

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 #: 224 A Street

P1. Other Identifier: Dartmouth Terrace Apartments

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Davis, CA Date 2021 T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address: 224 A Street

City: Davis Zip: 95616

d. UTM: Zone 10 S, 609233.28 mE/ 4266799.11 mN

e. Other Locational Data: APN 070 064 002

***P3a. Description:**

The subject property is located north of 2nd Street and the west façade fronts the east side of A street. The 0.361-acre lot includes a 15,576-square-foot apartment building. The two- and three-story building has an irregular footprint and is capped by a flat roof, and the primary façade on the west side of the building fronting A street. The building is clad in stucco with wood trim, and fenestration includes vinyl-frame sliding windows with wood trim and wood-slat awnings. The primary entrance is located in the two-story midsection of the building and is located below a wood pergola that is attached to the main entrance and reaches the edge of the sidewalk.

*P3b. Resource Attributes: HP3. Multiple-family property

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



P5b. Description of Photo:
View of primary (west) façade, looking northeast, June 2, 2022

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
Constructed: ca. 1970; Sources: City of Davis records, ParcelQuest.com

***P7. Owner and Address:**

Kidd Fam Trust et al.
P.O. Box 73376
Davis, CA 95617

P8. Recorded by:

Amber Grady and 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 # 224 A Street
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*NRHP Status Code 6Z

- B1. Historic Name: Iota Apartments (ca. 1977), Iota House (ca. 1998)
B2. Common Name: Dartmouth Terrace Apartments
B3. Original Use: apartment building
B4. Present Use: apartment building
*B5. **Architectural Style:** Late International Style
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca. 1970. See permit history on page 6.

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
*B8. **Related Features:** Integrated covered parking on the ground level

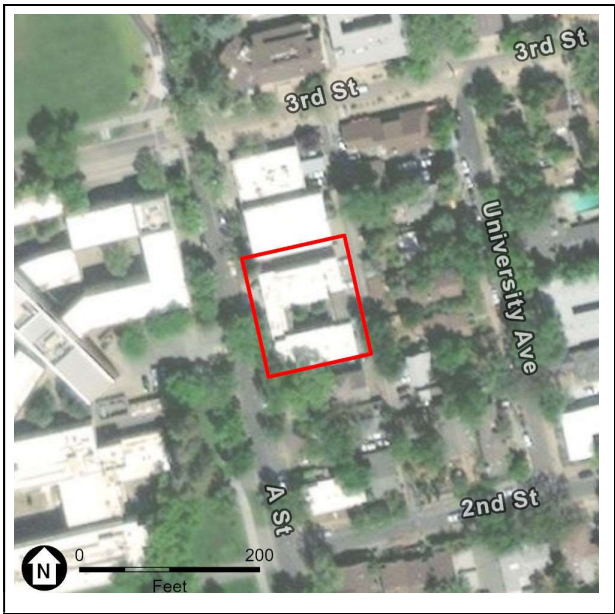
B9a. Architect: unknown b. Builder: unknown
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance ca. 1970 **Property Type** Multiple-family Residential **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context 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 224 A Street was constructed ca. 1970; 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: None
*B12. **References:** (Continued on page 8)
B13. Remarks: none
*B14. **Evaluator:** Amber Grady and Johanna Kahn
Date of Evaluation: September 2022

(This space reserved for official comments.)



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

History of the University/Rice Neighborhood

The following history of the University/Rice Neighborhood (in which the subject property is located) is from the *Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District*.¹

The University neighborhood is comprised of eight square blocks bounded by A and B Streets, 1st Street and Russell Boulevard. It is immediately adjacent to the eastern boundary of the University campus. In 1888 this area was added to the City as the Rice Addition, a subdivision then divided into four blocks. Prior to the establishment of the University Farm in 1908, there were at least three residence buildings in the area. [...] [The] two pre-20th century buildings [located at 223 2nd Street and 232 3rd Street] are the only examples of Victorian architecture in this part of town and the only structures that relate to the agricultural past, prior to the establishment of the University. Well into the 1920s the University area, like other parts of Davis, was characterized by the concentration of large parcels in the hands of a single, or a few owners. [...] [M]ost of the residential development in the 1910s and 1920s was concentrated in the block between 2nd and 3rd Streets, which by this time had been bisected by University Avenue. This area was known as the Farmview subdivision.

