

Appendix A

References

References

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U.S. Postal Service. 2015a. Initial Section 106 consultation letter and accompanying documentation and attachments dated June 26, 2015 from Daniel Delahaye, Federal Preservation Officer, USPS, to Carol Roland-Nawi, California State Preservation Officer, Office of Historic Preservation, and John Fowler, Executive Director, Advisory Council on Historic Preservation.

U.S. Postal Service. 2015b. Napa-Franklin Station Environmental Disposal Due Diligence report. Prepared for USPS by Louis Berger, Exton, Pennsylvania. September 2015.

Appendix B

Consultation and Correspondence

Consultation and Correspondence

USPS and its consultants consulted with federal, state, and local agencies and various individuals with knowledge of existing conditions, natural resources, applicable regulations, future development plans, and the existing USPS site throughout this Environmental Assessment process. Information obtained has been or will be incorporated into any disposal efforts, site planning, facility layout and design, or construction and operation of the proposed facility. Agencies and individuals contacted or otherwise notified during preparation of this Environmental Assessment include, but are not limited to, the following:

Federal Agencies

Advisory Council on Historic Preservation
U.S. Postal Service

State of California Agencies

Office of Historic Preservation
State Clearing House

County Agencies

Napa County Landmarks

Local Agencies

City of Napa City Council
City of Napa Department of Community Development, Planning Division

Non-profit Agencies

National Trust for Historic Preservation

In addition, other federal, state, and local agency information was obtained via internet searches, as well as other documents, studies and reports prepared by USPS or others, including the U.S. Geological Survey, California Environmental Protection Agency, Napa County Department of Public Utilities, Napa County Planning Office, and others.

Copies of written consultation applicable to the information contained in this Environmental Assessment are included in this appendix, including:

- The September 9 and June 26 Section 106 consultation letters, including the draft preservation covenant and summary of views provided by consulting parties and the public; and
- Written comments received in response to the NOI from the City of Napa Mayor, Ms. Jill Techel; the City Planning Manager, Ken McNab; and one local Napa homeowner.

In addition, this appendix also includes the *Notice of Intent to Prepare an Environmental Assessment*, which was published as a legal notice in the Napa Valley Register newspaper on August 20 and August 27, 2015. The Notice of Intent (NOI) requested comments and input on the proposed USPS facility. The NOI was also posted in the other USPS post office facilities in the vicinity of the Napa-Franklin Station.

Because of the earthquake damage to the Napa-Franklin Post Office, USPS, on an emergency basis, relocated its retail services to a temporary facility located at 1436 Second Street, Napa, California. USPS is now in the process of identifying a long-term site for relocation of retail services. In accordance with USPS regulations, USPS held a public meeting on August 26, 2015 at the Napa City Hall, 955 School Street, Napa, California, where public officials and members of the public were allowed to submit their questions and comments to USPS officials with respect to the relocation of retail services. The names of a USPS real estate contact and environmental contact were offered at the meeting as plans for the facility develop further.

September 9, 2015

Julianne Polanco
State Historic Preservation Officer (SHPO)
Office of Historic Preservation
California State Department of Parks and Recreation
1725 23rd Street
Sacramento, CA 95816

Re: Section (§) 106 Consultation
Napa Franklin Station
1351 Second Street
Napa, Napa County, CA 94559-9991 (the "Property")
National Register Information System # 85000133

Dear Ms. Polanco:

Thank you for your July 16, 2015, letter providing your comments on the United States Postal Service's (USPS) adverse effect finding. In response to the USPS initial consultation letter, the USPS received comments from other consulting parties and the public, which are summarized and attached hereto as Exhibit A. The USPS has reviewed and considered all opinions received, and is consulting further to resolve the adverse effect of the undertaking. The USPS is exploring, as a possible means of resolving the adverse effect, the sale of the Property.

Such a sale in and of itself is the type of activity that has the potential to cause effects on historic properties. The USPS has determined that the historic properties which may be affected include the Property, which is listed on the NRHP and is in the direct Area of Potential Effects, and two additional NRHP-eligible properties identified in the indirect APE.

36 CFR 800.5(a) (2) (vii) provides "the transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance" as an example of an adverse effect. If the USPS were to sell the property as part of its mitigation, the USPS would impose a preservation covenant upon the Property at the closing of any possible sale.

A draft preservation covenant is attached hereto as Exhibit B. The preservation covenant requires the review and approval of rehabilitation, alteration, or modification plans to the Property by the covenant enforcer to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) and the Secretary of the Interior's Standards and Guidelines in order to preserve the physical integrity of those characteristics of the Property that qualify it for inclusion in the National Register of Historic Places. The preservation covenant would be recorded with the deed at the time of property transfer. Thus, assuming that the sale occurs subject to such a covenant, the USPS would propose that such a sale would not have an adverse effect on any historic properties and is acceptable as mitigation of the adverse effect of the previously identified undertaking.

The USPS is actively seeking a preservation covenant enforcer for this property. We would appreciate any suggestions for a covenant enforcer that you may propose.

A copy of this letter and attachments will be provided to all consulting parties and a copy of the letter and attachments will be posted for public review and comment.

Thank you for your assistance in this matter. Should you have any comments on the undertaking please contact Julia Mates, Tetra Tech, (510) 302-6300, by email at julia.mates@tetratech.com, or by letter at Tetra Tech, 1999 Harrison Street, Suite 500, Oakland, CA 94612.

Sincerely,

Daniel Delahaye
Federal Preservation Officer
USPS

enc: as stated

cc (w/enc.): Advisory Council on Historic Preservation (#70150640000340848761)
City of Napa Planning Department (#70150640000340848785)
City of Napa (#70150640000340848792)
Napa County Landmarks (#70150640000340848808)
National Trust for Historic Preservation (#70150640000340848815)
Local Manager, Napa Post Office, for public posting

EXHIBIT A

SUMMARY OF VIEWS PROVIDED BY CONSULTING PARTIES AND THE PUBLIC

City of Napa ("City") The City expressed its concern regarding the proposed demolition of the Property and requested additional documentation supporting the demolition as the appropriate undertaking, and the views of the public and consulting parties.

USPS Response: The USPS is working with the City to provide the City with additional information.

National Trust for Historic Preservation (NTHP) The NTHP suggested the USPS did not provide sufficient information upon which to make an informed response in its initial consultation letter of June 26, 2015. The NTHP requested (1) the USPS provide a consultation schedule indicating when consulting parties will be invited to provide comment and (2) provide data supporting the USPS's decision to propose demolition as the undertaking. The NTHP also urged the USPS to consider alternatives to the proposed undertaking.

USPS Response: The USPS has received comments from the consulting parties and has considered them. In response to the NTHP's urging that the USPS evaluate alternatives to the undertaking, the USPS is offering as mitigation the sale of the property with a preservation covenant.

The NTHP also sponsored a petition drive to urge the USPS to engage with the community and consider alternatives to the proposed undertaking.

USPS Response: See above.

California State Historic Preservation Officer (SHPO) The SHPO requested information to support USPS's decision to demolish the Property; recommended a public meeting be held as part of the USPS's plan to involve the public; and stated no further comment would be provided until USPS completed consideration of written responses to consultation.

USPS Response: The USPS hired a reputable California engineering firm to analyze the cost of restoration and has provided general cost information to the public through the news media. The USPS has considered the written responses to the initial consultation letter.

Public Members of the public, which include individuals and organized groups, most frequently requested the USPS not demolish the Property. Some members of the public stated the USPS should sell the building for reuse. A small number requested the USPS provide additional documentation supporting its decision to demolish the Property. Two members of the public requested a public meeting. One member of the public requested the preservation of individual items that contribute to the Property's historic significance.

USPS Response: The USPS is offering as mitigation the sale of the property with a preservation covenant. The USPS hired a reputable California engineering firm to analyze the cost of restoration and has provided general cost information to the public through the news media. The determination of the individual items that contribute to the Property's historic significance will be considered as part of the consultation with respect to the mitigation.

EXHIBIT B
DRAFT PRESERVATION COVENANT

PRESERVATION COVENANT

In consideration of the conveyance by the attached Deed dated _____ from the United States Postal Service (the "Grantor") to _____ [buyer] (the "Grantee") of certain real property located at 1351 Second Street in the City of Napa, State of California, as such property is more particularly described in the legal description attached to this Deed as Exhibit _____, which legal description is also attached to this Preservation Covenant and incorporated herein (the "Property"), the Grantee on behalf of itself, its successors and assigns hereby agrees with and covenants to the _____, a _____ having an office at _____ ("Covenant Holder") as follows:

- (1) Grantee shall at all times to preserve, rehabilitate and/or restore the significant historic features of this property consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) and in accordance with the recommended approaches of the Secretary of the Interior's Standards and Guidelines in order to preserve the physical integrity of those characteristics of the Property that qualify it for inclusion in the National Register of Historic Places.
- (2) The Covenant Holder, which has the willingness, expertise and financial resources to monitor and enforce these preservation conditions, and will use qualified personnel for oversight to provide consistent application of the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) and the Secretary of the Interior's Standards and Guidelines, has accepted the responsibility of this Preservation Covenant as its enforcement entity as indicated by its signature below.
- (3) No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the significant historic features of this Property without consultation with, and the express permission of, the Covenant Holder or a fully authorized representative thereof.
 - a. The significant historic exterior features of the Property specified in the 1985 nomination are the following:
 - Projected central area flanked by two recessed wings
 - Simple geometry of the building's massing
 - Seven piers topped by a terracotta "capital" in a stylized floral motif
 - Cornice extending from the roofline formed of terracotta rams and cows heads
 - Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
 - Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
 - Large terracotta panel containing an Art Deco eagle above each door
 - Windows on the main façade
 - b. The significant historic interior features of the Property specified in the 1985 nomination are the following located in the lobby:
 - Original cast bronze drop lights and raised-plaster ceiling
 - Decorative terrazzo floor
 - Marble wainscoting

- Raised bas relief gilt and painted plaster walls and ceiling
 - Terracotta panel with geometricized floral pattern at each end of the central frieze
 - Carved Art Deco wood ornaments over the service counter
 - Original hanging lobby lamps
 - Original brass-framed bulletin boards
- (4) Authorized representatives of the Covenant Holder shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met. The entity requesting the inspection shall provide advance written notification to Grantee of the date and time that such entity wishes to inspect the Property.
 - (5) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Covenant Holder and any resident of the City of Napa having an interest in the historic features of the Property may, following reasonable notice to the Grantee, institute suit to enjoin said violation or to require the restoration of the significant historic features of the Property.
 - (6) This covenant is binding on the Grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the Grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the Property or any part thereof.
 - (7) The failure of any person or entity permitted by the terms hereof to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
 - (8) This covenant shall be a binding servitude upon the Property and shall be deemed to run with the land.
 - (9) Execution of this Preservation Covenant by Grantee shall constitute conclusive evidence that the Grantee agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth. This Preservation Covenant shall be self-executing and thus the failure by Covenant Holder to execute this Preservation Covenant shall not impair its effectiveness or impeded its enforcement against Grantee.
 - (10) This Preservation Covenant permits the Grantee to respond to an emergency as required by law, or as directed by governmental authorities, or as necessary to protect persons and property, without violation of the Preservation Covenant. In the event the Grantee proposes an emergency action as an essential and immediate response to a disaster, emergency or other immediate threat to life or property, the Grantee shall notify the Covenant Holder of such actions as reasonably feasible.
 - (11) If the Grantee or Covenant Holder determines that the terms of this Protective Covenant cannot or will not be carried out for reasons of disaster, emergency or casualty loss through no fault of the Grantee, that party shall immediately consult to develop an amendment or to extinguish the Protective Covenant provided that thirty (30) calendar days prior notice is given to the public by publication in a media of general circulation and availability. The amendment or extinguishment

will be effective on the date a copy signed by Grantee and the Covenant Holder is filed in the appropriate land records against title to the Property.

- (12) The unenforceability of any term or provision in the Preservation Covenant shall not affect the validity of the remaining sections or portions of the Preservation Covenant.
- (13) This Preservation Covenant shall take effect at the time and date that the Property is conveyed by the Grantor to the Grantee no matter when executed.
- (14) This Preservation Covenant is not subject to expiration under any Marketable Title Act or similar law. The Covenant Holder may re-record this Preservation Covenant, at the Covenant Holder's expense, from time to time to perpetuate the Covenant Holder's rights. The parties expressly acknowledge that no such recording is necessary in order to perpetuate the validity or enforceability of the Preservation Covenant.

DRAFT

In Witness Whereof, the Grantee and the Covenant Holder have set their hands to this Preservation Covenant on the dates shown opposite each signature.

GRANTEE:

[NAME OF ENTITY]

By _____ (Date) _____

Printed Name: _____

Its: -----

State of _____)

) ss.

County _____)

On the ____ day of _____ in the year 2015 before me, the undersigned, personally

appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) as _____ of Grantee, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Subscribed to and sworn before me this _____ day of _____(month), _____(year),

_____ (signature of notary) (seal of notary)

COVENANT HOLDER:

By: _____

Printed Name: _____

Its: _____

_____)

) ss.

County of _____)

On the ____ day of _____ in the year 2015 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) as _____ of Covenant Holder, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Subscribed to and sworn before me this _____ day of _____(month),
_____(year),

_____(signature of notary) (seal of notary)

June 26, 2015

Dr. Carol Roland-Nawi
State Historic Preservation Officer (SHPO)
Office of Historic Preservation
California State Department of Parks and Recreation
1725 23rd Street
Sacramento, CA 95816

John M. Fowler, Executive Director
Advisory Council on Historic Preservation (ACHP)
401 F Street NW, Suite 308
Washington DC 20001-2637

Re: Section (§) 106 Consultation
Napa Franklin Station
1351 Second Street
Napa, Napa County, CA 94559-9991 (the "Property")
National Register Information System # 85000133

Dear Dr. Roland-Nawi and Mr. Fowler:

The United States Postal Service (USPS) is initiating the § 106 process pursuant to 36 Code of Federal Regulations (CFR) § 800.3 because the above-referenced Property is being considered for demolition. USPS has determined this proposed demolition is an undertaking as defined in § 800.16(y) and is the type of activity that has the potential to cause effects on historic properties.

As you are aware, the Property sustained damage in the earthquake that occurred in August of 2014. The USPS prepared and the California SHPO office reviewed an amendment to the National Register of Historic Places (NRHP) nomination of 1984 (Exhibit A attached hereto) documenting the alterations to the building since its original nomination and since the earthquake (Exhibit B attached hereto). The USPS determined and SHPO concurred that the Property remains eligible for listing under Criterion C in the area of architecture. The amendment with original signatures was filed with the National Park Service pursuant to 36 CFR § 60.9 on May 22, 2015.

