

**CULTURAL RESOURCE ASSESSMENT FOR THE  
MCFARLANE RANCH, CITY OF CLOVIS  
FRESNO COUNTY, CALIFORNIA**

Prepared by

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## INTRODUCTION

The project area of 300 acres lies in Clovis, California, bounded on the north by E. Gettysburg Avenue, on the south by Ashlan Avenue and west by Leonard Avenue, and on the east by N. Thompson Avenue. The property is bisected by N. Highland Avenue and has an inholding in the center of the property, with the current landholders retaining a higher mound with older family residences and other buildings.

The Project Area includes the major portion of the southeast quarter of section 13, Township 13 South, Range 21 East, and the major portion of the southwest quarter of section 18, Township 13 South, Range 22 East, mapped on the Clovis USGS topographic quadrangle (Figures 1 and 2).

Melinda A. Peak, senior historian/archeologist with Peak & Associates, Inc. served as principal investigator for the study with Michael Lawson (resumes, Appendix 1) completing the field survey. Robert Gerry completed the site record.

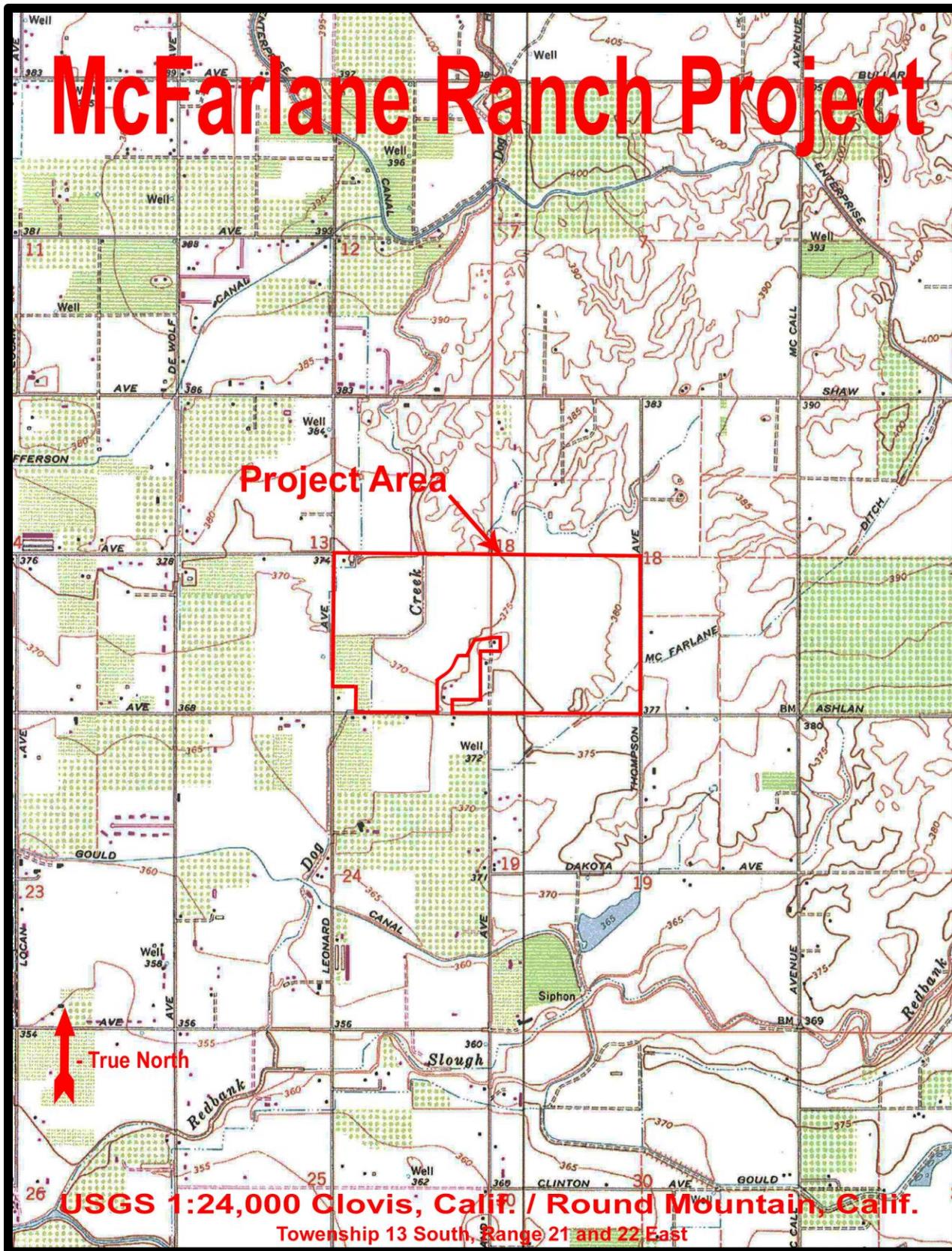
## STATE REGULATIONS

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.

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).