During the 1930s the blocks along A and University filled in, but large areas of open land remained along B Street at the north and south ends of the neighborhood because of consolidated ownership and the fact that Rice Lane has not been cut through to B Street. During the World War II years the southern end of the neighborhood was developed after the extension of Rice Lane. As these agricultural areas were subdivided into small tracts, several blocks were bisected by alleys which now form a characteristic part of the neighborhood landscape. By 1945 most lots had been developed. This build out gave the neighborhood a clear urban/suburban form with houses arranged at close intervals along all of the streets. In the early 1950s, when the Garden Terrace Apartments, Davis' first large apartment complex, was sited on the northernmost block of B Street, this suburban build out was complete.

Prior to the construction of the Garden Terrace Apartments, the University neighborhood was predominantly single family residential. As might be expected, University faculty and employees played an important role in neighborhood development, constructing homes within easy walking distance of the Farm campus. Early faculty houses include the unusually designed hollow tile house of Tracy Storer, Professor of zoology (430 A Street), the Arts and Crafts style house of John Gilmore, professor of viticulture (210 Rice Lane), the shingled Craftsman Bungalow of Ross Ingram, professor of Agricultural Engineering, later occupied by a viticulture researcher named Mytron (223 University), and the J.D. Long house, an adobe designed by Long's Civil Engineering class in 1929 (222 University). [...]

The University area's only non-family residential buildings were related to the campus. A small number of fraternity houses and student association buildings were scattered throughout the area. It is not surprising that the University area had by far the greatest concentration of boarding houses and room rental units in Davis, although their number was never very large. Adjacent to [John] Leggett's residence [at 217 2nd Street], the other two buildings he constructed were intended to house students. In a similar manner, Professor Ingram constructed a shingle bungalow next door to his University Street residence, also with the intent of renting to students. The building at 212 University Street with its complex floor plan was always a boarding facility.

The only commercial establishment in the neighborhood prior to 1950 was the University House at the corner of B and 2nd Streets, a three-story hotel constructed in 1915 and demolished in 1971. In the 1950s boarding houses were rapidly replaced by apartment buildings.

Like the Old East area which is physically set off by the railroad tracks, the University neighborhood has distinct boundaries that demarcate it and enhance its separate identity. Unlike Old East where the existence of the tracks defined the neighborhood from its inception, the boundaries that define the University area have become more pronounced with the passage of time and changing street uses. On A Street the neighborhood abruptly comes up against the edge of the campus. As the rural, open space of the University Farm has been replaced by the large institutional buildings and vastly expanded student body of UC Davis,

¹ Carol Roland-Nawi, *Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California*, 2003, pages 31–38.

the line between residential neighborhood and campus has become more sharply defined. Similarly, B Street, once residential, has become a major traffic thoroughfare and commercial artery. The small residences and tree-lined, narrow streets of the neighborhood are increasingly a contrast to the bustling businesses and street traffic. Despite the intrusion of commercial establishments, particularly restaurants and cafés, within the neighborhood, The oldest buildings in the University area are the farmhouses cited above, known as the McDonald and Eggleston houses. Both are vernacular Victorian farmhouses displaying the characteristic features of their type: steep gabled and hipped roofs, paired windows, covered porches and clapboard siding. In the case of the more elaborate McDonald house, the porch exhibits turned posts and decorative shingle trim, a gesture in the direction of the Queen Anne cottage. These houses are associated with the earlier agricultural history of the western outskirts of the town.

The majority of historic residences in the area originate in the decades from 1910-1940. The founding of the University Farm in 1908 certainly acted as a catalyst to residential development. Approximately 22% were constructed in the 1910s, another 30% in the 1920s, and 12% in the 1930s. The architectural styles that predominate in the neighborhood reflect the two dominant styles of that time period, first the Craftsman or California Bungalow and then the Period Revival. The majority of bungalows were constructed in the 1910s, as early as 1911 (322 A Street), but the style was still being favored into the early 1920s. Like their contemporaries in the Downtown/Commercial and Old North, these bungalows are one and one and one-half story, middle-class houses which draw strongly on the builder-book tradition that popularized the Arts and Crafts Movement and provided local builders with plans and elevations that could be adapted to local needs. The bungalow types are discussed in more detail in the Old North Davis Historic District nomination. The bungalows in these two areas were constructed at approximately the same time and share many similarities in design. The majority of houses constructed from the mid-1920s to 1930s are either executed in the Colonial or English Cottage Revival Styles, with a small representation of Mediterranean types. They are generally "small houses" promoted through pattern books such as those published by the Small House Bureau and widely available through contractors and lumber yards.

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

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s... [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-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.[...]