The USPS has made a finding that the undertaking will have an adverse effect on the Property, which is an historic property. This determination was made under 36 CFR § 800.5(a)(2)(i). Thus, the USPS wishes to consult with the SHPO and other consulting to resolve the adverse effect pursuant to 36 CFR § 800.6. The USPS hereby provides for your review and for that of all consulting parties the documentation specified in 36 CFR § 800.11(e) as required by 36 CFR § 800.6 (a)(3). In accordance with 36 CFR §800.6(a)(1), the USPS is providing notice to the ACHP of its finding of adverse effect by copy of this letter and attachments.

Undertaking

As stated above, the demolition of the building located on the Property is the undertaking.

Plan to Involve the Public

The USPS intends to involve the public pursuant to 36 CFR § 800.6(a)(4) by posting a copy of this letter, including the documentation specified in 36 CFR§ 800.11(e), in the active USPS Post Office closest geographically to the Property for thirty (30) days so that interested citizens can review the information and consult on the resolution of the adverse effect. USPS will provide the public an opportunity to submit

their views on resolving adverse effects and shall review such views and determine appropriate actions in response. Comments, concerns and suggestions from the public received by the USPS on or before the close of business on the thirtieth (30th) day following posting will be considered. The public will be copied on any additional correspondence, as appropriate.

Identification of Consulting Parties

The USPS has identified the following consulting parties who may wish to participate in the consultation concerning the resolution of adverse effects:

Ken McNab
Planning Manager
City of Napa Planning Department
PO Box 660
Napa, CA 94559

Board of Directors
Napa County Landmarks
1754 Second Street, Suite E
Napa, CA 94559

Rick Tooker
Community Development Director
City of Napa
1600 First Street
Napa, CA 94559

Brian R. Turner
Senior Field Officer and Attorney
National Trust for Historic Preservation
San Francisco Field Office
5 Third St., Suite 707
San Francisco, CA 94103

The USPS communicated with the Native American Heritage Commission (NAHC) for identification of sacred lands within the area of potential effects (APE). The NAHC responded in a letter dated April 22, 2015, that the sacred lands search file failed to indicate the presence of Native American cultural resources within such area. The USPS also reviewed the Native American Graves Protection and Repatriation Act Native American Consultation Database for identification of federally recognized Indian tribes and Native Hawaiian organizations. No federally recognized tribes or Native Hawaiian organizations were identified for Napa County, California.

The USPS shall provide to all consulting parties the documentation specified in 36 CFR § 800.11(e) and such other documentation as may be used to resolve adverse effects.

Documentation under 36 CFR § 800.11(e)

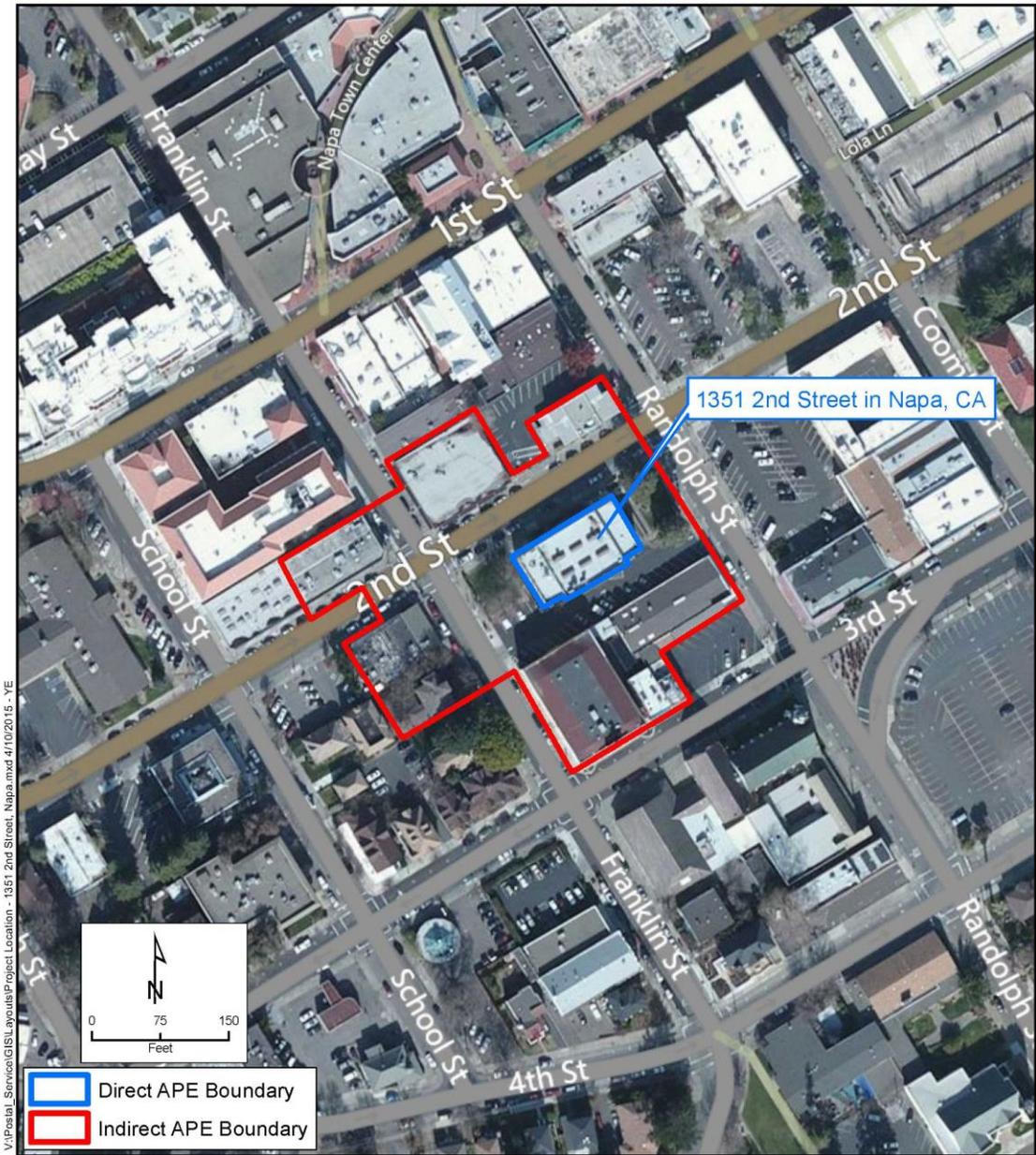
Pursuant to § 800.11(e), the following documentation is contained in this letter:

1. A description of the undertaking, specifying the Federal involvement, and its APE, including photographs, maps, and drawings, as necessary;
2. A description of the steps taken to identify historic properties;
3. A description of the affected historic properties, including information on the characteristics that qualify them for the National Register;
4. A description of the undertaking's effects on historic properties;
5. An explanation of why the criteria of adverse effect were found applicable or inapplicable, including any conditions or future actions to avoid, minimize, or mitigate adverse effects; and
6. Copies or summaries of any views provided by consulting parties and the public.

1. A Description of the Undertaking, Specifying the Federal Involvement, and its APE, Including Photographs, Maps, and Drawings, as Necessary

The USPS has determined that the undertaking, as such term is defined in Section 800.16(y) of 36 CFR 800, is the demolition of the Property. This determination is based upon the fact that the project will be funded in whole under the direction of the USPS, an independent establishment of the Executive Branch of the United States government.

The USPS reviewed the definition of APE as outlined in §800.16(d) to determine the APE based upon the scale and nature of the undertaking. The USPS has defined the APE for direct effects as the building footprint because building is proposed for demolition. The APE for indirect effects is the geographic area in which the undertaking has the potential to alter the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the historic integrity of the property. The APE for indirect effects includes two buildings determined eligible for listing in the NRHP, as shown in the figure below.



Area of Potential Effects

US Postal Service
Napa, California

2. A Description of the Steps Taken to Identify Historic and Non-Historic Properties

The USPS engaged an outside consultant who made an evaluation of historic properties in the direct and indirect APE. The consultant, reviewed records, previous historical surveys and maps of the area. A records search was conducted at the Northwest Information Center at California State University, Sonoma, on April 10, 2015. The search found no previously recorded archaeological sites within or adjacent to the Direct or Indirect APE. A review of City of Napa Survey Reports, Historic Structures Inventories (*the first inventory was done 1969, followed by surveys conducted in 1978, 1988, 1994, 1995 and 1998*). All revealed that there are architecturally historic properties within the Indirect APE. Of the ten buildings within the Direct and Indirect APE, none (0) are less than 50 years of age; five (5) buildings have been previously evaluated determined not eligible for the NRHP (one building has been determined eligible for listing in a local register only); two (2) buildings were not previously evaluated; two (2) properties are eligible for listing in the NRHP; and one (1) building (the subject Property) is listed in the NRHP. There are no previously determined historic districts within the Direct and Indirect APE.

Two buildings within the Indirect APE, 1320-1370 Second Street and 1405 Second Street were not previously evaluated for listing in the NRHP. No intensive-level architectural surveys or evaluations were conducted for this undertaking. During a reconnaissance-level field visit, these two buildings were photographed and appear not eligible for listing, using the professional judgment of the architectural historians.

The building at 1320-1370 Second Street, constructed in 1960, is a commercial building housing multiple retail shops. The building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values. The building at 1405 Second Street is also a commercial building, constructed sometime between 1948 and 1968 (as per historic aerials). As with 1320-1370 Second Street, the building at 1405 Second Street does not embody high architectural distinction to warrant listing in the NRHP.

3. A Description of the Affected Historic Properties, Including Information on the Characteristics that Qualify Them for the National Register

The USPS records search identified one previously recorded NRHP listed resource (the Property) within the direct APE and two NRHP eligible historical resources within the indirect APE, specifically, 1332-1364 Third Street (Uptown Theater) and 833 Franklin Street (Robert Sterling House). Please see the NRHP nomination and amendment for information describing the Property and the characteristics which qualified it for listing (Exhibits A and B attached hereto).

The Uptown Theater was constructed in 1935 and is an example of a Prohibition and Depression Era commercial building in Downtown Napa with Art Deco style. The Theater was already recognized as historic resource and was not further documented as part of the Downtown Napa Intensive-Level Survey. This property is eligible for listing in the NRHP as the property has exceptionally high architectural merit, and/or was designed by a master architect, according to the Downtown Napa Historic Context Statement and Survey Report from 2011.

The Robert Sterling House at 833 Franklin Street was constructed in 1872 and is an example of an Italianate villa. The House was already recognized as historic resource and was not further documented as part of the Downtown Napa Intensive-Level Survey. This property is eligible for listing in the NRHP as the property has exceptionally high architectural merit, and/or was designed by a master architect, according to the Survey.

The table below shows the addresses and NRHP status of each of the buildings within the Direct and Indirect APE.

NRHP Eligibility of Buildings in the Direct and Indirect APE

Address	Name (if any)	Construction Date	NRHP Status/NRHP Eligibility
1310 Second Street	n/a	c. 1954	Not Eligible (Local Landmark eligible only)
1320-1370 Second Street	n/a	1960	Not Previously Surveyed*
1351 Second Street	Napa Franklin Station	1933	Listed
1405 Second Street	n/a	1948-1968	Not Previously Surveyed*
1400-1420 Second Street	n/a	1953	Not Eligible
1324-1330 Third Street	n/a	1938	Not Eligible
1322 Third Street	n/a (share's parcel with Zeller's hardware store)	c. 1929	Not Eligible
1332-1364 Third Street	Uptown Theater	1935	Eligible
819 Randolph Street	Zeller's hardware store	C1929, 1940 ¹	Not Eligible
833 Franklin Street	Robert Sterling house	1872	Eligible

Notes:

* These buildings were not previously evaluated but were determined not eligible for listing by the consultant during the survey conducted for this undertaking.

n/a = Not applicable

¹ The 2011 *Downtown Napa Historic Context Statement and Survey Report* provides 1940 as the build date for 819 Randolph Street. The DPR 523 form created during the same survey states that the building was constructed c. 1929.



1310 Second Street, determined not eligible
Downtown Napa Historic Context Statement and Survey Report, 2011



1320-1370 Second Street, determined not eligible



1351 Second Street, Napa Franklin Station (Property), listed



1405 Second Street, determined not eligible



1400-1420 Second Street, determined not eligible
Downtown Napa Historic Context Statement and Survey Report, 2011



1324-1330 Third Street, determined not eligible
Downtown Napa Historic Context Statement and Survey Report, 2011



1322 Third Street, determined not eligible
Downtown Napa Historic Context Statement and Survey Report, 2011



1332-1364 Third Street, determined eligible



819 Randolph Street, determined not eligible
Downtown Napa Historic Context Statement and Survey Report, 2011



833 Franklin Street, determined eligible

4. A Description of the Undertaking's Effect on Historic Properties

The undertaking will have an adverse effect on the Property. As defined in 36 CFR § 800.5(a)(2), adverse effects on historic properties include physical destruction of or damage to all or part of the Property. The undertaking will have no adverse effect on historic properties within the Indirect APE. The two buildings that were previously determined individually eligible for listing in the NRHP, 833 Franklin Street and 1332-1364 Third Street, are a reasonable distance away and/or are oriented away from the Property so that the Property does not contribute to the significance of these buildings. The demolition of the Property will, consequently, not have an adverse effect on the 833 Franklin Street or 1332-1364 Third Street properties.

5. An Explanation of Why the Criteria of Adverse Effect Were Found Applicable or Inapplicable, Including Any Conditions or Future Actions to Avoid, Minimize, or Mitigate Adverse Effects

The criteria of Adverse Effect are applicable based upon 36 CFR §§ 800.5(a)(2), because the property will be physically destroyed. The conditions or future actions to avoid, minimize or mitigate adverse effects will be determined based upon consultation under 36 CFR §800.6.

6. Copies or Summaries of Any Views Provided by Consulting Parties and the Public

As consultation is just commencing, the views of the public and consulting parties have not yet been expressed. When such views are expressed, the USPS will supplement this letter with a summary of such views.

Thank you for your assistance in this matter. Should you have any comments on the undertaking please contact Julia Mates, Tetra Tech, (510) 302-6300 or by email at julia.mates@tetrattech.com.

Sincerely,

Daniel Delahaye
Federal Preservation Officer
USPS

cc (w/enc.):

City of Napa Planning Department (#7015 0640 0000 1510 6356)
City of Napa (#7015 0640 0000 1510 6363)
Napa County Landmarks (#7015 0640 0000 1510 6370)
National Trust for Historic Preservation (#7015 0640 1510 6387)
Local Manager, Napa Post Office, for public posting

Enclosures



**National Trust for
Historic Preservation**
Save the past. Enrich the future.

September 25, 2015

Mr. Dean Cameron
United States Postal Service
Real Estate Specialist-Implementation Team
1300 Evans Avenue, Suite 200
San Francisco, CA 94188-8200

Re: Napa Franklin Station Post Office Relocation

Dear Mr. Cameron:

Thank you for the opportunity to provide comments on the proposed permanent relocation of retail post office services from the historic Napa Franklin Station Post Office, located at 1351 Second Street in Napa, California. The building was damaged in the 2014 South Napa earthquake and has been inaccessible to the public for over a year. We applaud the United States Postal Service's (USPS) reversal of its June, 2015 decision to demolish this treasured public building. However, until its future is clear, a decision on the permanent relocation of post office services would be premature.