# McFarlane Ranch Project

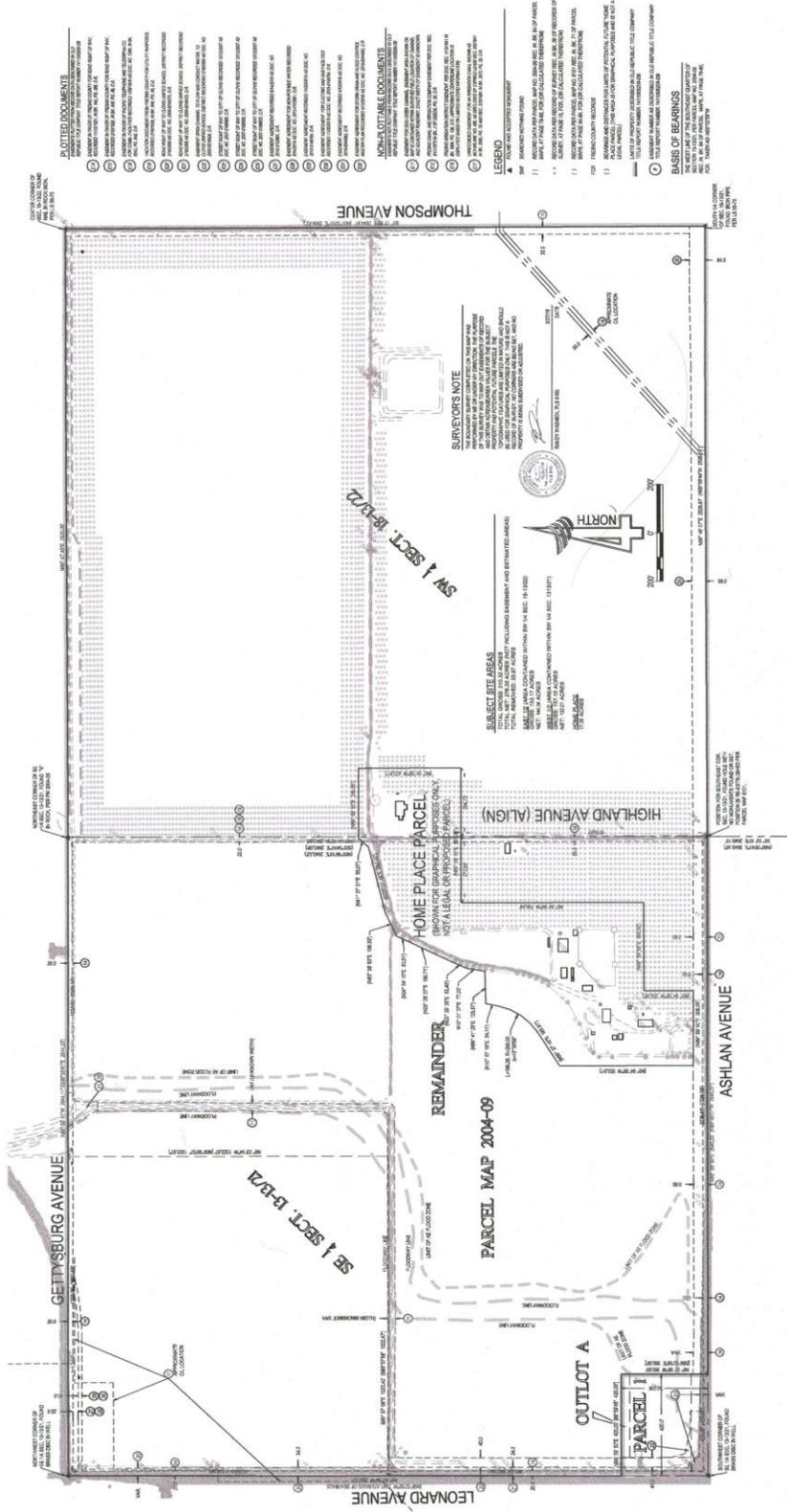


USGS 1:24,000 Clovis, Calif. / Round Mountain, Calif.  
Township 13 South, Range 21 and 22 East

Figure 1

# MC FARLANE PROJECT

BEING A SURVEY OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 21 EAST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 21 EAST, OF THE SAN JUAN RIVER MERIDIAN IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA.



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Figure 2 4CREKS

## **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**

### **Archeology**

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 a substantial accumulation of data, but the emphasis has been in the northern portion of the valley. 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 excavation 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, Berkeley, enabled the investigators to identify a third cultural tradition, intermediate between the previously postulated Early and Late Horizons. The three-horizon sequence, based on discrete changes in ornamental artifacts and mortuary practices, as well as on observed differences in soils within sites (Lillard, Heizer and Fenenga 1939), was later refined by Beardsley (1954). An expanded definition of artifacts diagnostic of each time period

was developed, and its application extended to parts of the central California coast. Traits held in common allow the application of this system within certain limits of time and space to other areas of prehistoric central California.

In the southern San Joaquin Valley, with the exception of Hewes's excavation at CA-FRE-48 (the Tranquility Site), the foci of early investigations have been the old shorelines of the interior lakes; Tulare, Kern, and Buena Vista. In 1899, Dr. P. M. Jones directed fieldwork in the Buena Vista-Tulare Lake area of Kern County. Jones investigated 150 mounds and conducted trenching of several sites including CA-KER-53. In 1909, N. C. Nelson investigated prehistoric Site CA-KER-49, which is located to the west of Buena Vista Lake. Later, four surveys and excavations were conducted in the same locale under the auspices of the University of California. A compilation of these investigation results was published in 1926 by Gifford and Schenck.

As a result of this early work, an elaborate culture complex was defined for the late prehistoric period. This complex can be ascribed probably to the Yokuts and their direct ancestors. The material culture of this late temporal period complex included steatite vessels and beads, finely-made projectile points, pottery, shaped stone mortars, *Tivela* disc beads, use of asphaltum, and the presence of metates and manos. Flexed burials were the predominant interment mode. Earlier complexes underlying the late cultural expressions were represented by chipped stone crescents, large projectile points, atlatl spurs, and weights. Mortuary practices, generally thought to be related, include extended rather than flexed burial position, a situation analogous to that of the northern valley (Gifford and Schenck 1926; Lillard, Heizer, and Fenenga 1939; Moratto 1972).

Presence of "Early Man," although not found in direct association with extinct animals, is demonstrated by the frequency of chipped stone crescents and fluted points similar to those of the Clovis-Folsom Complex in the American Southwest. Although fluted points have been found near the shores of Tulare Lake, an area that has also produced surface finds of extinct mammal bone of Pleistocene age, the association is not substantiated by controlled excavations and remains speculative (Riddell and Olsen 1969). Most of the point collection had been acquired by D. Witt over a period of 30 years.

Under the direction of Wedel (1941), the Civil Works Administration, in conjunction with the Smithsonian Institution, initiated the first major excavations using stratigraphic controls. Investigations of CA-KER-39 and CA-KER-60 as well as several smaller sites near Buena Vista Lake produced evidence of two distinct cultural entities or occupation periods. Wedel lacked methods for dating these two entities by cross-comparison of the assemblages, he tentatively stated that the early occupation at Buena Vista Lake appeared to be temporally older and less developed than the Early Horizon (Windmill Pattern) of the Delta region. He compared this early component to the Oak Grove or Milling Stone culture of the Santa Barbara area (Rogers 1939). He divided the later cultural entity into two distinct phases, both clearly distinguished from the earlier cultural phase by artifact types. Wedel (1941:144-145) estimated that neither of these cultural periods exceeded 1500 B.P. (years Before the Present). Later, other investigators proposed far earlier ages for these early occupations, with dates ranging from 2000 to 7000 B.P. (Baumhoff and Olmstead 1963, 1964; Heizer 1964; Meighan 1959).

Later investigations in 1963 and 1964 at CA-KER-116 near Buena Vista Lake produced materials similar to Wedel's early occupation. These materials occurred in the lower levels of the "upper deposit," while an even deeper cultural deposit yielded materials similar to those of the San Dieguito Complex. Artifacts included a chipped stone crescent, crude point fragments, and an atlatl spur. Radiocarbon age determinations on shell from the lowest cultural levels returned a date of circa 8200 B.P. (Fredrickson and Grossman 1966, 1977; Fredrickson 1967).

Despite the previously mentioned investigations, the prehistory of the southern San Joaquin remains as yet poorly understood, without a tightly defined chronological sequence of cultural development.

## **Ethnology**

Ethnographic literature is often uncertain in definition of cultural boundaries for Indian groups. Early displacement by white intrusion resulted in population shifts to avoid conflict with the Spanish, and later with the miners and settlers. The ravages of disease and warfare decimated the native people, further weakening cultural identity. Informants were often uncertain of original territories of the various tribal groupings.