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

Subject Property

The construction of residential buildings along A Street between 1st and 3rd streets appears to have begun in the early 1910s.³ According to Sanborn maps and historic aerial photographs, the subject property at 224 A Street was occupied by a fraternity house from at least 1945 until at least 1965 (**Figures 1 and 2**).⁴ It was the home of the Phi Alpha Iota fraternity until 1952, after which time it was occupied by the California Kappa chapter of the Sigma Alpha Epsilon fraternity.^{5,6} The present apartment building was constructed ca. 1970 (**Figure 3**). City records indicate that it was known as the “Iota House” or the “Iota Apartments” at least until the 1990s, and this suggests a possible connection to the property’s earlier association with the fraternity. Known owners and occupants of the subject building are listed in **Table 1**. The apartment building at 224 A Street has undergone a number of renovations since it was constructed ca. 1970. **Table 2** below includes an account of these various changes from the City’s permit records. Note that the numerous tenant improvements in individual residential units are not listed.

TABLE 1: OWNERS/OCCUPANT

Year(s)	Owner/Occupant(s)	Notes
1970	David Genuit (occupant)	Unit 1
	Robert Bloecher (occupant)	Unit 3
	Dale Perkins (occupant)	Unit 4
	Bart Andrus (occupant)	Unit 5
	Rosalyn Baum (occupant)	Unit 6
	Dennis Holmes (occupant)	Unit 7
	Steve Corbett (occupant)	Unit 8
	Candice Richmond (occupant)	Unit 9
	Frederick Jensen (occupant)	Unit 10
	Jack Belgum (occupant)	Unit 11
	James Hightower (occupant)	Unit 12
	Chris Hillard (occupant)	Unit 13
	Martin V. Hahn (occupant)	Unit 14
	Robert West (occupant)	Unit 15
	Lee Frye (occupant)	Unit 16
	Robert Duncan (occupant)	Unit 17
	Bill Archinski (occupant)	Unit 18
	Jim Anderson (occupant)	Unit 19
	1982	Q & Q Investors (owner)
2022	James A. Kidd Family Partnership (owner)	
2022	Kidd Family Trust et al. (owner)	

³ Michael Corbett, *Historical Resource Analysis Study of 201 2nd Street/200 A Street, and 209/209 ½ - 213 2nd Street, Davis, Yolo County, California 95616*, November 2014, page 1.

⁴ It is likely that the fraternity house was constructed ca. 1921–1933. The 1921 Sanborn map shows the subject property as vacant, and the 1933 City of Davis Parcel Tax Map notes that the subject property was owned at that time by the Agricultural Fraternity of Calpha. See Corbett, page 15.

⁵ “Sigma Alpha Epsilon, Davis,” *LocalWiki*, accessed September 2, 2022, https://localwiki.org/davis/Sigma_Alpha_Epsilon.

⁶ Sigma Alpha Epsilon, *The Record*, Vol. 72, No. 2 (1952), page 243, accessed September 2, 2022, https://www.google.com/books/edition/The_Record/rsnmAAAAMAAJ?hl=en&gbpv=0.

TABLE 2: PERMIT HISTORY

Date	Permit Number	Type (if known)	Notes
Ca. 1970			Building constructed; while the original construction permit is not on file, the original construction date is noted in several later permit applications
1977	#389	Building	Detached metal shed constructed (does not appear to be extant)
1983	#12837		Install water heaters
1992			Re-roof
1993	#93-00008109	Building	Alteration/addition/repair to residence or garage including replacing several windows (no structural work)
1998	#98-6742	Resale	Combination electrical, plumbing, and mechanical work
2011-12	#11-1969	Building	Exterior remodel including new pergola at primary entrance, new wood-slat awnings above windows on west façade, and new decorative columns and fascia treatment to existing exterior corridors. Architect: Aubrey Moore, Jr.