We strongly encourage the USPS to identify and implement a plan that will result in preservation of Franklin Station's significant historic exterior and interior features and make every effort to retain services in the building prior to its making a decision on relocation. Following is a detailed statement of our concerns about the timing of the relocation process as well as recommendations for a successful outcome.

The Relocation Decision Should be Deferred Until the Future of Franklin Station is Determined

We request that USPS defer its decision on the permanent relocation of services until the end of its lease at its temporary location, which we understand to be approximately three years. The purpose of deferral would be to keep open the option of maintaining at least some post office operations in Franklin Station.

There is strong of public interest in keeping a USPS presence in the historic building where Napers have sent and received mail since the building was constructed in 1937. Further, as you and USPS Spokesperson Gus Ruiz suggested during the August 26, 2015 public meeting, a repaired Franklin Station would be an ideal location for downtown postal services. As such there is no apparent reason to rush a decision on the permanent relocation of services.

In an ideal scenario, USPS would retain, repair and maintain the building. As an alternative option, it would retain post office services in the building via a long-term leaseback of some portion of the property with a sympathetic buyer. Indeed, the ornate Art Deco lobby with service counter, brass framed bulletin boards and decorative terrazzo flooring is intended to host post office operations. Continuing its historic function in the lobby would also be supported by Secretary of the Interior Standard for Rehabilitation #1 which states as a first preference that historic properties for their historic purpose.

A leaseback should be enabled by the sale of the building at a nominal price to a sympathetic buyer. The buyer should agree to maintain the key character-defining features property through the terms of a protective covenant on the building held by a qualified covenant holder as has been proposed by USPS staff.

The Relocation Decision Should Be Deferred Pending Compliance with NHPA and NEPA

Deferral of the relocation is also required by federal environmental and historic preservation laws. The Section 106 process under the National Historic Preservation Act (NHPA) and an Environmental Assessment under the National Environmental Policy Act (NEPA) are currently underway, though not yet complete. A decision on relocation should be made only after these processes have vetted all viable preservation alternatives.

Should a relocation decision be made before these processes are finalized, the USPS would risk foreclosing options to avoid harm to historic properties. The Section 106 regulations instruct that federal agencies, including the USPS, may not take planning actions that “restrict the subsequent consideration of alternatives to avoid, minimize or mitigate the undertaking’s adverse effects on historic properties” prior to completing Section 106 review. *See* 36 C.F.R. § 800.1(c). USPS may, for instance, choose to keep and repair the property to avoid an adverse effect. Or it may negotiate a long term leaseback as a condition of the sales process to maintain the historic use of the building.

The Continuance of Post Office Operations at Franklin Station are Encouraged by Executive Orders 12072 and 13006

Two Executive Orders reinforce the strong national policy for keeping post office operations in historic buildings. These Orders instruct federal agencies a strong preference for the utilization of historic properties for federal agency activities.

Executive Order 12072, issued in 1978, states that “Federal space shall conserve existing urban resources.” Section 1-101. Further, it indicates that “[p]rocedures for meeting space needs in urban areas shall give serious consideration to the impact a site selection will have on improving the social, economic, environmental, and cultural conditions of the communities in the urban area.” Section 1.102. In conducting processes to meet federal space needs

“[a]gencies must consider the “utilization of human, natural, cultural, and community resources.” Section 1-104(c). The agency is required to consider “[u]tilization of buildings of historic, architectural, or cultural significance” and “[o]pportunities for locating cultural, educational, recreational, or commercial activities within the proposed facility.” Section 1-105(b),(e).

Executive Order 13006, issued in 1996, directs federal agencies not only to locate their operations in established downtowns, but to give first consideration to locating in historic properties within historic districts (See 61 Fed. Reg. 26,071 (May 24, 1996).) The order requires the federal government to “utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and districts, especially those located in central business areas.” It also directs federal agencies to give “first consideration” to historic buildings when “operationally appropriate and economically prudent.” The order was codified into law as an amendment to the NHPA on May 26, 2000. See Pub. Law No. 106-208 (Section 4) (amending 16 U.S.C. § 470h-2(a)(1)).

Conclusion

Thank you for the opportunity to comment on this issue. We request that these comments be considered part of the record both for the USPS’ internal regulatory process as well as for Section 106 of the NHPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Roberts Turner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Roberts Turner
Attorney

Cc (via email):

Daniel B. Delahaye, USPS Federal Preservation Officer
Charlotte Parrish, USPS Facilities Environmental Specialist
Reid Nelson, Tom McCulloch & Najah Duvall-Gabriel, ACHP
Ken MacNab & Rick Tooker, City of Napa
Stacey de Shazo, Napa County Landmarks
Cindy Heitzman, California Preservation Foundation

From: Parrish, Charlotte J - Jersey City, NJ [mailto:charlotte.parrish@usps.gov]
Sent: Wednesday, August 26, 2015 12:17 PM
To: MacNab, Ken
Cc: Sparhawk, Peter
Subject: RE: Napa Franklin Station - Notice to Conduct an EA

Hello. I have added our environmental consultant representative as he can best ensure you are on the EA distribution list.. no problem.

Comments from the Notice of Intent will be considered in development of the EA... this is only from an environmental resources standpoint, though. Any comments or inquiries solely from a real estate standpoint would likely not be part of any future EA. I hope this answers your question below.

Charlotte Parrish, FES, Field and HQ Support
201 714 7216. 201 400 1176

From: MacNab, Ken [mailto:kmacnab@cityofnapa.org]
Sent: Tuesday, August 25, 2015 5:21 PM
To: Parrish, Charlotte J - Jersey City, NJ
Subject: Napa Franklin Station - Notice to Conduct an EA

Hello Charlotte-

The City has received the August 19, 2015 notice published by your office advising that the USPS will conduct an Environmental Assessment of the proposed action to sell the Napa Franklin Station property. Thank you for providing this notice.

This e-mail is to request that I be included in all future notifications regarding the EA. I would also like to request that a copy of the completed EA be sent to me, as well as any other document that is made available to the public as part of the EA process. My contact information is provided below - electronic communications and transmission of documents is preferred if possible.

Last, I wanted to ask if comments submitted to the USPS as part of the property sale process being lead by Mr. Lowe and Mr. Rouse will be forwarded to you for consideration as part of the EA. Please advise.

Respectfully-

Ken

Ken MacNab
Planning Manager
City of Napa
1600 First Street
Napa, CA 94559
V: (707) 258-7860
E: kmacnab@cityofnapa.org

Ken MacNab

Planning Manager, Planning Division

Community Development Department, City of Napa
1600 First Street, Napa, CA 94559

Phone (707) 258-7860

Email kmacnab@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa



**Visit our website for
up-to-date details on the drought
and ideas on how you can save water.**



September 8, 2015

Ms. Charlotte Parrish
USPS NJ NDC
80 County Road
Jersey City, NJ 07097-9800

RE: Notice of Intent to Conduct an Environmental Assessment
Napa Franklin Station
1351 Second Street
Napa, Napa County, CA 94559-9991

Dear Ms. Parrish:

Thank you for forwarding the Notice of Intent to Conduct an Environmental Assessment for the Napa Franklin Station. The City is pleased that the physical and cultural environmental impacts of the proposed sale of the property will be evaluated pursuant to the requirements of the National Environmental Policy Act and believes that the range of alternatives to be considered by the Environmental Assessment is appropriate. We respectfully request that the following potential environmental impacts be considered and addressed in the Environmental Assessment.

- 1. Geologic Risks.** The historic building and subject property are located in an area that is susceptible to earthquakes and strong ground shaking. Short- and long-term measures for stabilizing the damaged historic building are needed to prevent further destruction to or loss of this important historic resource.

The subject property is located in an area that the United States Geological Survey (USGS) and California Geological Survey (CGS) have identified as being susceptible to earthquakes and strong ground shaking during a seismic event. In August, 2014, the South Napa Earthquake caused considerable damage in the area, prompting the President of the United States to declare the area a major disaster site. The USPS has reported that the Napa Franklin Station was significantly damaged as a result of the South Napa Earthquake. A damage assessment commissioned by the USPS concludes that extensive work will be required to repair the building and bring it up to current health and safety code requirements. The compromised structural condition of the building and its susceptibility to future earthquake events/strong ground shaking presents an immediate and on-going threat to a National Register listed historic resource.

The alternatives being evaluated in the Environmental Assessment should consider the need for measures that would address this potential impact (such as a Memorandum of Agreement under the Section 106 consultation process that has been initiated by the USPS

and/or a Preservation Covenant). Such measures would insure that the USPS or a future purchaser will (1) implement short-term measures needed to stabilize and protect the historic building from further damage should there be another earthquake event in the area; and (2) implement long-term permanent improvements to rehabilitate and restore the historic building to current health and safety requirements. Without such measures, the historic building remains susceptible to further damage or collapse - which could damage or destroy the character defining elements that have been identified as being integral to the subject historic resource.

- 2. Threat to a National Register Listed Historic Resource.** The subject property contains a historic building of national, state and local significance. Measures for preserving the character-defining historic elements of the building, including its architectural features and artistic materials and craftsmanship, are needed to ensure that these elements are protected, preserved and maintained.

The National Park Service has listed the subject property on the National Register of Historic Places (National Register Information System #85000133). The subject property is also listed as a "Landmark Property" on the City's locally adopted Historic Resources Inventory. The Napa Franklin Station is recognized as possessing considerable aesthetic value, containing one of the most flamboyantly, well decorated post offices in California. It is one of only a few post offices built in the State of California with such strong "Art Deco" design elements. The structure, with a construction date of 1933, is representative of the "New Deal" and "Works Progress Administration" building programs of President Franklin D. Roosevelt. Locally, the building's architecture is important example of architect William Corlett's work and a rare example of the Art Deco Style in Napa. Following the South Napa Earthquake, the USPS commissioned an addendum to the nomination for listing on the National Register of Historic Places (TetraTech, Brunzell & Mates, 2015). The addendum assesses interior and exterior damage that occurred as a result of the 2014 South Napa Earthquake and concludes that although the building elements that define the integrity of the resource were damaged, the damage was not great enough to impact the building's historic status and that the building continues to meet Criterion C for listing in the National Register of Historic Places. The character-defining historic elements of the building, including its architectural features and artistic materials and craftsmanship, are at risk and need to be protected and maintained to ensure that the building is preserved and remains eligible for listing on the National Register of Historic Places.

The alternatives being evaluated in the Environmental Assessment should consider the need for measures that would address this potential impact (such as a Memorandum of Agreement under the Section 106 consultation process that has been initiated by the USPS and/or a Preservation Covenant). Such measures would insure that the USPS or future purchaser will repair, restore, maintain and preserve building elements that have been identified as defining or contributing to the integrity of the subject historic resource. Without such measures, the historic building elements and materials are at risk of further damage, changes or actions that could jeopardize the building's historic status, including: deterioration by neglect, alterations or modifications that may compromise the individual or collective integrity of certain elements, or removal and demolition.

3. Consistency with Local Land Use Goals and Policies. Alternatives being considered as part of the Environmental Assessment are in conflict with local land use goals and policies contained in the City of Napa General Plan and Downtown Napa Specific Plan.

The subject property is centrally located in the City's historic downtown area. Use of the property as a postal facility has attracted residents, businesses and visitors to downtown, which has contributed to the overall vitality of the downtown area. Employment generated by use of the subject property as a postal facility has contributed to the City's downtown employment base, which is important to maintaining a viable downtown business environment.

In 2012, the City adopted a "Specific Plan" pursuant to State of California planning and zoning laws for the downtown area (Downtown Napa Specific Plan, May 2012). The primary goal of the Specific Plan is to revitalize downtown Napa into a vibrant place where residents and visitors come together to work, live, play and actively engage in the community. Overarching land use policies to achieve this goal include: (1) Revive Downtown as the primary job center in Napa; (2) Celebrate Napa's rich history and agricultural heritage; (3) Promote the downtown as the primary place where civic buildings are concentrated; (4) Build on Napa's inventory of historic structures to set the tone for downtown design; and (5) Reuse, rehabilitate and restore buildings and/or building elements wherever practical and feasible.

Of the alternatives being considered, rehabilitation of the building so that USPS operations can continue in the facility would be the alternative that best advances the goals and policies of the Downtown Napa Specific Plan. The other alternatives under consideration, including demolition of the existing facility and reconstruction of a new facility on the same site and demolition of the facility and construction of a new facility on another site, would be in conflict with the overarching goals and policies contained in the Downtown Napa Specific Plan. This is a Land Use and Zoning impact that should be considered in the Environmental Assessment.

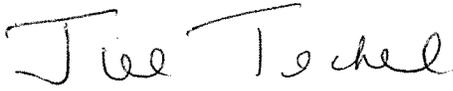
In addition to the Downtown Napa Specific Plan, the City has adopted a "General Plan" pursuant to State of California planning and zoning laws. The General Plan is a 20-year plan that guides the long term growth and physical development of the City. The General Plan contains land use goals and policies addressing preservation of the City's historic resources. The primary goal of the Historic Preservation element of the General Plan is to "preserve and maintain sites, buildings, and landscapes that serve as significant, visible reminders of the City's social, architectural and agricultural history."

Of the alternatives being considered, rehabilitation of the building so that USPS operations can continue in the facility would be the alternative that best advances the historic preservation goals and policies of the City's General Plan. Alternatives that consider demolition of the existing facility and reconstruction of a new facility on the same site or demolition of the facility and construction of a new facility on another site would be in conflict with goals and policies contained in the City's General Plan. This is a Land Use and Zoning impact that should be considered in the Environmental Assessment.

Given the historic significance and irreplaceable value of the Napa Franklin Station, we believe these potential impacts are highly relevant to the proposed action and must be considered in the Environmental Assessment. We also believe that the high level of community interest in the disposition of the Napa Franklin Station warrants that a public meeting be held prior to the conclusion of the environmental review process to allow for public review and comment on the conclusions of the Environmental Assessment prior to issuance of findings.

Thank you for your consideration of these requests. Please feel free to contact Mr. Ken MacNab of our staff at (707) 258-7860 or by e-mail: kmacnab@cityofnapa.org with any questions.

Respectfully,

A handwritten signature in cursive script that reads "Jill Techel". The signature is written in black ink and is positioned above the printed name.