The Foothill Yokuts were members of the Penutian language family which held all of the Central Valley, San Francisco Bay Area, and the Pacific Coast from Marin County to near Point Sur. The Yokuts differed from other ethnographic groups in California as they had true tribal divisions with group names (Kroeber 1925). Each tribe spoke a particular dialect, common to its members, but similar enough to other Yokuts that they were mutually intelligible (Kroeber 1925).

The Foothill Yokuts were a group of about 15 named tribes who occupied the western Sierra Nevada foothills from the Fresno River to the Kern River. A further subdivision separated the groups into northern, central and southern groups. The area controlled by individual groups varied over time. There is no information to indicate that there was a village in the project vicinity, but this does not preclude the possibility.

Trade was well developed, with mutually beneficial interchange of needed or desired goods. Obsidian, rare in the San Joaquin Valley, was obtained by trade with Paiute and Shoshoni groups on the eastern side of the Sierra Nevada, where numerous sources of this material are located, and to some extent from the Napa Valley to the north. Shell beads, obtained by the Yokuts from coastal people, and acorns, rare in the Great Basin, were among many items exported to the east by Yokuts traders (Davis 1961).

Economic subsistence was based on the acorn, with substantial dependency on gathering and processing of wild seeds and other vegetable foods. The rivers, streams, and sloughs which formed a maze within the valley provided abundant food resources such as fish, shellfish, and turtles. Game, wild fowl, and small mammals were trapped and hunted to provide protein augmentation of the diet. In general, the eastern portion of the San Joaquin Valley provided a lush environment of varied food resources, with the estimated large population centers reflecting this abundance (Cook 1955; Baumhoff 1963).

Settlements were oriented along the water ways, with their village sites normally placed adjacent to these features for their nearby water and food resources. House structures varied in size and shape (Latta 1949; Kroeber 1925). The housepit depressions ranged in diameter from between 3 to 18 meters.

Latta (1949:99) reported that a village of 200 to 300 Yokuts might have four or five large houses that were used for ten or twelve years or until a family member died, at which time the Indians burned the house in which the death had occurred. If a sick or aged person died outside the dwelling, the family did not burn the house. When a Northern Yokuts died, his body was cremated or buried in a flexed position. Southern tribes normally buried their dead, although they did cremate shamans, persons who died away from their village and, among the Tachi, persons of great importance.

The Yokuts experienced severe depopulation after contact with the Spanish and subsequent explores. The most devastating impacts of the Spanish colonization effort were not the result of military conflicts but came from Old World diseases newly introduced to the native people.

## **Historical Context**

### **Early Explorations**

The early recorded inhabitants of the region were members of the Yokuts tribe. Although the Spanish missions were established closer to the Pacific coast between 1769 and 1817, the general project area was first visited in the early 1800s by Spanish explorers, who visited the San Joaquin Valley with three goals: to search for runaway neophytes from the missions in the coastal regions, to punish the Indian raiders, and to select sites for new missions. In 1806, a group led by Gabriel Moraga and Father Pedro Muñoz, left Mission San Juan Bautista heading north to about the Mokelumne River. They then turned south and travelled along the edge of the mountains crossing the San Joaquin River and passing through Tejon Pass, arriving at Mission San Fernando. In 1815, José Dolores Pico marched an expedition group from Monterey into the region. Following the San Joaquin River, he passed through the area in search of runaways, traveling as far south as the Kern River. The expedition returned to the starting point in Monterey with nine prisoners and a number of horses.

After control of California passed from Spain to Mexico in 1822, Mexican explorations into the interior continued, with José Dolores Pico conducting a major expedition along the San Joaquin River in 1825-1826. This expedition was considered successful in that some neophytes were captured, hostile Indians killed, some of the tribal groups intimidated, and some stolen horses recovered. In 1828, Sebastián Rodríguez led a similar expedition into the same region. His expedition captured a number of neophytes as well as some of the stolen horses, an item that had become an important dietary staple for the Indian tribes in the San Joaquin Valley region (Beck and Haase 1974).

The expeditions did not leave physical evidence, but there were definitely effects to the Native American populations. Causing even more of an effect on the native population were the diseases brought in to the Native populations of the Central Valley in the early 1830s.

## **Ranchos**

In Fresno County, there was only one early land grant, a rancho along the current southern border of the county: Laguna de Tache. The era of the Spanish and Mexican land grants did not directly affect the project area.

## **Clovis**

The extension of the railroad system throughout the San Joaquin Valley allowed the increased expansion of a market for the agricultural production of the region. A branch line of the Southern Pacific Railroad (first known as the Pollasky Railroad or the San Joaquin Railroad) was built through this region circa 1891. Marcus Pollasky served as the promoter, and monies were raised locally for the construction costs. Clovis Cole, the owner of the large wheat ranch, donated land for the route, and a station was established here on the line and named Clovis (Gudde 1969; City of Clovis 1962).

After the completion of the railroad, the construction of the flume from Shaver Lake to the east was soon completed by the Fresno Flume and Irrigation Company. The 45 mile long flume could deliver 200,000 board feet of lumber through the v-shaped watercourse in a 24 hour period. At the end of the flume, there was a finishing and distributing plant. Other, better grade lumber was delivered to Clovis down Tollhouse Grade, hauled by ox and horse teams. In the early years, 140 men were employed by the lumber company, with an annual payroll of \$450,000. The Clovis lumber plant occupied a 40 acre site. The factory, warehouse, planing mill and engine house all burned to the ground in 1898, but were soon rebuilt. As many as 400 men were employed by the company. The mill was located on the south side of Fifth Street (City of Clovis 1962; Clovis Centennial Book Committee 2011).

The mill in Clovis produced “ordinary lines of lumber,” shakes, trays, sweat boxes, raisin boxes, orange boxes, cedar posts, ties, poles, and also pine and oak cordwood (*Fresno Republican* 1897: 96). The ever increasing agricultural use of the San Joaquin Valley, due to improvements and expansion of irrigation systems, led to a large market for the fruit packing boxes, allowing shipment of the produce to a wider marketplace.

Clovis was laid out by a licensed surveyor, working for the co-owners of the land: Clovis Cole, Clarence Pallos and George Owen. Early homes were utilitarian, and the streets were ungraded (City of Clovis 1962).

The town’s population expanded rapidly from about 500 residents in 1905 to about 1,000 in 1910. Nearby, the population was increasing within the local rural agricultural colonies, with large acreages broken up into 20 acre tracts advertised for sale to Midwesterners. By 1919, local population had grown to 1,500. At this point, the lumber business is still the main support of the economy, but the

area produced huge crops of Malaga grapes and figs (Clovis Centennial Book Committee 2011; Vandor 1919:269)

For the first 21 years, there was no organized government in Clovis. Late in 1911, an election was held, and the City incorporated in 1912. Most of the early businesses in town were located on Front Street, now known as Clovis Avenue, on the west side of the tracks (City of Clovis 1962).