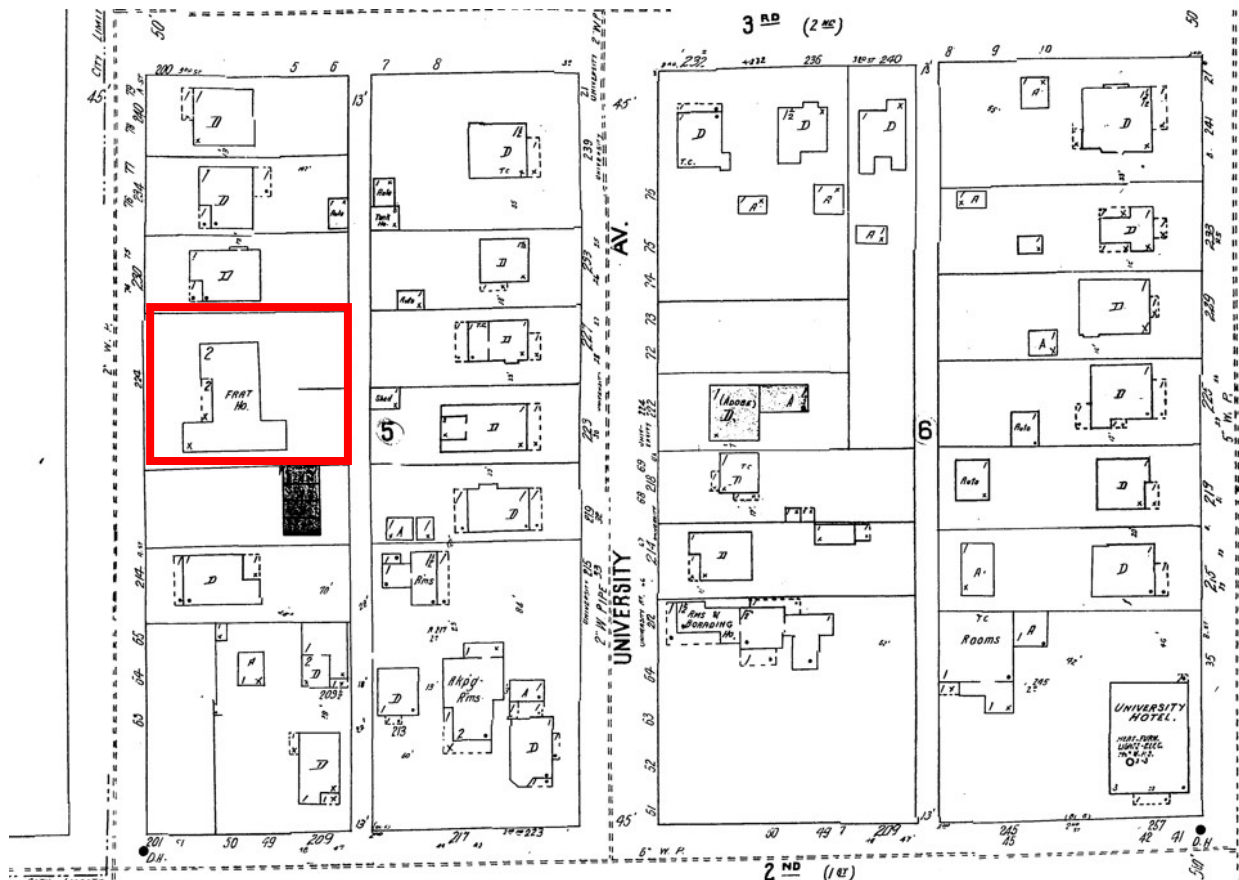


Figure 1: Los Angeles Public Library, 1921-1945 Sanborn Map, accessed June 3, 2022.



Figure 2: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1965, 1965, accessed June 3, 2022.



Figure 3: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830_2-99, 1970, accessed June 3, 2022.

Regulatory Framework

National Register of Historic Places

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark 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 Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

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 a 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 a "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 224 A 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 subject property falls into the Explosive Growth (1959 – 1971) significance theme. Archival review indicates that 224 A Street was constructed ca. 1970, decades after earlier residential buildings in the vicinity, and it does not appear that there are any significant associations between 224 A Street and important events or patterns in history. It does not appear to rise above the typical associations with multiple-family residential development or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 224 A Street and significant persons or businesses. The subject property is occupied by an apartment building (currently known as the Dartmouth Terrace Apartments) that has been owned by several owners and occupied by numerous tenants since 1970. As research does not indicate that 224 A 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 224 A Street is an example of a late International-style apartment building that has been altered on both the exterior and interior. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 224 A Street, nor does it appear to be the work of a master architect. For these reasons, 224 A Street is recommended ineligible under Criteria 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." 224 A Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

For a property to be eligible for listing in 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

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*Resource Name or # 224 A Street

*Recorded by: Amber Grady and Vanessa Armenta, ESA

*Date: June 2, 2022

Continuation

Update

Recommendation

As such, ESA recommends 224 A Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

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

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.

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City of Davis. Design Review Application #1-77 (224 A St.). 1/3/1977.

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City of Davis. Application for Commercial Building Permit and Certificate of Occupancy #12837 (224 A St.). 6/22/1983.

City of Davis. Resale Inspection Application for Certificate of Occupancy (224 A St.). 12/10/1997.

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