Jill Techel,
Mayor

Attachments

cc: Congressman Mike Thompson
Julianne Polanco, State Historic Preservation Officer
Rick Tooker, City of Napa Community Development Director

Notice of Intent to Prepare an Environmental Assessment

The United States Postal Service (USPS) intends to prepare an Environmental Assessment (EA) pursuant to the requirements of the National Environmental Policy Act (NEPA) of 1969, its implementing procedures at 39 CFR 775 and the President's Council on Environmental Quality Regulations (40 CFR parts 1500-1508), for the proposed sale (disposal) of the USPS Napa-Franklin Station Post Office, located at 1351 2nd Street, Napa, CA 94559-9991. The Napa-Franklin Station building sustained significant structural damage during the South Napa Earthquake in August 2014 and has been inoperable and unoccupied since that time. Constructed in 1933, the Napa-Franklin Station has been determined eligible for listing on the National Register of Historic Places. As a result, the USPS has initiated consultation with the Advisory Council on Historic Preservation and the California Office of Historic Preservation under Section 106 of the National Historic Preservation Act (36 CFR Part 800).

The proposed action would involve disposing of the 13,020-square-foot structure and 0.66-acre property and offering it for sale in its current condition to an as-yet undetermined buyer. In addition to the proposed action, the EA will also evaluate three other alternatives: rehabilitating the existing Napa-Franklin Station so that USPS operations can continue at that facility; demolishing the building and establishing a new USPS facility on the existing site; and demolishing the building and constructing a new USPS facility on another site, likely through a lease agreement. The EA will also evaluate the impacts of a “no action alternative,” which would involve retaining the Napa-Franklin Station in its current condition and retaining USPS ownership and management of the building and grounds without resuming operations.

The EA will examine and evaluate the physical and cultural environmental impacts of the proposed action and other alternatives under consideration. The EA is expected to be completed in October 2015 and will be made available to the public at local libraries or upon request. For additional information about the proposed action or to provide any comments regarding the NEPA process and evaluation, please contact: Ms. Charlotte Parrish, Facilities Environmental Specialist, USPS, Field and Headquarters Support, New Jersey National Distribution Center, 80 County Road – 3rd Floor, Jersey City, New Jersey 07097-9800, or via email at charlotte.parrish@usps.gov.

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August 18, 2015

«Mailings»

**RE: NOTICE OF INTENT TO CONDUCT AN ENVIRONMENTAL ASSESSMENT (EA)
FOR NAPA, CA FRANKLIN STATION**

Dear «Suffix» «Last»:

This is to inform you that the United States Postal Service (USPS) is preparing an EA under the National Environmental Policy Act (NEPA) to evaluate potential impacts on the environment from the proposed sale of Napa Franklin Station located at 1351 2nd Street, Napa, CA 94559-9991. Sale is the preferred action, but the EA includes other alternatives as discussed in the attached Notice of Intent (NOI).

If you would like to request additional information about the proposed action, please contact me at (201)714-7216, or at the following address:

USPS NJ NDC
80 County Road
Jersey City, New Jersey 07097-9800

Sincerely,

A handwritten signature in black ink, appearing to read "Charlotte Parrish".

Charlotte Parrish
Facilities Environmental Specialist, Field and HQ Support



August 20, 2015

Attn: Postmaster
U.S. Postal Service
1625 Trancas Street
Napa, CA 94558-9998

Dear Postmaster:

On behalf of the United States Postal Service (USPS) Field and HQ Support Group, Louis Berger requests the attached Notice of Intent (NOI) be posted in a public spot at this address.

Thank you for your assistance. Please feel free to contact us if there are any questions at (610)280-4006.

Sincerely,

Peter Sparhawk
Associate Vice President

cc: Charlotte Parrish, USPS Field and HQ Support Group



August 20, 2015

Attn: Postmaster
U.S. Postal Service
1436 2nd Street
Napa, CA 94559

Dear Postmaster:

On behalf of the United States Postal Service (USPS) Field and HQ Support Group, Louis Berger requests the attached Notice of Intent (NOI) be posted in a public spot at this address.

Thank you for your assistance. Please feel free to contact us if there are any questions at (610)280-4006.

Sincerely,

A handwritten signature in blue ink that reads 'Peter W. Sparhawk'.

Peter Sparhawk
Associate Vice President

cc: Charlotte Parrish, USPS Field and HQ Support Group



August 20, 2015

Attn: Postmaster
U.S. Postal Service
820 Randolph Street
Napa, CA 94559

Dear Postmaster:

On behalf of the United States Postal Service (USPS) Field and HQ Support Group, Louis Berger requests the attached Notice of Intent (NOI) be posted in a public spot at this address.

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Sincerely,

A handwritten signature in blue ink that reads 'Peter W. Sparhawk'.

Peter Sparhawk
Associate Vice President

cc: Charlotte Parrish, USPS Field and HQ Support Group

*** Proof of Publication ***

AFFIDAVIT OF PUBLICATION

NAPA VALLEY REGISTER

PUBLIC NOTICE

Notice of Intent to Prepare an Environmental Assessment

Louis Berger
350 Eagleview Boulevard, Suite 250
Exton, PA 19341

ORDER NUMBER 51180

STATE OF CALIFORNIA

COUNTY OF NAPA

I AM A CITIZEN OF THE UNITED STATES AND A RESIDENT OF THE COUNTY AFORESAID; I AM OVER THE AGE OF EIGHTEEN YEARS, AND NOT A PART TO OR INTERESTED IN THE ABOVE-ENTITLED MATTER. I AM THE PRINCIPAL CLERK OF THE NAPA VALLEY REGISTER, A NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED DAILY IN THE CITY OF NAPA, COUNTY OF NAPA, AND WHICH NEWSPAPER HAS BEEN ADJUDGED A NEWSPAPER OF GENERAL CIRCULATION BY THE SUPERIOR COURT OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, UNDER THE DATE OF NOVEMBER 16, 1951, CASE NUMBER 12752.

THAT I KNOW FROM MY OWN PERSONAL KNOWLEDGE THE NOTICE, OF WHICH THE ANNEXED IS A PRINTED COPY (SET IN TYPE NOT SMALLER THAN NONPAREIL), HAS BEEN PUBLISHED IN EACH REGULAR AND ENTIRE ISSUE OF SAID NEWSPAPER AND NOT IN ANY SUPPLEMENT THEREOF ON THE FOLLOWING DATES, TO-WIT:

PUBLISHED ON: 08/20/2015, 08/27/2015

TOTAL AD COST: 311.57

FILED ON: 8/31/2015

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

DATED AT NAPA COUNTY, CALIFORNIA,

THIS 31 DAY OF August 2015
SIGNATURE Dalves Maglieri

The United States Postal Service (USPS) intends to prepare an Environmental Assessment (EA) pursuant to the requirements of the National Environmental Policy Act (NEPA) of 1969, its implementing procedures at 39 CFR 775 and the President's Council on Environmental Quality Regulations (40 CFR parts 1500-1508), for the proposed sale (disposal) of the USPS Napa-Franklin Station Post Office, located at 1351 2nd Street, Napa, CA 94559-9991. The Napa-Franklin Station building sustained significant structural damage during the South Napa Earthquake in August 2014 and has been inoperable and unoccupied since that time. Constructed in 1933, the Napa-Franklin Station has been determined eligible for listing on the National Register of Historic Places. As a result, the USPS has initiated consultation with the Advisory Council on Historic Preservation and the California Office of Historic Preservation under Section 106 of the National Historic Preservation Act (36 CFR Part 800).

The proposed action would involve disposing of the 13,020-square-foot structure and 0.66-acre property and offering it for sale in its current condition to an as-yet undetermined buyer. In addition to the proposed action, the EA will also evaluate three other alternatives: rehabilitating the existing Napa-Franklin Station so that USPS operations can continue at that facility; demolishing the building and establishing a new USPS facility on the existing site; and demolishing the building and constructing a new USPS facility on another site, likely through a lease agreement. The EA will also evaluate the impacts of a "no action alternative," which would involve retaining the Napa-Franklin Station in its current condition and retaining USPS ownership and management of the building and grounds without resuming operations.

The EA will examine and evaluate the physical and cultural environmental impacts of the proposed action and other alternatives under consideration. The EA is expected to be completed in October 2015 and will be made available to the public at local libraries or upon request. For additional information about the proposed action or to provide any comments regarding the NEPA process and evaluation, please contact: Ms. Charlotte Parrish, Facilities Environmental Specialist, USPS, Field and Headquarters Support, New Jersey National Distribution Center, 80 County Road - 3rd Floor, Jersey City, New Jersey 07097-9800, or via email at charlotte.parrish@usps.gov. 8/20. 27 #51180

620 Homes For Rent

SILVERADO CC- 3 BD+ Den, 2.5 BA, 2765 sq ft, 2-story, gourmet kitchen, large private lot, 2+ car garage. No smokers, no pets.
707-738-5476
\$4500/Month + deposit

YOUNTVILLE. 3/2 2 car gar \$3000 mo. Maureen 707-732-8133

631 Office Space

1730 sqft, Class A exec. office available immediately. It's a must-see! Call for details 707.255.5522 or 707.529.9813

Office Space for rent in Downtown Calistoga. Upstairs in a historic bldg. Overlooking Lincoln Ave. \$500 /mo Call Jon 707-799-8295

655 Wanted To Rent

Honest clean organized employed handyman seeks room to rent. Consider maintenance in exchange. Excellent references. Mike 346-7101 or 224-9539

710 Homes For Sale Napa



4036 VIA LA PAZ, NORTH NAPA Offered at \$650,000 Custom '06 1-story 3/2 w/gourmet kit, walk to vnyrds, shops, cafes, schools @ Hwy 29, Wine Country & El Centro 707-337-6784 Agt JB

Country Home in Napa. 1022 Second Ave. 3BED/1.5BA. \$619,000. Clean, hardwood floors, garage & garden. Close to great schools, wilderness park. 3 mins from Dwnwn. 707-258-9254.

901 Public Notices

NOTICE OF PUBLIC SALE

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction, on September 17th, 2015 personal property including but not limited to furniture, clothing, tools, and/or other household items located at:

Public Storage 23109
1775 Industrial Way
Napa, CA 94558
(707)-257-9709 Time: 10:00 AM
Stored by the following person (s):

D408 - Vroman, Kimberly
E527 - Scholl, Brendan
K1139 - Dufva, Josephine
OP03 - Gaines, Traveon
All sales are subject to prior cancellation. Terms, rules and regulations are available at sale. Dated on this August 27th & September 3rd, 2015, by PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201, (818) 244-8080, Bond No. 5857632 8/27, 9/3/15 #51318
CNS-2787673#
THE NAPA VALLEY REGISTER

PUBLIC NOTICE

APN: 019-362-008-000 TS No: CA05000578-15-1 TO NO: 8542228 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 26, 2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 8, 2015 at 01:30 PM, at the fountain to the right of the Napa Superior Court, 1111 Third Street, Napa, CA 94559, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 11, 2013, as Instrument No. 2013-0025864, of official records in the Office of the Recorder of Napa County, California, executed by ERIC DAHLQUIST AND SHERRY DAHLQUIST, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for GREEN TREE SERVICING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: LOT 57 AS SHOWN ON THE MAP ENTITLED, "FINAL MAP OF BERRYESSA HIGHLANDS UNIT 1", FILED APRIL 26, 1966, BOOK 8 OF MAPS AT PAGES 11 TO 19 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 110 POPPY LANE, NAPA, CA 94558. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges

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and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$359,138.30 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA05000578-15-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: August 4, 2015 MTC Financial Inc. dba Trustee Corps TS No. CA05000578-15-1 17100 Gillette Ave Irvine, CA 92614 949-252-8300 TDD: 866-660-4288 Joseph Barragan, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. ORDER NO. CA15-002565-1, PUB DATES: 08/13/2015, 08/20/2015, 08/27/2015 #50471

PUBLIC NOTICE

CITY OF ST. HELENA DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTORS
SEALED PROPOSALS will be received at the office of the Director of Public Works, 1480 Main Street, St. Helena, CA 94574, until 2:00 p.m. on September 9, 2015 at which time they will be publicly opened and read for: Bell Canyon Reservoir - Install New Frame and Sluice Gate on Intake Water Tower
The work includes installing new frame and sluice gate on the Bell Canyon Reservoir intake tower. Proposal envelopes shall be addressed to the "Director of Public Works, 1480 Main Street, St. Helena, CA 94574" and the following information shall be clearly written on the outside of the envelope: a) the name of the project being bid; b) the date of the bid opening; and c) the time of the bid opening.
Bids are required for the entire work described herein. The Contractor shall possess a Class A license at the time bids are opened. A pre-bid meeting is not scheduled for this project.
Specifications are now on file in the offices of the Public Works Department at City Hall, 1480 Main Street, St. Helena, CA 94574, where they

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may be examined. Plans and specifications may be viewed and purchased at www.blueprintexpress.com/sthelenana. Documents incorporated by reference in these specifications will be available for review at the Public Works Department.
Any bids received from a bidder who did not purchase a complete bid set from BPXpress will be considered nonresponsive, and their bid shall be rejected. All bids shall be submitted on the contract documents obtained from www.blueprintexpress.com/sthelenana. The engineers estimate for this contract is \$130,000.
The successful bidder shall provide Performance and Payment (Labor and Materials) Bonds. Contractors will be required to comply with the insurance requirements set forth in these special provisions.
This contract is subject to State contract nondiscrimination and compliance requirements pursuant to Government Code, Section 12990. The City hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement; disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation.
Pursuant to Section 1773 of the Labor Code, the general prevailing wage rates in the County, or Counties, in which the work is to be done have been determined by the Director of the California Department of Industrial Relations. These wages are set forth in the General Prevailing Wage Rates for this project, available at CITY OF ST. HELENA and available from the California Department of Industrial Relations' Internet web site. Pursuant to the provisions of Section 1771.1 of the California Labor Code, a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in Chapter 1 of Part 7 of Division 2 of the California Labor Code, unless currently registered and qualified to perform public work pursuant to Civil Code Section 1725.5. Please note: It is not a violation of Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. Any bids submitted without proof that Bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, shall not be accepted by the City.
In accordance with California Civil Code Section 1771.4, the project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In accordance with Section 22300 of the Public Contracts Code, securities may be substituted for monies withheld to ensure performance under this contract.
No bid will be accepted at the Public Works Director's office after the time specified for the opening. All bids shall be submitted on the Bid Proposal Form. Cash, a certified check or bank draft, payable to the order of CITY OF ST. HELENA, negotiable U.S. Government bonds (at par value), or a satisfactory bid bond executed by the Bidder and acceptable surety, in an amount equal to ten percent of the contract amount shall be submitted with each bid. Bids may be held by the CITY OF ST. HELENA for a period not to exceed sixty (60) calendar days from the date of opening bids for the purpose of reviewing the bids and investigating the qualifications of bidders prior to awarding of the contract. The City of St. Helena reserves the right to reject any or all bids and to determine which proposal is, in its opinion, the lowest bid of a responsible Bidder and in the best interest of the City to accept. The City Council also reserves the right to waive any informalities not material to cost or performance in such proposals or bids. The basis for comparing bids will be the total cost. Each bidder is hereby informed that, upon submittal of its bid to the City in accordance with these Plans and Specifications, the bid is the property of the City. The City shall consider each bid subject to the public disclosure requirements of the California Public Records Act (California code section 6250, et seq.) after bid opening, unless there is a legal exception to public disclosure. 8/27 #51172

