the first floor and office space on the second floor, it has continued to function as a commercial building since it was constructed. Its association with the commercial development of Davis does not appear to be historically significant, and no significant events or trends are associated with the subject property. Known occupants have included a variety of community serving businesses (Table 2), and the building does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Rather, it appears to be a typical commercial building and is not associated with a particular period or area of expansion of the city. Likewise, it does not have historically significant associations with

trends in commercial development in Davis. It is for these reasons that 204 F Street is recommended ineligible for listing under Criteria A/1/1/1.

*B/2/2/2 – Persons/Businesses*

Known occupants have included a variety of community serving business as listed in Table 2. It does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. As research does not indicate that 204 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

*C/3/3/3 – Design/Engineering*

The subject property at 204 F Street does not appear to embody the distinctive characteristics of a type, period, region, or method of construction. The building is commercial in nature, designed in a typical 1960s commercial style. The building is now largely devoid of decoration or other defining features of a particular style or period of architectural design and does not possess high artistic values. After 1996, some of the more prominent features of its 1960s design were removed or altered, including the complete removal of the metal grille that spanned the second floor of the primary façade and the addition of stone tile at the corners of the first floor. The building's relatively simplistic design does not appear to be the work of a master designer. For these reasons, 204 F Street is recommended ineligible under Criterion C/3/3/3.

*D/4/4/4 – Information Potential*

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 204 F Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

Recommendation

ESA recommends 204 F Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

**\*B12. References:** (Continued from page 2)

1907 Sanborn Map of Davisville CA. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/499/2198/2240/22446?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2198/2240/22446?accountid=6749)

1921-1945 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/499/2201/2243/22471?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749)

Brunzell Historical. Davis, California: Citywide Survey and Historic Context Update. 2015.

City of Davis. Design Review application. 1994.

City of Davis. Permit #29. 1957.

City of Davis. Permit #666. 1966.

City of Davis. Permit #1789. 1968.

City of Davis. Permit #3712. 1970.

City of Davis. Permit #3620. 1970.

City of Davis. Permit #4165. 1971.

City of Davis. Permit #65-75. 1975.

\*Recorded by: Vanessa Armenta, ESA

\*Date: June 2, 2022

Continuation

Update

City of Davis. Permit #113-75. 1975.

City of Davis. Permit #10958. 1976.

City of Davis. Permit #8216. 1980.

City of Davis. Permit #10556. 1981.

City of Davis. Permit #151-80. 1981.

City of Davis. Permit #138-83. 1983.

City of Davis. Permit #12395. 1983.

City of Davis. Permit #17751. 1986.

City of Davis. Permit #19615. 1987.

City of Davis. Permit #13544. 1995.

City of Davis. Permit #96-20. 1996.

City of Davis. Permit #96-578. 1996.

City of Davis. Permit #96-674. 1996.

City of Davis. Permit #96-675. 1996.

City of Davis. Permit #96-706. 1996.

City of Davis. Permit #96-851. 1996.

City of Davis. Permit #96-1299. 1996.

City of Davis. Permit #00-8261. 2000.

City of Davis. Permit #06-58. 2006.

City of Davis. Permit #08-719. 2008.

City of Davis. Permit #08-507. 2008.

Moore, Jr., Aubrey. Bruegger's Bagel Architectural Remodel Plans. 1996.

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