The Enterprise Canal, located a little over a mile north of the Project Area was built between 1870 and 1890. Improvements such as the development of the railroad, allowing marketing of more perishable crops, and irrigation canals, providing a steady source of water year-round, also encouraged the growth of crops such as grapes. The establishment of orchards and vineyards allowed more profitability with smaller tracts of land, and many pieces of land were subdivided as portions of agricultural colonies in the region.

### **Project Area Historical Background**

The Project Area lies in the Big Dry Creek region, an area supported by the cultivation of wheat. The Big Dry Creek post office was located about the project area lies in two different townships—the western portion is the southeast quarter of section 13, Township 13 south, Range 21 east and the eastern half in section 18, Township 13 south Range 22 east.

Early maps of the townships from 1855 show no buildings or other features on the ranch. About ¼ mile west and ¼ mile east of the ranch boundaries were roadways, both on a northwest to southeast orientation.

The western portion of the land in section 13 was acquired in 1868 by William S. Chapman, who acquired the entire section and other land in the project vicinity and was a land speculator who ultimately went bankrupt in the mid-1870s (Ormsby 2010). A later owner was J. D. Reyburn, who also owned large tracts of land in the area by 1891. The creek that crossed this portion of the property was “Frolic Creek.”

The land in section 18 to the east was first patented to Jonathan C. McDonald in 1881. He was in Fresno County in Big Dry Creek area by 1876, suggesting McDonald had a home on the property. Unfortunately, McDonald died in January 1883, leaving a wife and 6 children. The 152 acres of land and their remaining property—a horse, wagon, and household furniture—had a total value of \$920.

It is likely the family did not stay on the ranch too long, and by 1891, the land was owned by Gillum Baley. Baley owned several tracts of land in the area. He died in 1895, and the property was again sold to Rasmus Magnus, who owned the property by 1907.

By 1923, J. F. McFarlane had acquired the eastern half of the western portion of the ranch in section 13. T. F. McFarlane owned the adjacent southwest quarter of the southeast quarter of

section 18. W.T. Mattingly and H. Gries owned the eastern half of the ranch, the southwest quarter of section 18.

According to the contact for the McFarlane family, the family acquired the first portion of the ranch in 1918. The land was first used for a vineyard for raisin production. The land has been used for a variety of crops over the years, including cotton, corn, wheat, alfalfa and almonds, as well as for pasturage for beef cattle. A number of buildings have been moved to the property over the years.

## **RESEARCH**

A record search was conducted for the project area at the Southern San Joaquin Valley Archaeological Information Center of the California Historical Resources Information System on January 31, 2018 (RS#18-059, Appendix 2).

Several cultural resource surveys have been conducted in the vicinity of the Project Area. One resource has been recorded in the project vicinity: the McFarlane barn within the in-holding has been recorded by Wren in 2002 as P-10-004781, thought to date to the 1920s-1930s.

## **FIELD ASSESSMENT**

Michael Lawson completed a field survey of the Project Area in February 2018, using complete coverage (Figure 3). Survey strategy included parallel transects of varying intervals, from two to ten meters depending on assigned sensitivity, which was based on early maps showing elevation changes and water proximity. Some overlapping and repeating of transects during different light conditions occurred to insure complete coverage.

The Project Area surveyed is a farm complex with most buildings in an inholding, and the survey area consisting of leveled hay fields and orchards. The alfalfa and unidentified hay was just emerging, and most of the orchards were just starting to bloom. The natural landform in the area is mostly flat with some low rises and drainages, but far enough away from the foothills to the east to exclude hills higher than ten feet.

Older maps show a few of these rises on the parcel, with the highest at the south-center. This rise appears to be five to eight feet higher than the leveled fields around it, and currently has several older buildings and farm equipment in place.

This high spot also appears to have been cut into at some time in order to create larger growing fields, leaving a ledge or steep slope around the building complex. Comparison of early maps with the current landform shows that all rises or naturally occurring higher areas have been leveled or