PUBLIC NOTICE

COUNTY OF NAPA STATE OF CALIFORNIA
NOTICE TO CONTRACTORS
Proposals shall be submitted under sealed cover plainly marked as a proposal, and identifying the project to which the proposal relates and the date of the bid opening therefore. Proposals which are not properly marked will be rejected. Sealed proposals will be received at the office of the Clerk of the Board of Supervisors, Napa County Administration Building, 1195 Third Street, Room 310, Napa, California, until 3:30 P.M. on October 8th, 2015 (no bids will be accepted after 3:30 P.M.) after which they will be publicly opened and read for the construction in accordance with the Plans and Special Provisions thereto, to which special reference is made as follows:
CALISTOGA LIBRARY REMODEL PROJECT PW 13-18
Bids are required for the entire work called for by the Plans and Specifications, and neither partial nor contingent bids will be considered. Bid documents must be valid for 90 days from the date they are opened in order to give the County time for processing.
Bid results of the three apparent low bidders with their subcontractor's list will be on the County's website "www.countyofnapa.org/Public-Works/CurrentProjects/" the following day after the bids are publicly opened and read.
Bid documents and any addendums are available at http://www.countyofnapa.org/Procurement/. Bidders are responsible for monitoring is-

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sued addendums at this website. The Plans and Specifications may be seen at the office of the County of Napa Department of Public Works, 1195 Third Street, Room 101, Napa, California. A compact disc copy of the plans and specifications will be provided during the contractor walk-through. Plans, Special Provisions (excluding State Standard Specifications and other documents included by reference), Proposal Forms and Contract Forms will be provided on CD-ROM at the site visits, and also available at the Public Works office. In accordance with the provisions of Section 1774 of the Labor Code of California, the prevailing wage rates for classifications of Labor to be employed in the work have been determined by the Board of Supervisors of Napa County and are included in the Special Provisions referred to above.
In accordance with the California Government Code Section 1773.2, copies of the applicable determinations of the Director are on file with the Public Works Office and may be reviewed upon request. No bid will be considered unless it is made on a blank form furnished by the County Engineer of Napa County and is made in accordance with the provisions of the proposal requirements and conditions set forth under Section 2 of the Standard Specifications of the State of California, Department of Transportation, dated 2010, except as modified in the above referred to Special Provisions. A bid guarantee in the amount of 10% of the total bid shall accompany the bid.
The successful bidder shall be required to furnish a Performance Bond in an amount equal to 100% of the contract price and a Labor and Material Bond in an amount equal to 100% of the contract price with good and sufficient surety. Each bidder must be licensed as required by law. Mandatory pre-bid site visits for the Contractors bidding the project are scheduled for Wednesday September 9th, 2015 at 9:30 AM and Monday September 14th, 2015 at 9:30 AM. The meeting place is the Calistoga Fairgrounds, 1435 N Oak Street Calistoga, CA. There will be a second location immediately following also required, at the library. Calistoga Library is located at 1108 Myrtle Street, Calistoga. Contractors are required to attend only one of the two mandatory pre-bid site visits to be eligible to bid the project. The only acceptable proof of attendance will be signature by the attendee. Agents for any contractor must sign in and state the name of the contractor they represent on the sign in sheet. Any contractor failing to have an agent sign in at least one of the mandatory site visits and list the contractor's name on the sign in sheet will be disqualified from the bidding process.
All questions must be mailed, faxed or e-mailed to Sonja El-Wakil (Sonja.El-Wakil@countyofnapa.org) Napa County Public Works, 1195 Third St. Room 101, Napa, CA 94559, Fax # 707-299-4283) by noon on September 28th, 2015.
The Board of Supervisors reserves the right to reject any or all bids. By order of the Board of Supervisors of the County of Napa, State of California made this August 25, 2015.
NAPA COUNTY CLERK OF THE BOARD OF SUPERVISORS
8/27, 9/1, #51633

PUBLIC NOTICE

Notice of Availability (NOA) of a Draft Programmatic Environmental Impact Report for the Marin/Sonoma Mosquito and Vector Control District's Integrated Vector Management Program
SCH# 2012052066
Draft PEIR: Notice is hereby given that the Marin/Sonoma Mosquito and Vector Control District (District) as Lead Agency under the California Environmental Quality Act (CEQA) has prepared a Programmatic Environmental Impact Report (PEIR). The Draft PEIR addresses the potential environmental impacts that would result from implementation of a range of vector control alternatives that are components of the District's Integrated Vector Management Program (IVMP or Program). After consideration of public comments on the Draft PEIR, the Final PEIR, additional comments on the Final PEIR, and then certification, the District Board of Trustees will decide whether and how to approve and carry out the Proposed Program on its ongoing IVMP.
Location and Description: The District undertakes vector control activities through its IVMP to control and/or provide information on the following vectors of disease and/or discomfort in the Program Area: mosquitoes, cockroaches, fleas,

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flies, rats, mice, ticks, and yellow jacket wasps. The District also performs vegetation management (including control of noxious and invasive plants) to facilitate access to vector habitat, improve efficiency and effectiveness of mosquito control operations, and as a source reduction measure. The District (Project Sponsor) has prepared a Programmatic EIR (PEIR) to evaluate the effects of the continued implementation of the control strategies and methods prescribed in its IVMP. The PEIR evaluates the District's IVMP, which consists of six general types of coordinated and component activities called alternatives: Surveillance, Physical Control; Vegetation Management; Biological Control; Chemical Control; and Other Non-chemical Control/Trapping. The IVMP "project area" is called the Program Area and consists of the District's "Service Area" boundaries, which generally includes all lands within Marin and Sonoma counties. The environmental impact analysis focuses on the potential for impacts within Marin and Sonoma counties from the District's Proposed Program and also considers the potential for control activities within the Service Area to affect any adjacent jurisdictions. Under California law, the District also can take direct but limited action in adjacent areas bordering its Service Area (the counties of Lake, Mendocino, Napa and Solano), if needed to provide control of mosquitoes and other vectors originating in adjacent areas for the health and safety of residents of the immediate Service Area California Health and Safety Code Section 2240.
Public Review and Hearings: Three public hearings will be held from 6 pm to 8 pm to receive agency and public comment on the content of the Draft PEIR for the Proposed Program.
•Tuesday September 15th: San Rafael Community Center, 618 B Street, San Rafael, CA 94901.
•Thursday September 17th: Wells Fargo Center for the Arts, 50 Mark West Springs Road, Santa Rosa, CA 95403
•Monday September 21st: Petaluma Community Center, 320 N. McDowell Blvd., Petaluma, CA 94954
The Draft PEIR is available for review on the District's website www.msosquito.com, at the District's office at 595 Helman Lane, Cotati, CA 94931, between 8:00 am and 3:00 pm, upon request (CD), and at 29 public libraries throughout the District Service Area listed on the District's website.
Location of Materials: Documents referenced in the PEIR may be viewed at the District office by appointment (call 707-285-2200) as indicated above. Project files will be maintained at this location.
Due to the time limits mandated by State law, your written response must be sent at the earliest possible date, but not later than 45 days after receipt of this notice or by 3:30 pm on October 2, 2015. Please send your response to: Philip D. Smith, 595 Helman Lane, Cotati, CA 94931; or fax: 707-285-2210; or email: peir.msosquito.com.
Summary of Significant Impacts: The PEIR evaluates potential environmental impacts (direct, indirect, and cumulative) and focuses on the following environmental resources and concerns: human health, ecological health, land use, public services/hazard response, water quality (surface and ground waters), air quality, climate change (greenhouse gas production), noise, and biological resources. The analyses conclude that most of the impacts to these resources or concerns are either "no impact" or a "less-than-significant impact." One potentially significant impact is identified for the Proposed Program, an air quality impact associated with the Chemical Control Alternative. The Chemical Control Alternative uses some products that could subject people to objectionable odors. Impacts can be mitigated with measures identified in the Draft PEIR. 8/27 #51557

PUBLIC NOTICE

Notice of Intent to Prepare an Environmental Assessment
The United States Postal Service (USPS) intends to prepare an Environmental Assessment (EA) pursuant to the requirements of the National Environmental Policy Act (NEPA) of 1969, its implementing procedures at 39 CFR 775 and the President's Council on Environmental Quality Regulations (40 CFR parts 1500-1508), for the proposed sale (disposal) of the USPS Napa-Franklin Station Post Office, located at 1351 2nd Street, Napa, CA 94559-9991. The Napa-Franklin Station building sustained significant structural damage during the South Napa Earthquake in August 2014 and has been inoperable and

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unoccupied since that time. Constructed in 1933, the Napa-Franklin Station has been determined eligible for listing on the National Register of Historic Places. As a result, the USPS has initiated consultation with the Advisory Council on Historic Preservation and the California Office of Historic Preservation under Section 106 of the National Historic Preservation Act (36 CFR Part 800).
The proposed action would involve disposing of the 13,020-square-foot structure and 0.66-acre property and offering it for sale in its current condition to an as-yet undetermined buyer. In addition to the proposed action, the EA will also evaluate three other alternatives: rehabilitating the existing Napa-Franklin Station so that USPS operations can continue at that facility; demolishing the building and establishing a new USPS facility on the existing site; and demolishing the building and constructing a new USPS facility on another site, likely through a lease agreement. The EA will also evaluate the impacts of a "no action alternative," which would involve retaining the Napa-Franklin Station in its current condition and retaining USPS ownership and management of the building and grounds without resuming operations.
The EA will examine and evaluate the physical and cultural environmental impacts of the proposed action and other alternatives under consideration. The EA is expected to be completed in October 2015 and will be made available to the public at local libraries or upon request. For additional information about the proposed action or to provide any comments regarding the NEPA process and evaluation, please contact: Ms. Charlotte Parrish, Facilities Environmental Specialist, USPS, Field and Headquarters Support, New Jersey National Distribution Center, 80 County Road - 3rd Floor, Jersey City, New Jersey 07097-9800, or via email at charlotte.parrish@usps.gov. 8/20, 27 #51180

PUBLIC NOTICE

Public Hearing on the Adoption Budget of the Napa Valley Community College District
THE GOVERNING BOARD OF THE NAPA VALLEY COMMUNITY COLLEGE DISTRICT WILL HOLD A PUBLIC HEARING ON THE ADOPTION BUDGET OF THE DISTRICT FOR THE YEAR ENDING JUNE 30, 2016, PRIOR TO FINAL ADOPTION AS REQUIRED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 5 SECTION 58301.
THE PUBLIC HEARING WILL BE HELD IN THE BOARD ROOM OF THE NAPA VALLEY COMMUNITY COLLEGE DISTRICT, LOCATED AT 2277 NAPA-VALLEJO HWY., NAPA, CA, 94558, ON SEPTEMBER 10, 2015, COMMENCING AT 6:15 P.M. THE PUBLIC IS CORDIALLY INVITED TO ATTEND THE HEARING AND ANY RESIDENT OF THE DISTRICT MAY APPEAR AND EXPRESS THEIR VIEWS CONCERNING ANY ITEM CONTAINED WITHIN THE PROPOSED BUDGET.
THE ADOPTION BUDGET IS ON FILE AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE FOLLOWING LOCATION: NAPA VALLEY COMMUNITY COLLEGE DISTRICT, ADMINISTRATIVE SERVICES, ROOM 1544, 2277 NAPA-VALLEJO HWY., NAPA, CA, 94558.
THE ADOPTION BUDGET WILL REMAIN AVAILABLE FOR THE PUBLIC INSPECTION AT THE ABOVE LOCATION COMMENCING SEPTEMBER 1, 2015, THROUGH THE DATE OF THE PUBLIC HEARING ON SEPTEMBER 10, 2015, FROM THE HOURS OF 8:00 A.M. THROUGH 4:30 P.M., SATURDAYS, SUNDAYS AND HOLIDAYS EXCEPTED. ANYONE DESIRING A COPY OF THE BUDGET SUMMARY MUST DO SO IN WRITING AT THE OFFICE OF THE VICE PRESIDENT ADMINISTRATIVE SERVICES, LOCATED IN THE ADMINISTRATION BUILDING. COPIES OF THE SUMMARY WILL ALSO BE MADE AVAILABLE AT THE BUDGET HEARING.
JEANINE HAWK
INTERIM VICE PRESIDENT,
ADMINISTRATIVE SERVICES
8/27, 28, 29, #51562

PUBLIC NOTICE

T.S. No.: 2014-08870-CA
A.P.N.:003-196-005
Property Address: 1607 First Street, Napa, CA 94559
NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE

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PUBLIC NOTICE REGARDING GRADING DEADLINE FOR WINTER SHUT-DOWN PERIOD



A Tradition of Stewardship
A Commitment to Service

To Property Owners, Vineyard Managers, Contractors, Equipment Owners & Operators in the Unincorporated Areas of Napa County

NAPA COUNTY CONSERVATION REGULATIONS (Zoning Ordinance, Chapter 18.108)

Earthwork & Ground Disturbing Activity Deadlines:

No earthwork or ground disturbing activities related to agriculture projects on any slope within **MUNICIPAL WATERSHEDS** (Kimball, Bell Canyon, Hennessey, Rector, Milliken, Curry, Madigan and Friesen) between **SEPTEMBER 1st and APRIL 1st**

No earthwork or ground disturbing activities on slopes exceeding 5 percent between **OCTOBER 1st and APRIL 1st**

Violators are subject to Administrative Penalty Citations (up to \$500 / violation / day) and referral to the District Attorney

For questions regarding County unincorporated agricultural grading projects, or County unincorporated structural and civil improvement grading projects, please contact the Napa County Planning, Building & Environmental Services Department at: 707-253-4417

620 Homes For Rent

HEDGEROW PROPERTY MANAGEMENT
View our listings at hedgerowproperty.com
Homes • Apartments • Commercial • 1736 Jefferson Street • Napa • 707-254-1837

APTS/CONDO/DUPLXES/STUDIOS/TOWNHOMES		HOUSES	
\$1550	455 Maple St 2/1 Apt	\$2200	101 Lillenthal 3/2 House
\$1550	459 Maple St 2/1 Apt	\$2200	2240 Spencer St 2/1 Apt
\$1600	457 Maple St 2/1 Apt	\$2250	1082 Donaldson Am Cyn House
\$1675	1157 Oak Ave 2/1.5 St. H Apt	\$2950	1019 Westview Dr 4/2.5 House
\$1800	138 Adobe Ln 2/1 Apt	\$2950	1120 Bayview Ave 3/2 House
\$1875	6600 Yount St #11 Yntrl Condo	\$3200	1037 Shadybrook Ln 3/2 House
\$1875	6600 Yount St #11 Yntrl Condo	\$3500	8 Nicholus Ct 4/2.5 House
\$2450	1034 East Ave 2/2 Condo	\$19,500	** Redwood Rd 4/3.5 House

Personalized Solutions for all your property management needs.