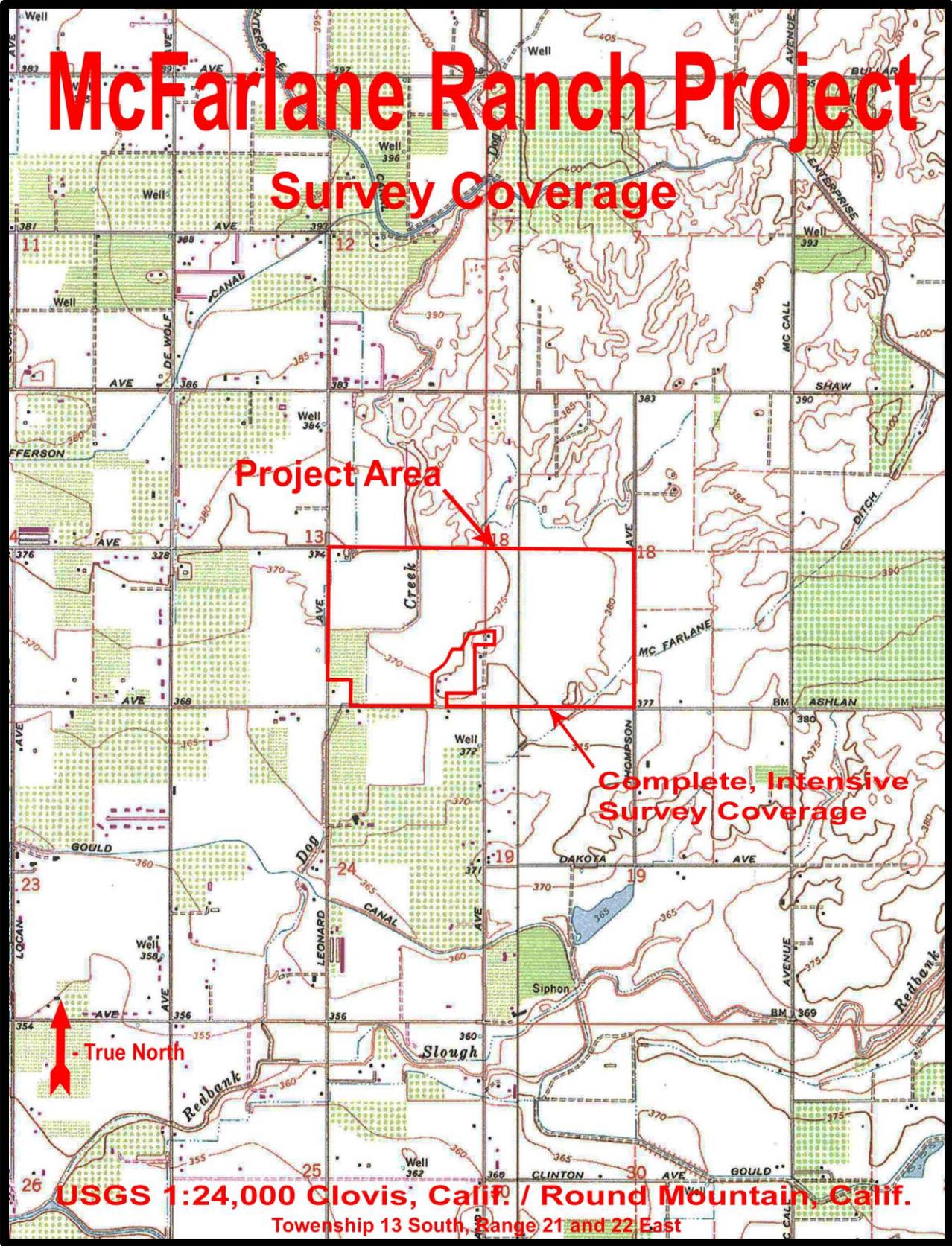


Figure 3

filled for farming purposes. Higher areas in the north and northeast are now level with adjacent field.

Soil composition within the surveyed area appeared to be granitic, composed of a coarse-textured sandy mixture of feldspar, quartz, quartzite, and black mica. Occasional feldspar pebbles and a rare cobble of quartzite or a dense sandstone-like rock were occasionally encountered.

Older maps show a drainage named Dog Creek running through the parcel. This creek is now a ditch, straightened and uniform in depth and width, and enters the parcel on the west side, turns north halfway across the farm, then possibly runs underground at the north boundary. At this point considerable work has been done with heavy boulders to allow bank stabilization in heavy-flow conditions. No notable remnants of the original creek course were noted.

Soil visibility was excellent, due in part to weed control, rodent activity, and recent cultivation resulting in nearly unimpeded inspection of the ground. Like the flat orchard and field areas, the truncated slopes or ledges around the excluded portion were also free of vegetation and offered an excellent view of the natural soil deposition.

A residential building, appearing to date to the 1940s, is present on the property, and has been recorded. There is no surface evidence of a prehistoric period site within the Project Area, although an isolated handstone has been located and recorded.

#### **PA-ML-01**

Of the buildings on the McFarlane Ranch Project Area, most are in the inholding and will continue in the ownership of the McFarlane family, but one is within the current Project Area. It is a rectangular, one story, frame residence with features reflective of the 1940s or possibly earlier. The County Assessor gives a date of 1939 for the parcel, but it is not clear if this refers to the main ranch or this structure. According to the landowner, the house is from the 1940s, likely moved to the place and improved by the family with new siding and dry wall.

The roof is aluminum corrugated sheeting, the windows are double hung sashes and the attic vents, electrical service and plumbing all match available materials from that time period. To the extent that this building can be said to have a style, it is Minimal Traditional, which fits with the 1939 or so dating, but it appears to be simply a utilitarian living space. This building appears to be in good condition (Appendix 3).

#### **Isolated Artifact: Mano**

This is an isolated find of an oval handstone (mano). It is a stream-rounded cobble of local quartzite, slightly shaped, with distinct shoulders and surface polish from use. Dimensions are 12 cm long, 9.3 cm wide and 4.6 cm thick. Staining is visible on the working surface (Appendix 3). The handstone had been moved and placed at the base of a tree in the orchard area. The area surrounding the location of the handstone was very carefully checked, and numerous small holes excavated to check for the presence of other artifacts or a cultural deposit.

## **SITE EVALUATION: PA-ML-01**

Again, 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 (CRHR). When a project will impact a site, it needs to be determined whether the site is an historical resource. A historical resource is 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.

The building is not associated with events that have made a significant contribution to California's history—it is one of many buildings placed on the property and used for housing workers. The building is not eligible for the CRHR under criterion A.

The McFarlane family has owned the property for a hundred years with three generations involved in the ranch and are one of the many families that helped develop the region as an important farming area. But the family does not rise to that of being important in our past, as later arrivals to the region. The building complex is not eligible for the CRHR under criterion B.

The employee housing building is one of the many minimal traditional buildings present in the area and lacks integrity as it was moved to the site and has been altered over time. The building is not eligible for the CRHR under criterion C, lacking architectural distinction.

Under criterion D, there would need to be artifacts or other cultural deposits that could tell us more about the use of the house over time. With the house dating to the modern period, and regular garbage removal and a septic system, no deposits of value for research are present at the site.

## **RECOMMENDATIONS**

The building within the Project Area is not eligible for the California Register of Historical Resources and does not meet the definition of an historical resource under CEQA. 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).

Although no prehistoric sites were found during the survey, one isolated prehistoric artifact was found. There is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. In particular, the location of the residence is very sensitive and an archeological monitor is advised during any grading and trenching in the vicinity of the residence.

Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for on-the-spot evaluation of the finding. If the bone appears to be human, state law requires that the Fresno County Coroner be contacted. If the Coroner determines that the bone is human and is most likely Native American in origin, he must contact the Native American Heritage Commission (916-322-7791).

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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 2018**

**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 years, Ms. Peak has led the team completing the cultural resource sections for General Plan and General Plan Updates, for a number of cities/neighborhoods including Campbell, Milpitas, Yountville, Manteca, The Springs, Sebastopol, Martinez, Brentwood, Colusa County and Foster City. Older General Plan efforts include Wheatland, Rocklin, Sheridan, Granite Bay and South Sutter County.

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, former small-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**

**MICHAEL LAWSON**

January 2018

**Archeological Specialist**

3941 Park Drive, Suite 20-329

El Dorado Hills, CA 95672

(916) 939-2405

**PROFESSIONAL EXPERIENCE**

Mr. Lawson has compiled an excellent record of supervision of excavation and survey projects for both the public and private sectors over the past twenty-two years. He has conducted a number of surveys throughout northern and central California, as well as serving as an archeological technician and crew chief for a number of excavation projects.

**EDUCATION**

B.A. - Anthropology - California State University, Sacramento

Special Course: Comparative Osteology. University of Tennessee, Knoxville. Forensic Anthropology Center. January 2018.

Intensive lab and outdoor study with human example from outdoor research facility, including typical and non-metric examples, compared with fifty non-human species most commonly confused with human remains. Outdoor research facility "The Body Farm" study included survey, photography, collection and identification of faunal and human bone fragments, with a Power Point presentation discussing finds.

**EXPERIENCE**

- Extensive monitoring of open space, streets and project development areas for prehistoric period and historic period resources. Areas monitored include Sutter Street in Folsom; Mud Creek Archeological District in Chico; Camp Roberts, San Luis Obispo County; Avila Beach, San Luis Obispo County; Edgewood Golf Course, South Lake Tahoe; Davis Water Project, Davis; Star Bend levee section, Sutter County; Feather River levees, Sutter County; Bodega Bay, Sonoma County; San Jose BART line extension, Santa Clara County; and numerous sites for PG&E in San Francisco.
- Over twenty years of experience working in CRM, volunteer, and academic settings in California historic, proto-historic, and prehistoric archaeology.
- Expertise in pedestrian survey, excavation, feature (including burial) exposure, laboratory techniques, research. Field positions include crew chief and lead technician.

### ***Education***

- B.A. Anthropology with focus on archaeology. California State University Sacramento.
- A.A. General Education, lower division completed in Anthropology.

### ***Field experience***

Survey, excavation, photography conducted in 46 California and 3 Nevada counties over 20 years.

Notable historic archaeology projects include Virginia Town excavation of Gold Rush Era Chinese mining camp; test excavation and data recovery at stage stop on Green Valley Rd, Placer County; monitoring and collection of burial material at historic Kilgore cemetery, Rancho Cordova, Car; Monitoring, data recovery, photography, and artifact cataloguing for Sutter Street Revitalization Project, Phase One, Historic Folsom, CA; Monitoring, test excavation, data recovery at The Presidio of San Francisco, CA; Monitoring for 230 kV line installation for PG&E in historic San Francisco, Ca. to name just a few.

Prehistoric and Proto-historic site project involvement highlights include survey, monitoring, excavation Twelve Bridges Golf Course, Lincoln, CA; survey, monitoring, excavation Clover Valley Lakes, Rocklin, CA; survey of Diamond Valley, Alpine County, CA; Survey, excavation, burial care and monitoring of Feather River Levee Setback Project, Sutter County, CA; monitoring, excavation, burial care, Feather River West Levee Project, Yuba County, CA; survey, monitoring, excavation, and burial care Alamo Creek Detention Basin Project, Solano County, CA; monitoring, excavation, burial care, BART extension Project, San Jose, Milpitas, CA; Survey, excavation San Clemente Island, US Channel Islands, Los Angeles County, CA.

### ***Additional Skills***

Mike is known for extensive knowledge of historic and prehistoric artifacts and regularly instructs new undergraduates as well as graduates on artifact identification, use, manufacture and commonality.

Mike is also known for his willingness to share and teach his expertise in field techniques from surveying to excavation and feature work.

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



1/31/2018

Robert A. Gerry  
Peak & Associates, Inc.  
3941 Park Drive, Suite 20-329  
El Dorado Hills, CA 95762

Re: McFarlane Ranch  
Records Search File No.: 18-059

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on the Clovis and Round Mountain USGS 7.5's quads. The following reflects the results of the records search for the project area and the 0.125 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format:  custom GIS maps  shapefiles  hand-drawn maps

Resources within project area:	P-10-004781
Resources within 0.125 mile radius:	None
Reports within project area:	FR-01619, 01797, 02724
Reports within 0.125 mile radius:	FR-00297, 02042, 02357, 02777

- 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
- CA Inventory of Historic Resources (1976):**  enclosed  not requested  nothing listed

**Caltrans Bridge Survey:** Not available at SSJVIC; please see  
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

**Ethnographic Information:** Not available at SSJVIC

**Historical Literature:** Not available at SSJVIC

**Historical Maps:** Not available at SSJVIC; please see  
<http://historicalmaps.arcgis.com/usgs/>

**Local Inventories:** Not available at SSJVIC

**GLO and/or Rancho Plat Maps:** Not available at SSJVIC; please see  
<http://www.glorerecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=1> and/or  
<http://www.oac.cdlib.org/view?docId=hb8489p15p;developer=local;style=oac4;doc.view=items>

**Shipwreck Inventory:** Not available at SSJVIC; please see  
<http://www.slc.ca.gov/Info/Shipwrecks.html>

**Soil Survey Maps:** Not available at SSJVIC; please see  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

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.

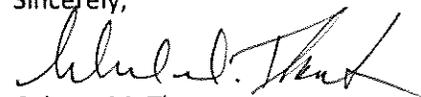
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained 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. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

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

Sincerely,



Celeste M. Thomson  
Coordinator

## Report List

SSJVIC Record Search 18-059

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
FR-00297		1993	Bissonnette, Linda Dick	Cultural Resources Assessment Clovis Unified School District Southeast Educational Center Ashlan and De Wolf Avenues, Fresno County	Cultural Resources Consulting	
FR-01619		1999	Wren, Donald G.	Dog Creek Cultural/Historical Resource Report	Individual Consultant	
FR-01797		2002	Wren, Donald G.	A Cultural Resource Study for the Clovis Southeast Specific Plan, Clovis, California	Individual Consultant	10-004757, 10-004758, 10-004759, 10-004760, 10-004761, 10-004779, 10-004780, 10-004781, 10-004782, 10-004783
FR-02042		2004	Varner, Dudley M.	A Cultural Resource Study of the Ashland-Leonard Property, Fresno County, California	Varner Associates	
FR-02357		2010	Varner, Dudley	Cultural Resource Study for a 5701 Enterprises, L.P. Project (Ashland and Leonard) in the City of Clovis, Fresno County, California	Varner Associates	
FR-02724		2014	Roper, C. Kristina	A Cultural Resource Survey of the Tracts 3025/6034 Residential Development, City of Clovis, Fresno County, California	Sierra Valley Cultural Planning	
FR-02777		2016	Peak, Melinda	Determination of Eligibility and Effect for the Tract 5701A Dog Creek Realignment Project, Clovis, Fresno County, California	Peak & Associates	

# Resource List

SSJVIC Record Search 18-059

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-10-004781		Resource Name - Clovis Southeast Specific Plan - McFarlane Barn	Building	Historic	HP03 (Multiple family property) - Barn associated with other land holdings in area	2002 (Donald G. Wren)	FR-01797

**APPENDIX 3**

**DPR 523 Site Record/Isolate Record**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) PA-ML-01

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Clovis Date 1964 (PR81) T 13S; R 21E; SE ¼ of SE ¼ of Sec 13; MD B.M.

c. Address 8822 East Ashlan Avenue City Clovis Zip 93619

d. UTM: (Give more than one for large and/or linear resources) NAD 27 Zone 11, 02 65 588 mE/ 40 775 286 mN

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

APN 555-050-11. On the west side of the McFarlane Ranch access road, which is on the line of Highland Avenue

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

Of the several buildings constituting McFarlane Ranch, only one is within the current project area. It is a rectangular, one story, frame residence with features reflective of the 1940's or possibly earlier. The County Assessor gives a date of 1939 for the parcel, but it is not clear if this refers to the main ranch or this structure. According to the landowner, Sayre McFarland, the house is from the 1940s, likely moved to the place and improved by the family with new siding and dry wall.