SAN FRANCISCO CA 940

31 AUG 2015 PM 4:1



VIEW OF NAPA VALLEY FROM KARNICHOVA LAKE TOWARD
雁田谷上り中山半島を望む/十和田湖
雁田谷上り中山半島を望む/十和田湖

Save the Post office building
in Napa, CA. Sell
it to the city or
a private party. Do
Not tear down any
part of it.

Glenn Sugayasu
Poppy Burkett
25 Blue by Ct
Napa, CA
94558

Charlotte Kirtish
Facilities Env Spec.
USPS NJ NDC
80 County Rd
Jersey City,
New Jersey
07097-9800

Vertical postal barcode area with five empty boxes for zip code digits.

70979800 at a post office

Appendix C

Distribution List

Distribution List

Federal Government

Mr. John M. Fowler, Executive Director
Advisory Council on Historic Preservation
401 F Street NW
Suite 308
Washington, DC 20001

Ms. Stephanie K. Meeks, President and
Chief Executive Officer
National Trust for Historic Preservation
The Watergate Office Building
2600 Virginia Avenue, Suite 1100
Washington, DC 20037

Postmaster
Wine Valley Post Office
820 Randolph Street
Napa, CA 94559

Postmaster
Napa Main Post Office
1625 Trancas Street
Napa, CA 94559

State Government

Dr. Carol Roland-Nawi, State Historic
Preservation Officer
Office of Historic Preservation
California State Dept. of Parks & Recreation
1725 23rd Street
Sacramento, CA 95816

Grants Coordination
State Clearing House
P.O. Box 3044
Room 222
Sacramento, CA 95812

County Government

Mr. Ernest Schlobohm, Board of Directors
President
Napa County Landmarks
1754 Second Street
Suite E
Napa, CA 94559

City Government

Ms. Jill Techel, Mayor
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Mr. Scott Sedgley, Vice Mayor
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Mr. Ken MacNab, Planning Manager
City of Napa Planning Department
1600 First Street
P.O. Box 660
Napa, CA 94559

Mr. Mike Parness, City Manager
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Mr. Rick Tooker, Community Development
Director
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Ms. Juliana Inman, City Council Member
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Ms. Mary Luross, City Council Member
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Mr. Peter Mott, City Council Member
City of Napa
1600 First Street
P.O. Box 660
Napa, CA 94559

Appendix D
Napa-Franklin Station National Register Evaluation and
Nomination Amendment

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY	
RECEIVED	NOV 27 1984
DATE ENTERED	

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

U.S. Post Office

AND/OR COMMON

Napa Franklin Station

2 LOCATION

STREET & NUMBER

1351 2nd Street

NA NOT FOR PUBLICATION

CITY, TOWN

Napa

CONGRESSIONAL DISTRICT

2

STATE

California

NA VICINITY OF

CODE
06

COUNTY
Napa

CODE
055

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	NA IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
<input checked="" type="checkbox"/> Thematic Group	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: (If applicable)

U.S. Postal Service, Western Regional Office

STREET & NUMBER

850 Cherry Ave.

CITY, TOWN

San Bruno

NA VICINITY OF

STATE
CA 94099

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Napa County Recorder

STREET & NUMBER

1195 3rd Street

CITY, TOWN

Napa

STATE
CA

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Napa County Cultural Resource Survey

DATE

1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Napa County Planning Department

CITY, TOWN

Napa

STATE
CA

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> _EXCELLENT	<input type="checkbox"/> _DETERIORATED	<input checked="" type="checkbox"/> _UNALTERED	<input checked="" type="checkbox"/> _ORIGINAL SITE
<input type="checkbox"/> _GOOD	<input type="checkbox"/> _RUINS	<input type="checkbox"/> _ALTERED	<input type="checkbox"/> _MOVED
<input type="checkbox"/> _FAIR	<input type="checkbox"/> _UNEXPOSED		DATE <u>NA</u>

4/27/84

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Napa Post Office is one of the three buildings in this nomination most strongly identified with the Art Deco movement. As is the case with the Porterville and Visalia offices, the Napa Post Office has a projected central area flanked by two recessed wings. Ornament consists of decorative brickwork and terracotta panels in geometric motifs. The cornice formed of terracotta rams' and cows' heads is a decorative feature unique to the Napa office. The interior is in an excellent state of preservation, and boasts its original cast bronze drop lights and raised plaster ceiling.

PHYSICAL DESCRIPTION

The building is in excellent structural condition and has received careful and consistent maintenance. The basement and foundation are reinforced concrete on spread concrete footings, and the floors are concrete beam and solid slabs. The structure has a flat roof and is covered with an asphalt composition material; the exterior facing is a smooth surfaced red brick.

The front facade is strictly symmetrical, and the end wings are recessed in two steps dividing the facade into three segments. Fenestration divides the central portion into six bays, separated by seven large brick piers. Each pier is topped by a terracotta "capital" in a stylized floral motif, which echoes the molding at the top of each window. The composition is topped by a cornice extending a few feet above the roofline. This cornice is crowned with light tan terracotta molding containing sculpted rams' and cows' heads, alternated with oval shields.

The entrances to the lobby are located in each wing end, and are flanked by two cast-bronze and milk glass urn-shaped lighting fixtures. A large terracotta panel containing an Art Deco eagle is placed above each door. The structure's idiosyncratic style is reminiscent of Art Deco design, and of the Starved Classicism which was evolving in the early thirties.

A terracotta panel with a geometricized floral (acanthus leaf) pattern is placed at each end of the central frieze.

The side facades are identical, and contain five rectangular windows, recessed with fluted pilasters.

The public lobby has a twenty-foot ceiling, which is decorated with bas-relief gilt plaster. Marble strips divide the terrazzo floor into bays that correspond to the bays on the ceiling, and a similar star pattern was used on both the floor and ceiling. The original drop lights and brass post office boxes are still in place.

The workroom has plaster walls and tongue-in-groove oak flooring.

The basement contains the boiler room, storage space, and office space. The bulk of the basement was originally used for mail processing; however, the 3,800 gross square foot

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

X Thematic Group

SPECIFIC DATES	Begun/completed 1933.	BUILDER/ARCHITECT	William H. Corlett, Reed and Corlett Associated Architects
----------------	-----------------------	-------------------	--

STATEMENT OF SIGNIFICANCE

The Napa Post Office is important in its local context as an example of William Corlett's work, and as a rare example of the Art Deco Style in Napa. The structure, with a construction date of 1933, is representative of the massive building programs of the New Deal. It is a well preserved example of its type.

ARCHITECTURE

William H. Corlett, 1856-1937.

Corlett was an active local architect, and designed numerous buildings in Napa and other nearby towns. The Napa High School and Napa Elks Hall were among his major commissions. In addition to his architectural practice, Corlett operated a planing mill, served on the Napa City Council for three terms, and on the Napa County School Board for 11 years.

The Napa Franklin Station is unusually well preserved, and retains integrity of location, design, setting, materials, workmanship, feeling, and association. It is one of a few post office buildings constructed in California with such overtly Art Deco elements. The basic form, though, remains true to the classical ideals of the Supervising Architect's office in the early thirties. Along with the Oroville Main Office, the Napa Franklin Station is an important example of the transition to the Starved Classicism characteristic of federal design in the mid-to-late thirties, and makes plain the debt Starved Classicism owed to Art Deco stylistic concepts.

In addition to its significance as an example of a type, it possesses considerable aesthetic value in its own right. The simple geometry of the building's massing contrasts with the elaborate terracotta ornament and textured brick to create an imposing, yet human-scaled building. The lobby is one of the most flamboyantly decorated post office lobbies in California, and contains a rare (for federal construction) use of raised and painted plaster in the ceiling. The terrazzo floor, while less unique than the ceiling, is one of the last surviving in Napa.

The structure is significant on both the state and local levels as an important example of a type, and as possessing high artistic values, as per National Register Criterion C.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Corlett, W. H. - Obituary", Architect & Engineer, Vol. 131, Nov. 1937.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .75

UTM REFERENCES

A	1,0	562310 663440	9000 4,23,8830	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Block 208, Lot 1, Town of Napa, Napa County. The site is a rectangle with a 240' northern frontage along 2nd Street and a 120' eastern frontage on Randolph Street and western frontage on Franklin Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE NA	CODE NA	COUNTY NA	CODE NA
STATE NA	CODE NA	COUNTY NA	CODE NA

11 FORM PREPARED BY

NAME / TITLE

Doug Robertson, Planner

ORGANIZATION

Beland/Associates, Inc.

DATE

April 27, 1984

STREET & NUMBER

16 S. Oakland Ave. #204

TELEPHONE

(818) 796-8093

CITY OR TOWN

Pasadena

STATE

CA 91101

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES___ NO___ NONE___

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ___National ___State ___Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	JAN 11 1983
DATE ENTERED	

CONTINUATION SHEET Napa, Franklin Station ITEM NUMBER 7 PAGE 1

workroom was renovated in 1965 and turned into office space, now leased to federal agencies. There are exterior entrances to the basement on the east and west sides of the building.

Two entrances to the lobby on the main floor are in the east and west corners of the front facade. A small foyer at each doorway leads to the public lobby along the north side of the building; the service counters are in the central portion of the lobby. An office, originally for the postmaster's use, is adjacent to the southwest corner of the lobby; a vault and toilet separate it from the workroom. A majority of the main floor is taken up by the workroom. A mailing platform, with direct access from the workroom, is to the rear.

A mezzanine over the east side of the workroom contains a swing room and toilet. A lookout gallery above the center of the workroom was removed for the installation of air conditioning equipment in 1965. Stairs to the basement and mezzanine are southeast of the work area.

The site, on the south side of Second Street between Franklin and Randolph Streets, is 240 feet by 120 feet and contains 28,800 gross square feet. The building is centered on the north (front) edge of the site. A paved parking and maneuvering area is located to the rear with access to both Franklin and Randolph Streets. The property is landscaped on the east and west ends with lawns and small trees and bushes. Two tall evergreen trees stand at each corner of the building. A thin strip of grass in the front is planted with small trees.

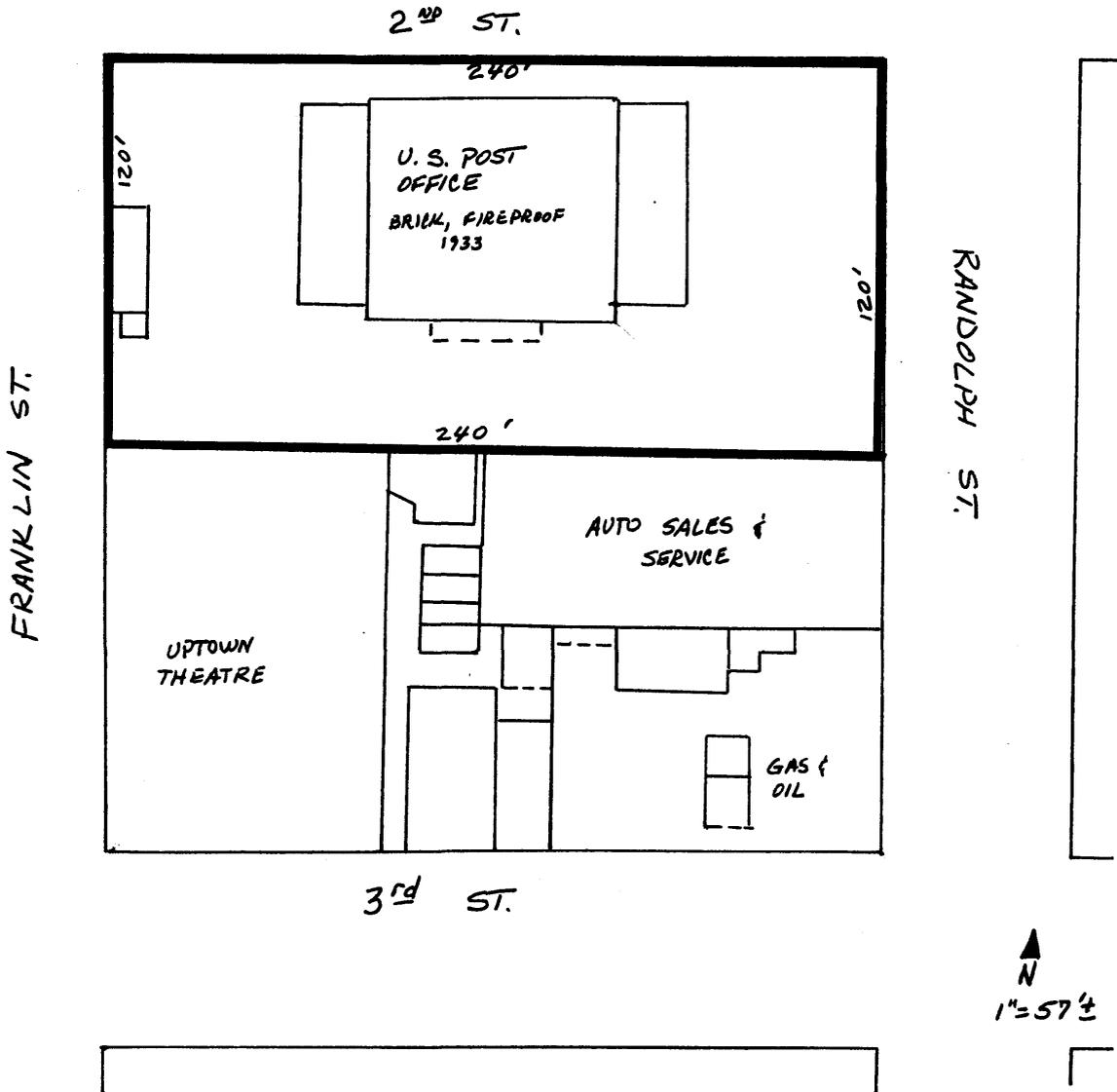
All changes to the building have been minor; the floor plan remains largely unchanged since the building was completed in 1933.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED	

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Napa-Franklin Station ITEM NUMBER 10 PAGE two



Note: Post office site outlined in red.