The roof is aluminum corrugated sheeting, the windows are double hung sashes and the attic vents, electrical service and plumbing all match available materials from that time period. To the extent that this building can be said to have a style, it is Minimal Traditional, which fits with the 1939 or so dating, but it appears to be simply a utilitarian living space. This building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Property

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

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



P5b. Description of Photo: (view, date, accession #) Looking SW from access road, 2/5/2018

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
About 1940

\*P7. Owner and Address:  
Sayre McFarland  
8822 E. Ashlan  
Clovis, CA

\*P8. Recorded by: (Name, affiliation, and address) R. Gerry/ M. Lawson  
Peak & Associates, Inc.  
3941 Park Drive, Suite 20-329  
El Dorado Hills, CA 95762

\*P9. Date Recorded: 2/5/2018

\*P10. Survey Type: (Describe)  
Linear transects for proposed development. Complete coverage.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the McFarlane Ranch Proposed Residential Development, Clovis, Fresno County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): Sketch Map

State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) PA-ML-01 \*NRHP Status Code 6Z  
 Page 2 of 5

B1. Historic Name: McFarlane Ranch (Part of)  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Possibly a bunkhouse B4. Present Use: General utility  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The County Assessor gives 1939 as the construction date and this may be accurate. Any alterations have been in matters of detail. The building is too plain for major alterations or additions not to stand out.

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 The landowner stated that many buildings on the ranch had been moved at one time or another. This may be one of them, but she was not sure.

\*B8. Related Features:  
 The remainder of the McFarlane Ranch lies north and west of this building. The other buildings are not within the survey area for the present project.

B9a. Architect: None b. Builder: Unknown  
 \*B10. Significance: Theme Rural Architecture Area Central Valley  
 Period of Significance 1930's to 1940's Property Type Residence Applicable Criteria none  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building does not have any particular historical significance by itself. In conjunction with the rest of the McFarlane Ranch it might be significant as a contributing element to a district if the McFarlane family members are considered historically significant individuals. Individually, it is known as "the bunkhouse" and is only peripherally associated with the McFarlane family. At this level, it is not associated with historically important individuals (Criterion A).

Though the McFarlanes are well known growers in the area, there is no indication that anything of unusual historic importance ever occurred on the property (Criterion B).

The building may have been moved and certainly has changed appearance a bit over the years. Since it was a very plain and undistinguished building to begin with, it has no features indicating unusual architectural importance (Criterion C).

There is little reason to apply archeological techniques to a 1940s building and no indications of trash pits or privy pits was found during the survey (Criterion D). So the building does not satisfy any of the NRHP criteria.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_ (Sketch Map with north arrow required.)

\*B12. References:

B13. Remarks:

\*B14. Evaluator: M. Peak

\*Date of Evaluation: 2/2018

(This space reserved for official comments.)

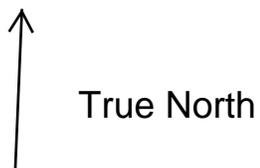
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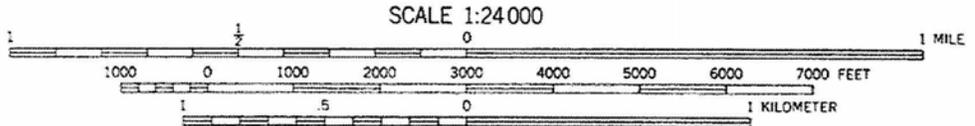
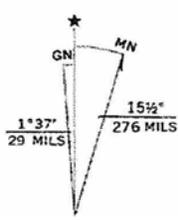
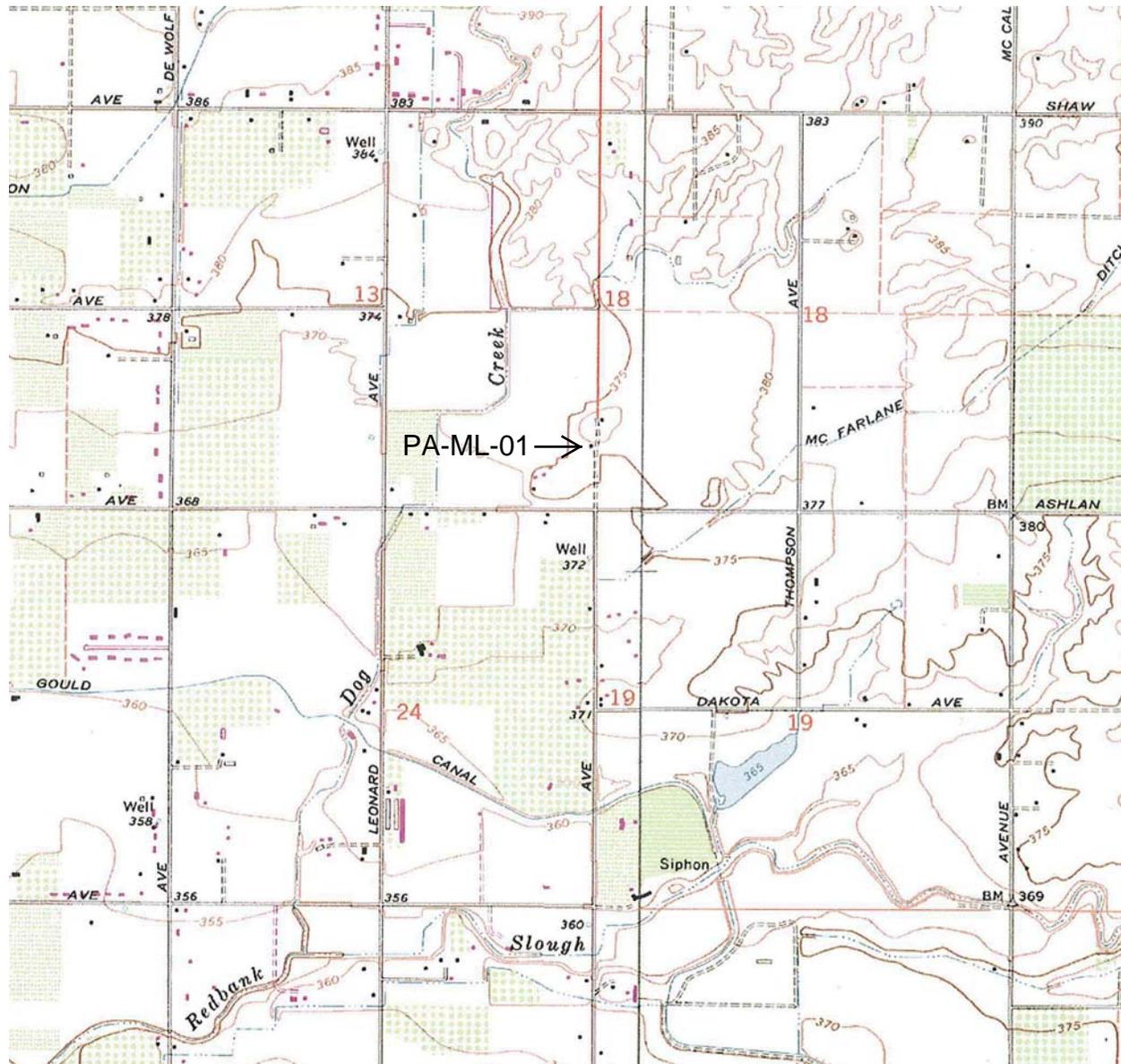
**CONTINUATION SHEET**



View of house looking northwest

Page 4 of 5 \*Resource Name or # (Assigned by recorder) PA-ML-01  
\*Drawn by: Google Earth \*Date of map: 2017





SCALE 1:24000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z (Isolate)  
Other Listings Review Code  
Reviewer  
Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) PA-ML-02

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Clovis & Round Mtn Date 1964 (PR81) T 13S; R 22E; NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec 18; MD B.M.

c. Address 8822 East Ashlan Avenue City Clovis Zip 93619

d. UTM: (Give more than one for large and/or linear resources) NAD 27 Zone 11, 02 65 800 mE/ 40 75 610 mN

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

APN 555-050-11. About 700 feet north of the McFarlane house and 550 feet east into an open agricultural field.

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

Isolated find of an oval handstone (mano). It is a stream-rounded cobble of local quartzite, slightly shaped, with distinct shoulders and surface polish from use. Dimensions are 12 cm long, 9.3 cm wide, and 4.6 cm thick. Staining is visible on the working surface.

\*P3b. Resource Attributes: (List attributes and codes) AP16, Other (Isolated find)

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

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



P5b. Description of Photo: (view, date, accession #) Looking down, on working surface, 2/5/2018

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

\*P7. Owner and Address:  
Sayre McFarland  
8822 E. Ashlan  
Clovis, CA

\*P8. Recorded by: (Name, affiliation, and address) R. Gerry/ M. Lawson  
Peak & Associates, Inc.  
3941 Park Drive, Suite 20-329  
El Dorado Hills, CA 95762

\*P9. Date Recorded: 2/5/2018  
\*P10. Survey Type: (Describe)  
Linear transects for proposed development. Complete coverage.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the McFarlane Ranch Proposed Residential Development, Clovis, Fresno County, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

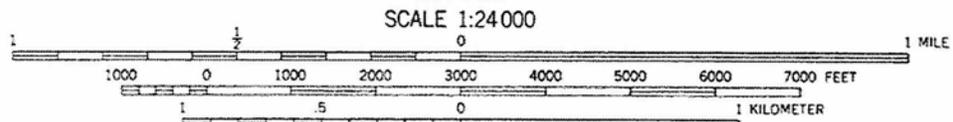
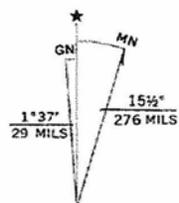
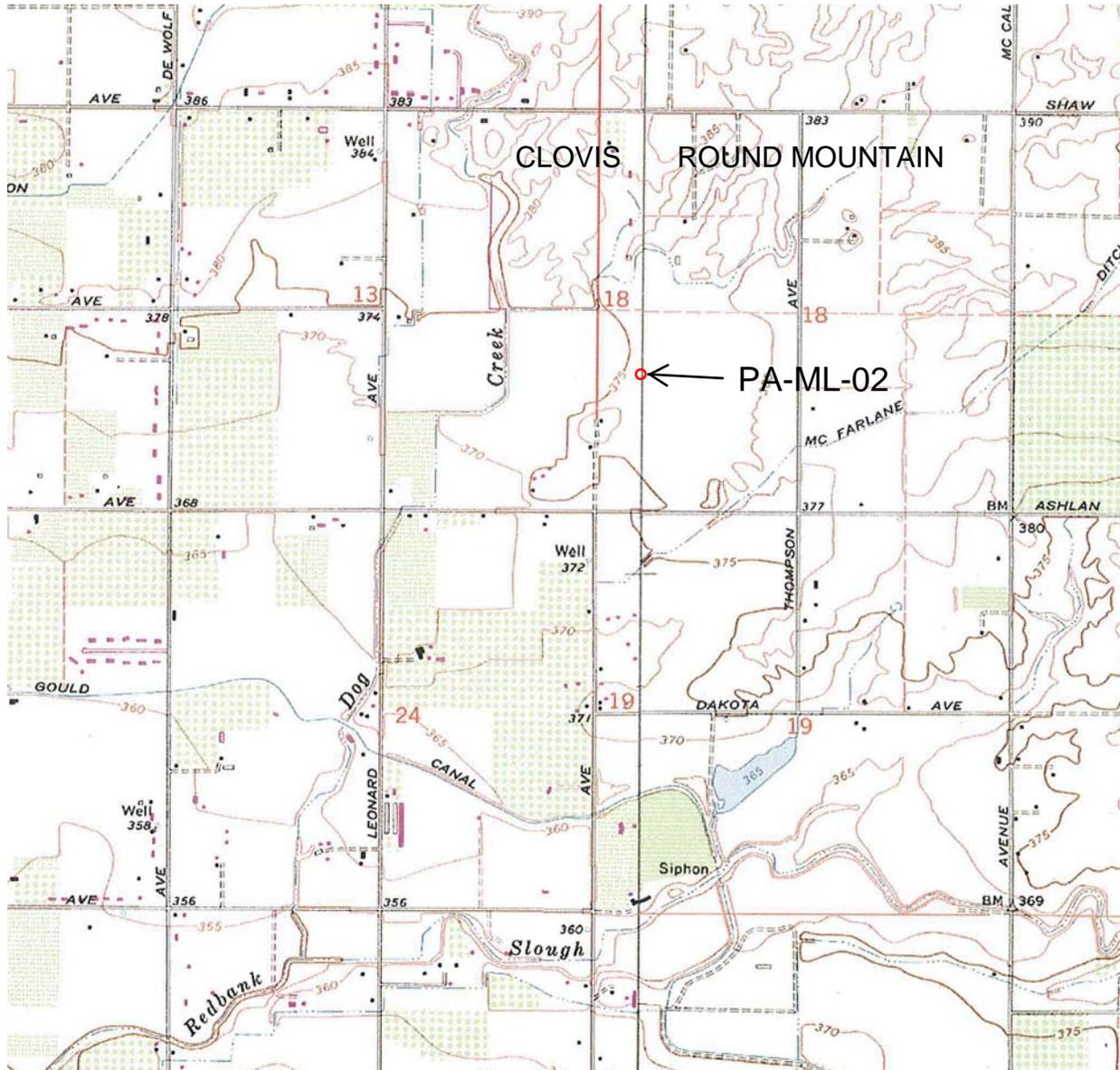
**CONTINUATION SHEET**

Side view



End view





SCALE 1:24 000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929