Source: Sanborn Map, Napa Book, page 21, 1945; Geography Dept. California State University, Northridge, Calif.

UNITED STATES POST OFFICE



NAPA, FRANKLIN POST OFFICE, CA

MAY, 1983

NEGATIVE #6A STREET VIEW TO RIGHT OF FRONT



NAPA, FRANKLIN POST OFFICE, CA

MAY, 1983

NEGATIVE #11A STREET VIEW TO LEFT OF FRONT

UNITED STATES POST OFFICE



NAPA, FRANKLIN POST OFFICE, CA

MAY, 1983

NEGATIVE #1A FRONT VIEW

United States Department of the Interior
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Napa Franklin Station

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Napa California

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N/A

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Additional Documentation Page 1

NRHP Nomination Amendment

This update has been prepared by the United States Postal Service in order to assess its continued eligibility for listing in the NRHP after being damaged by an earthquake.

The Napa Franklin Station was originally listed on the NRHP in 1985, in part for its strong identification with the use of the Art Deco movement in the WPA Post Offices of the 1930s. It was determined to be significant at the state and local levels under Criterion C. Figure 1 is a historic photograph of the building, presumably shortly after its construction.

Exterior alterations since 1985

A site visit conducted on January 27, 2015, confirmed that the property has undergone few exterior alterations since the building was listed. United States Postal Service (USPS) maintenance records indicate that the roof was replaced in 2013. The new roof appears to be in-kind and in similar style to the original roof; gates were added to the outside staircases that lead to the basement in 2014. Neither of these alterations compromised the historic character of the property.

Summary of 1985 Nomination's Historic Character Defining Features

The 1985 nomination details the historic character defining details that the building possesses that render it eligible for listing on the NHRP.

The nomination stated that the Napa Franklin Station was considered "unusually well preserved." It retained integrity of location, design, setting, materials, workmanship, feeling, and association. It was described as "an important example of the transition to the Starved Classicism characteristic of federal design in the mid-to-late thirties, and makes plain the debt Starved Classicism owed to Art Deco stylistic concepts." In addition to this broader significance, it was found to possess "considerable aesthetic value in its own right."

Significant exterior features specified in the 1985 nomination include:

- Projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Seven piers topped by a terracotta "capital" in a stylized floral motif
- Cornice extending from the roofline formed of terracotta rams' and cows' heads
- Ornament that consists of decorative brickwork and terracotta panels in a geometric motif
- Bronze and milk glass urn-shaped light fixtures adjacent to the entryways
- Large terracotta panel containing an Art Deco eagle above each door

Significant interior features specified in the 1985 nomination include:

- Decorative post office lobby
- Original cast bronze drop lights and raised-plaster ceiling
- Decorative terrazzo floor in lobby
- Raised bas relief gilt and painted plaster on the ceiling
- Terracotta panel with geometricized floral pattern at each end of the central frieze

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Continuation Sheet

Napa Franklin Station

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Current Assessment of Historic Character Defining Features

A 6.0 earthquake early in the morning on August 24, 2014 caused both interior and exterior damage to the building. The earthquake damaged some of the building's significant decorative features, while leaving others undamaged.

Elements of the property that were seriously damaged in the earthquake include:

- Brickwork
- Plaster walls and ceiling
- Tongue-in-groove wood workroom floor
- Decorative exterior terracotta
- Interior plaster and brickwork, especially at north interior wall of lobby and east and west vestibules
- Windows and damaged sashes including many on the main façade
- Marble wainscoting in the lobby

Some condition problems with terracotta on other portions of the building, (for example the beltcourse on the rear façade), are consistent with weathering rather than earthquake damage.

Elements of the overall design that sustained visibly minor or no damage include:

- Strong identification with Art Deco movement
- Symmetrical façade with projected central area flanked by two recessed wings
- Simple geometry of the building's massing
- Terracotta panels in geometric motifs
- Terracotta cornice with decorative rams' and cows' heads and oval shields
- Terracotta "capitals" and window moldings
- Terracotta eagle panels above doors
- Recessed, rectangular fenestration pattern separated by fluted pilasters
- Bas relief quilt plaster lobby ceiling over retail counter space
- Original hanging lobby lamps
- Original brass-framed bulletin boards
- Original interior layout
- Carved Art Deco wood ornaments over the service counter
- Terrazzo flooring in lobby

The basement level has no public spaces and no historic character defining features.

In addition to elements of the building that are clearly damaged or undamaged, some elements are not visible due to stabilization work on the east and west sides of the lobby's interior, or building materials have fallen away or been removed. Photographs of these areas taken before and during the stabilization work have been included in this amendment. These areas include:

- Bronze and milk glass urn-shaped light fixtures adjacent to entryways. Two are undamaged or lightly damaged, but two are covered with plastic sheeting at the time of the field visit and therefore were not visible for inspection.
- Decorative terrazzo floor in much of the lobby appears undamaged, although some sections are not visible due to pallets and building materials that cover them.
- Damaged plaster ceiling on east and west sides of lobby.

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Additional Documentation Page 3

Readily apparent damage to ceilings, wood floors, and walls is concentrated in the workroom and other non-public spaces. These features and areas of the building are not historic character defining.

Evaluation

Eligibility for listing on the NRHP rests on significance and architectural integrity. A property must have both factors to be considered eligible. The property was listed under Criterion C in 1985 and its most related aspects of integrity are design, workmanship, materials, and location.

This amendment assesses the historic character defining features of the building and whether or not they have been rendered damaged or destroyed enough to impact the property's retention of design, workmanship, materials, and location.

This amendment determines that the 2014 earthquake damage affected the property's interior architectural integrity with regard to the aspect of materials. The materials of the interior at the east and west sides of the lobby have been severely compromised. Materials such as terracotta, marble, and brick were damaged, broken, and dislodged at the interior ends of the building. The central areas of the lobby's interior have less damage to the historic character defining features as the east and west sides of the building. Overall, the amount of materials lost is insufficient to result in diminished integrity of the building's interior great enough to impact the building's historic status. This amendment determines that the 2014 earthquake damage did not significantly affect the property's exterior architectural integrity of design, workmanship, materials, and location. The property continues to meet Criterion C for listing in the National Register because the qualities which caused it to be originally listed are still conveyed.

Form Prepared By

name/title: Kara Brunzell & Julia Mates

organization: Tetra Tech, Inc.

street & number: 1999 Harrison Street, Suite 500, Oakland, CA 94612

city or town: Oakland state: CA zip code: 94612

e-mail: Kara.Brunzell @tetrattech.com, julia.mates@tetrattech.com

telephone: 510.302.6300

date: February 4, 2015

United States Department of the Interior
National Park Service

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Continuation Sheet

Napa Franklin Station

Name of Property
Napa California

County and State
N/A

Name of multiple listing (if applicable)

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Figures

Figure Log

Name of Property: Napa-Franklin Station
 City or Vicinity: Napa
 County: Napa County
 State: CA
 Name of Photographer: Unknown
 Date of Photographs: Unknown, (circa 1933)
 Location of Original Digital Files: USPS Headquarters, 475 L'Enfant Plaza W, SW
 Rm. 6631, Washington DC 20260-1862
 Number of Figures 1

Figure #1

Historic photo of Napa Franklin Station, north elevation, camera facing south (photographer unknown)

Photographs

Photo Log

Name of Property: Napa-Franklin Station
 City or Vicinity: Napa
 County: Napa County
 State: CA
 Name of Photographers: Northstar Group Services; ATI Architects + Engineers; Julia E. Mates, Tetra Tech, Inc.
 Date of Photographs: September 16 & 22, 2014; November 18, 2014 and January 27, 2015
 Location of Original Digital Files: 101 California Street, San Francisco, CA 94111
 3860 Blackhawk Rd., #100, Danville, CA 94506
 1999 Harrison St., Suite 500, Oakland, CA 94612
 Number of Photographs: 26

Photograph #1

Main (north) façade on left, west elevation on right, camera facing southeast

Photograph #2

Rear (south) elevation on left, east elevation on right, camera facing northwest

Photograph #3

Rear (south) elevation cracked in wall, camera facing north

Photograph #4

Rear (south) elevation, large crack in wall (photograph taken prior to installed over damage), camera facing north

Photograph #5

Main (north) façade, east side, terracotta eagle, entrance and lanterns, camera facing south

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Photograph #6

Damaged northeast corner (photograph taken prior to tarp installed over damage), camera facing south

Photograph #7

Main (north) façade, west side, terracotta eagle, entrance, and lanterns, camera facing south

Photograph #8

Main (north) façade, west side column damage (photograph taken prior to stabilization), camera facing southwest

Photograph #9

Interior, northwest corner damage (photograph taken during stabilization process), camera facing west

Photograph #10

Interior, northwest corner and north wall damage (photograph taken during stabilization) camera facing north

Photograph #11

Interior, main (north) façade, lobby windows, camera facing north

Photograph #12

Interior, counters, windows above counter space, doors to box lobby (at left), camera facing southeast

Photograph #13

Interior, lobby ceiling, hanging lamps, camera facing north

Photograph #14

Interior, crack in west lobby decorative ceiling, camera facing west

Photograph #15

Interior, box lobby (foreground), retail lobby (background), camera facing west

Photograph #16

Interior, retail lobby, west vestibule (background), camera facing northwest

Photograph #17

Interior, lobby, original bulletin board case and damaged portion of north wall, camera facing north

Photograph #18

Interior, post office boxes in box lobby, camera facing south

Photograph #19

Interior, lobby terrazzo flooring, (damaged pieces stored on flats), camera facing southeast

Photograph #20

Interior, counter, camera facing south

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Photograph #21

Damaged portion of marble wainscot on counter, camera facing southwest

Photograph #22

Damaged wall in workroom, camera facing west

Photograph #23

Area behind counter, camera facing northwest

Photograph #24

Damaged floor of workspace due to open window after earthquake, camera facing north

Photograph #25

Conference room in basement, camera facing west

Photograph #26

Hallway to offices in basement, camera facing west

United States Department of the Interior
National Park Service

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Napa Franklin Station

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Figure #1

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National Park Service

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Napa Franklin Station

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Photograph #1

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Napa Franklin Station

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Photograph #2

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Napa California

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N/A

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Photograph #3

United States Department of the Interior
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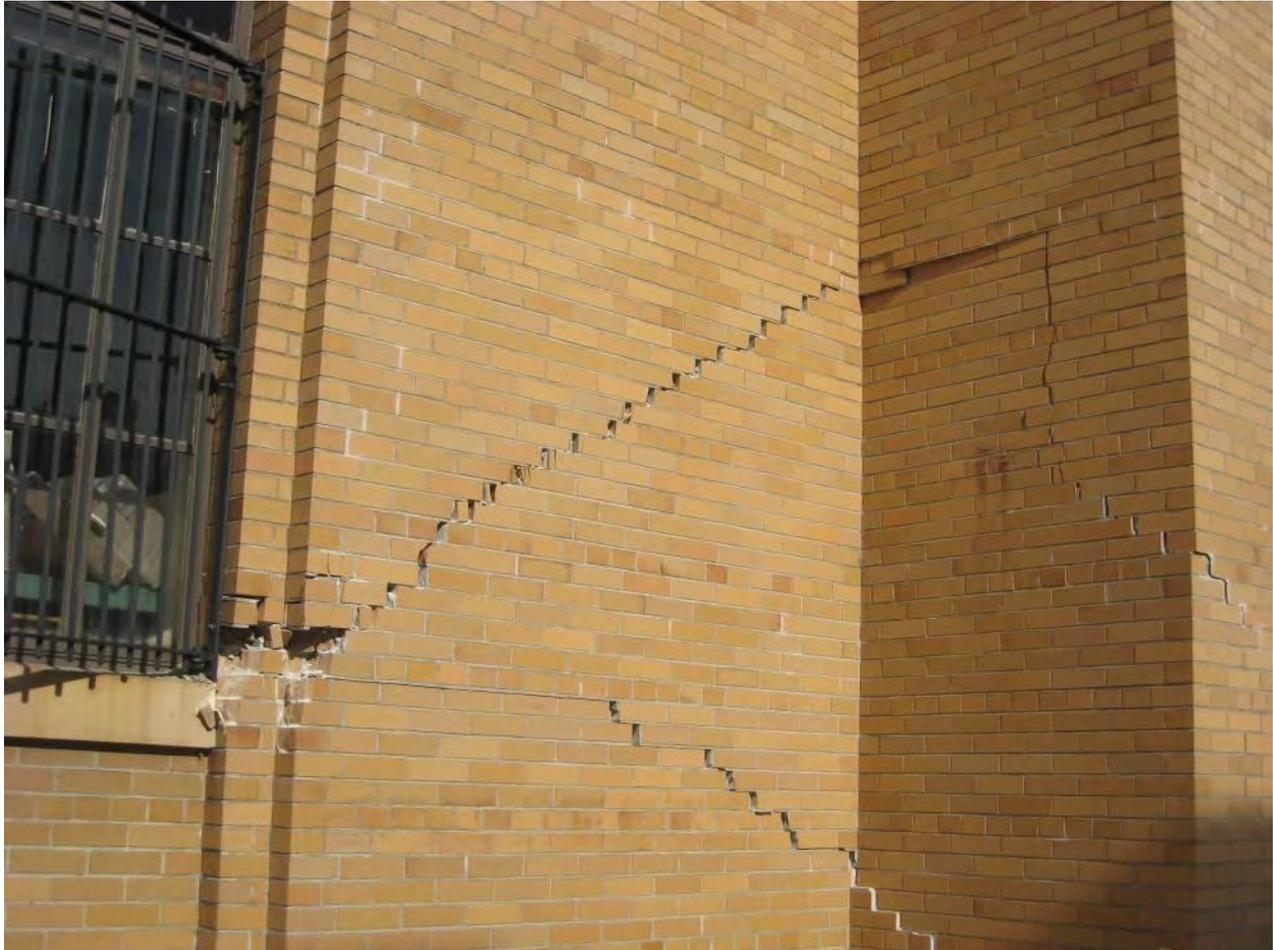
Napa Franklin Station

Name of Property
Napa California

County and State
N/A

Name of multiple listing (if applicable)

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Photograph #4

United States Department of the Interior
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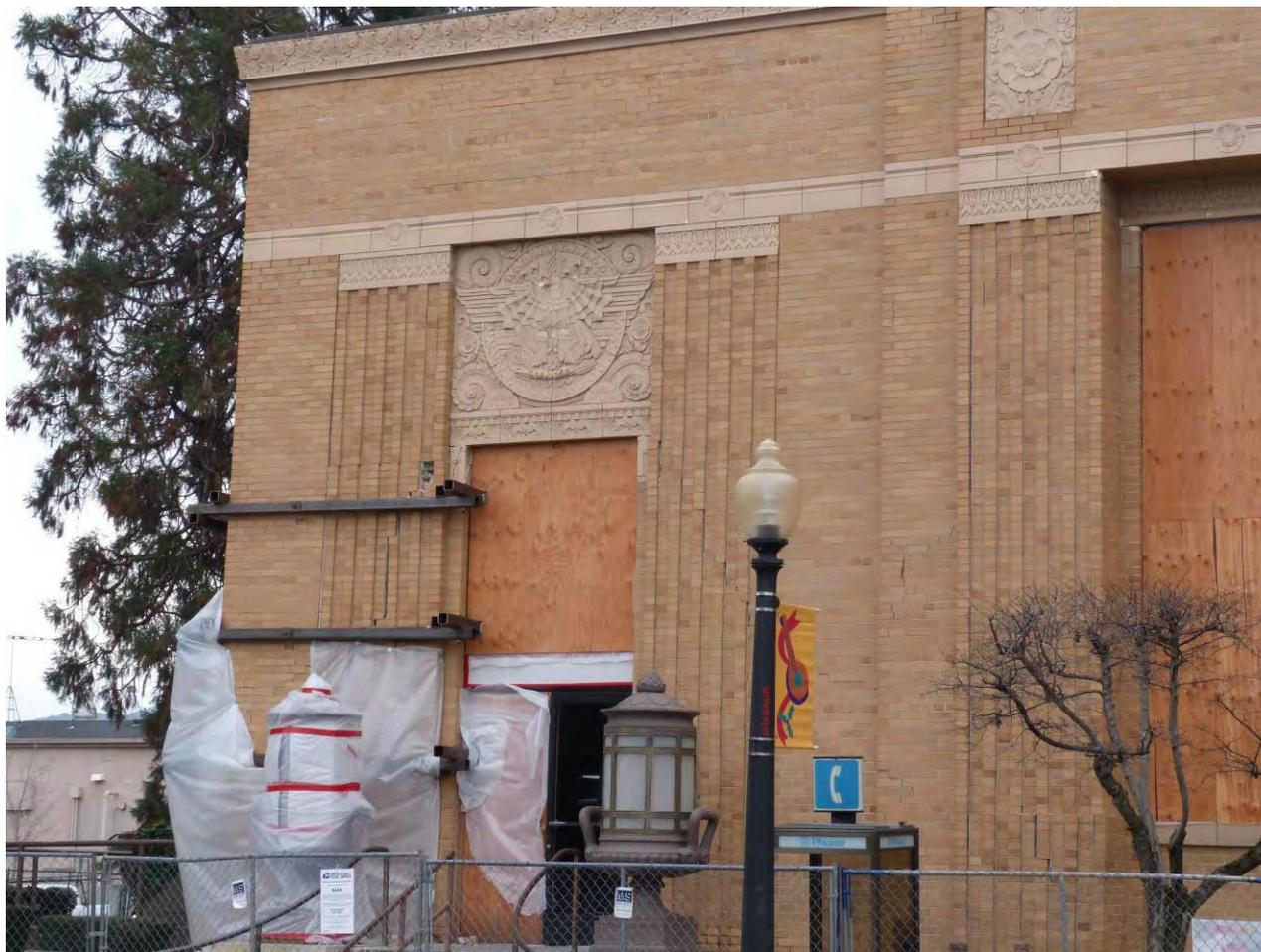
Napa Franklin Station

Name of Property
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N/A

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Photograph #5

United States Department of the Interior
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N/A
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Photograph #6

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N/A
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Photograph #7

United States Department of the Interior
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Napa Franklin Station
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.....
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N/A
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Photograph #8

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N/A
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Photograph #9

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N/A

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Photograph #10

United States Department of the Interior
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N/A

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Photograph #11

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N/A
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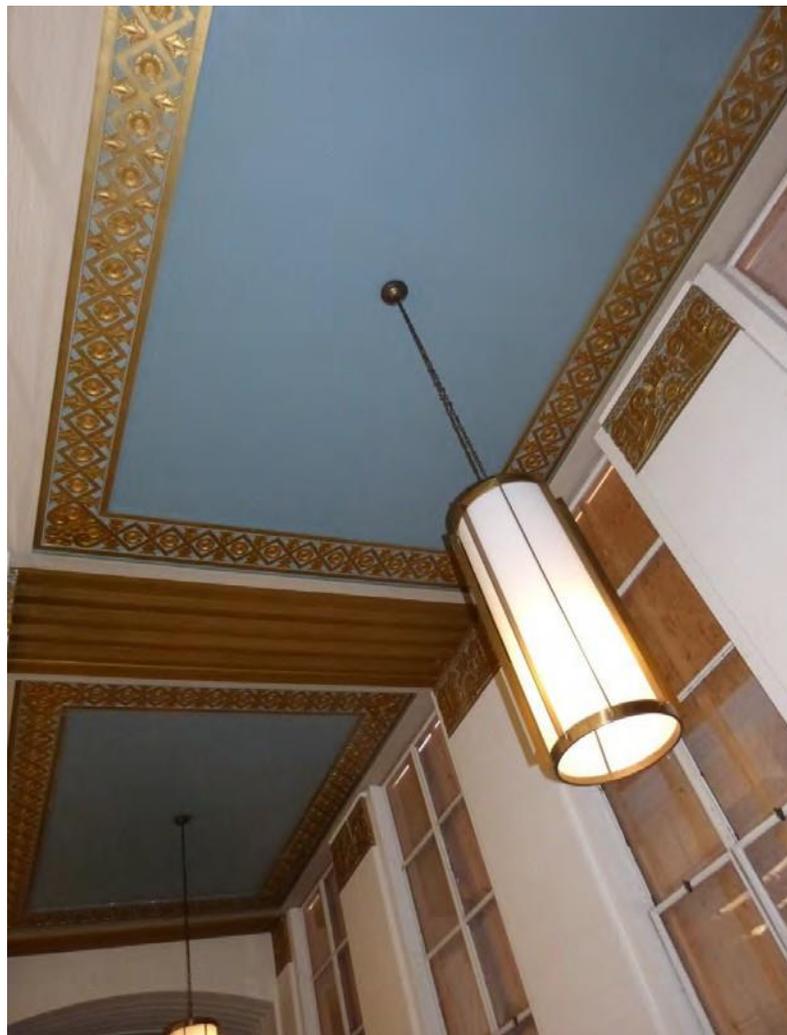
Photograph #12

United States Department of the Interior
National Park Service

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Napa Franklin Station
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Napa California
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N/A
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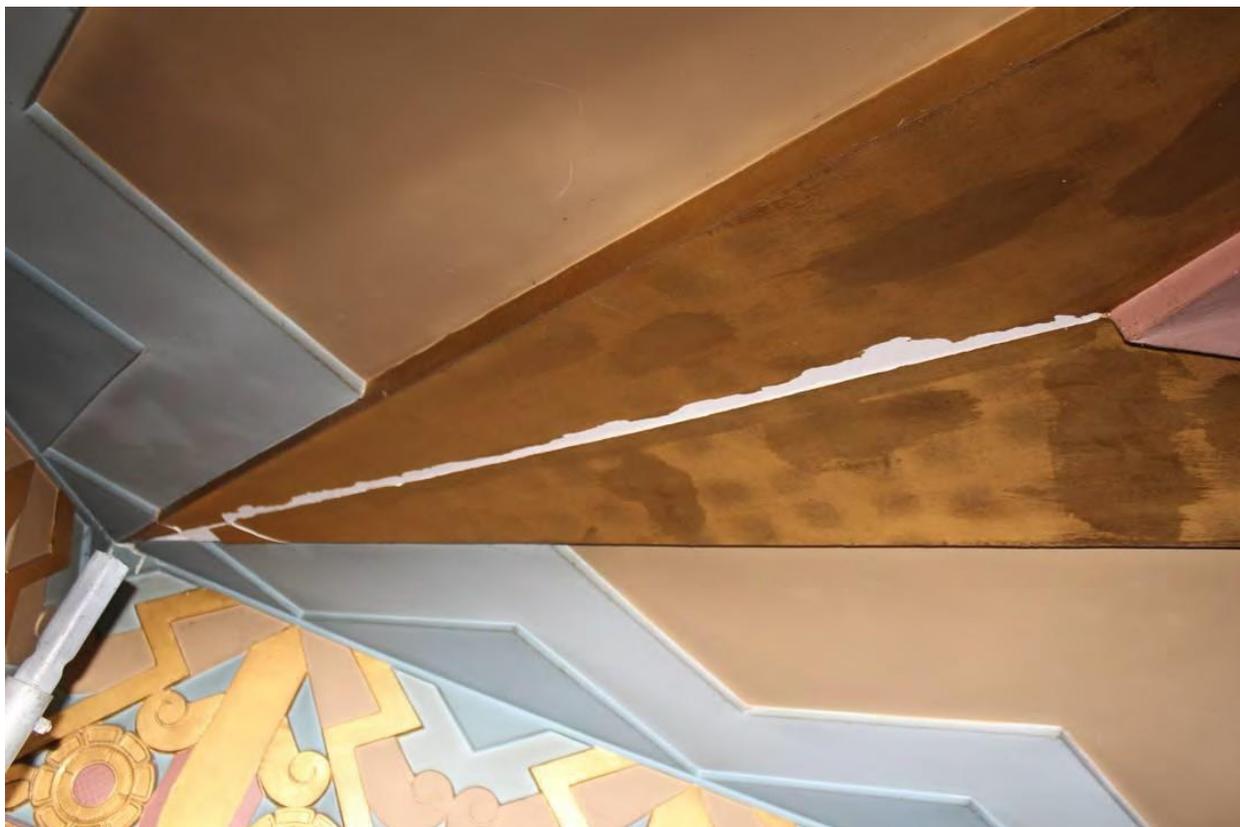
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Napa Franklin Station
----- Name of Property
Napa California
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N/A
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Photograph #14

United States Department of the Interior
National Park Service

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Napa Franklin Station
.....
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Napa California
.....
County and State
N/A
.....
Name of multiple listing (if applicable)

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Photograph #15

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N/A
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Photograph #16

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N/A

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Photograph #17

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.....
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.....
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Photograph #18

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Name of multiple listing (if applicable)



Photograph #19

**United States Department of the Interior
National Park Service**

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Napa Franklin Station
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Photograph #20

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Photograph #21

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Napa, California

County and State

Name of multiple listing (if applicable)

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Photograph #22

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Napa Franklin Station
Name of Property
Napa, California
County and State
Name of multiple listing (if applicable)

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Photograph #23

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

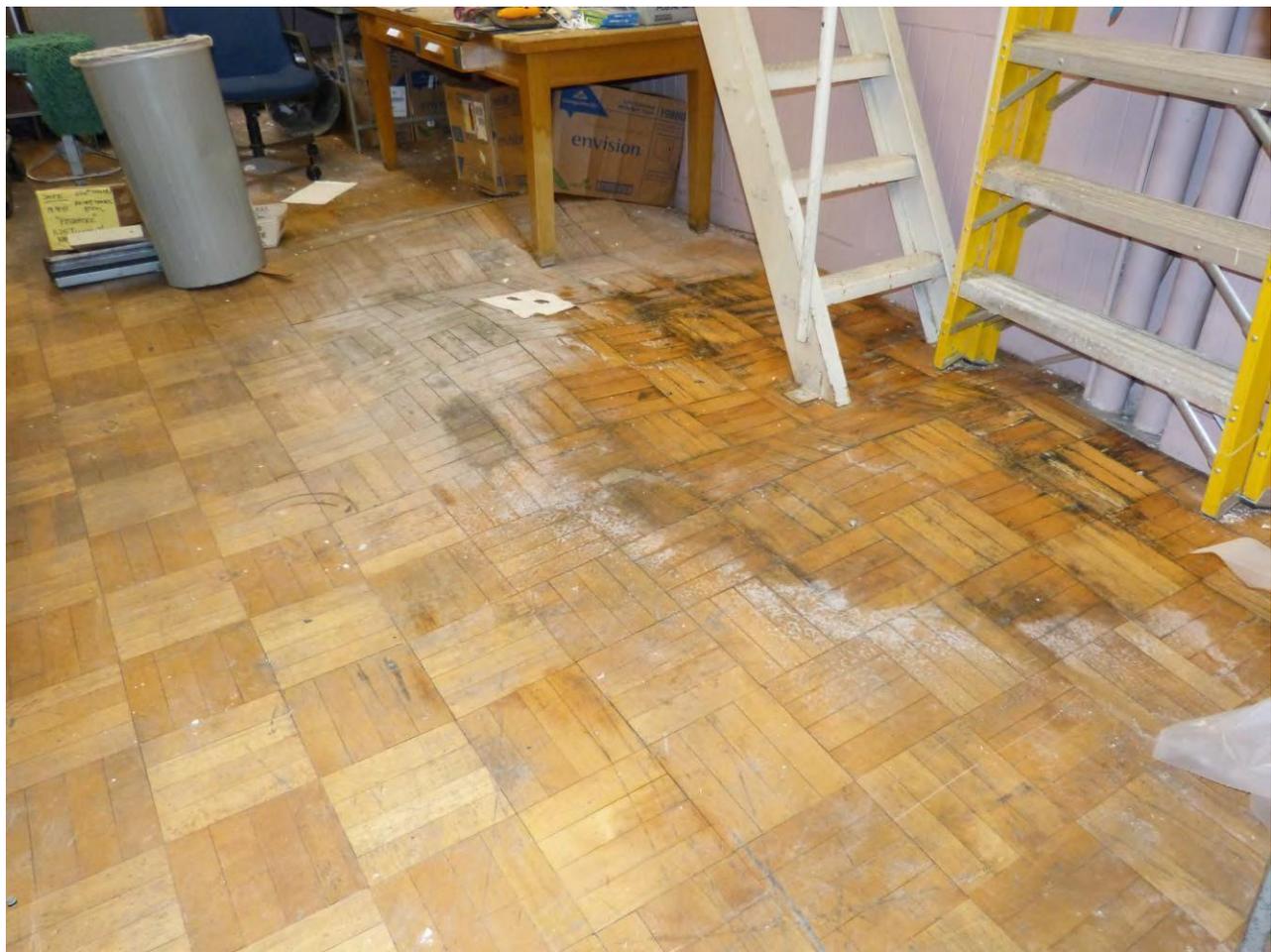
Napa Franklin Station

Name of Property
Napa, California

County and State

Name of multiple listing (if applicable)

Additional Documentation Page 31



Photograph #24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Napa Franklin Station

Name of Property

Napa, California

County and State

Name of multiple listing (if applicable)

Additional Documentation Page 32



Photograph #25

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Napa Franklin Station

Name of Property

Napa, California

County and State

Name of multiple listing (if applicable)

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Photograph #26