



NAPA COUNTY  
LANDMARKS

# Historic Preservation Planning

# Napa County Landmarks, est. 1974

[napacountylandmarks.org](http://napacountylandmarks.org)





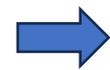
NAPA COUNTY  
LANDMARKS

# Vision for Historic Preservation



## Preservation as:

- Identity, Connection to Past
- Educational Tool
- Sustainable Practice, Environmental Benefits
- Economic Driver



Building a Preservation Eco-System

# Preservation as Economic Driver



**Jobs Created per \$1 Million:** Historic preservation creates 14.6 jobs, compared to 11.2 for new construction.



**Property Value Increase:** Properties in historic districts see a 26% increase in value.



**Tourist Spending per Trip:** Heritage tourists spend about \$1,230 per trip, compared to \$720 by average tourists.

# How does CEQA tie into your everyday work?

The Planning Commission's role is to ensure everything approved is

- Consistent with local zoning and applicable regulations
- Consistent with the General Plan
- Any environmental impacts identified through CEQA, if any, have been properly mitigated



# Napa County General Plan (2008)

## Community Character Element: Cultural Resource Goals



### COMMUNITY CHARACTER



*Napa County's natural scenery and the beauty of its vineyards and wineries draw visitors from around the world, and are treasured parts of the community character of the county.*

- Goal CC-4: Identify and preserve Napa County's irreplaceable cultural and historic resources for present and future generations to appreciate and enjoy
- Goal CC-5: Encourage the reuse of historic buildings by providing incentives for their rehabilitation and reuse



# Cultural Resource Policies & Action Items

- Action Item CC-19.1: In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices
- Policy CC-20: The County shall support and strengthen public awareness of cultural and historic preservation through education, public outreach, and partnership with public and private groups involved in historic preservation
- Policy CC-21: Rock walls constructed prior to 1920 are important reminders of the County's agricultural past
- Policy CC-22: The County supports efforts to recognize and perpetuate historic vineyard uses and should consider ways to provide formal recognition of "heritage" landscapes, trees, and other landscape features with owner consent.
- Policy CC-24: Promote the County's historic and cultural resources as a means to enhance the County's identity as the nation's premier wine country and a top tourist destination, recognizing that "heritage tourism" allows tourists to have an authentic experience and makes good business sense

# Regulatory Context

## National Historic Preservation Act

- Created the National Register of Historic Places, under the National Park Service.
- Mandated establishment of State Historic Preservation Officers (SHPO) for every state and territory charged with maintaining an inventory of historic properties, nominating properties to the National Register, and providing consultation for Federal undertakings under Section 106.

## National Environmental Policy Act

- When NEPA became law in 1970 it expanded environmental reviews and formally established federal environmental protection policy

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

California's version of NEPA,  
became law in 1970 and is  
binding on state and local  
agencies  
(e.g. Napa County)

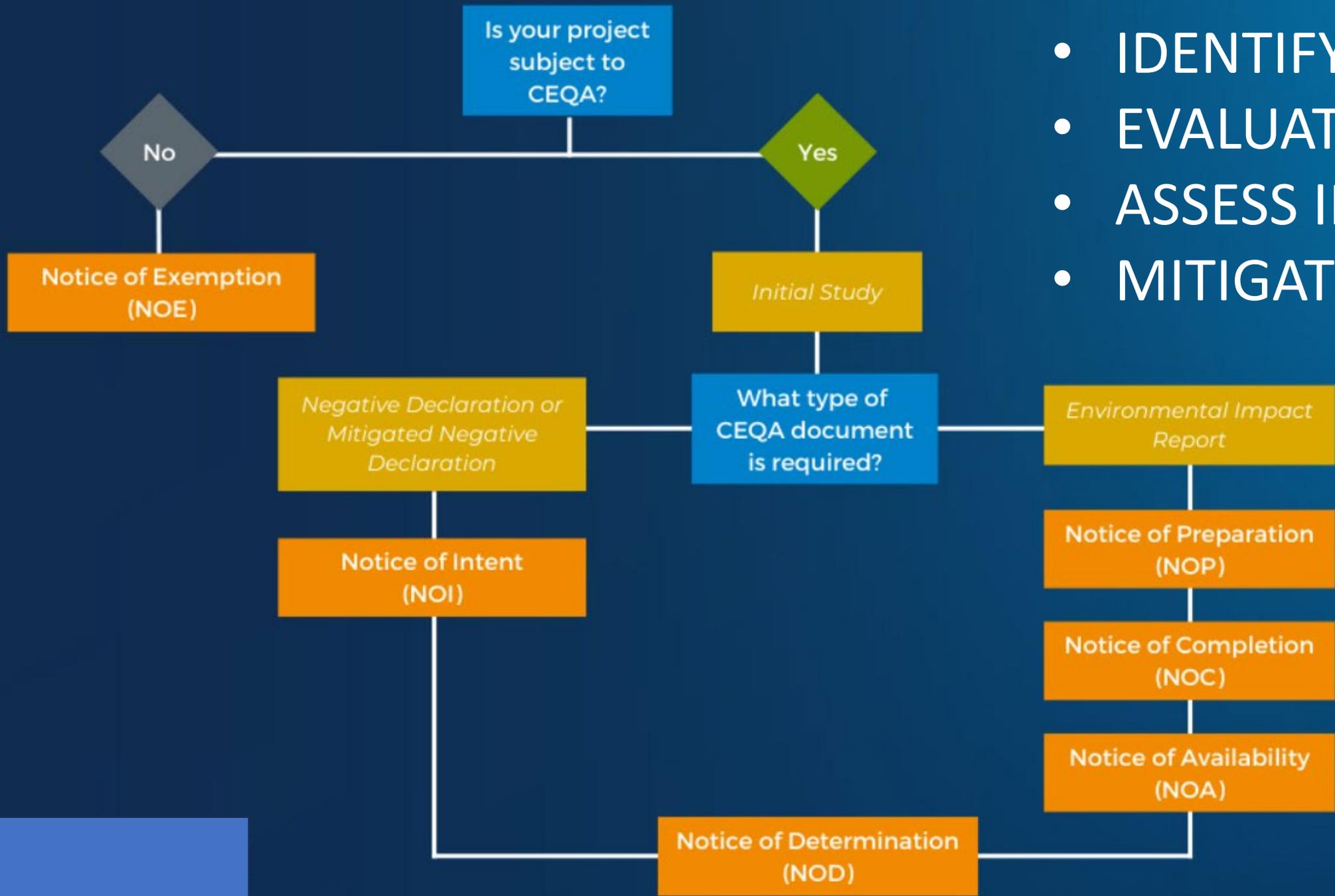
# CEQA Purpose

- Evaluate whether proposed projects may have a significant impact on the environment (historic resources)
- Establish whether environmental impacts can be reduced or avoided by project alternatives or through mitigation

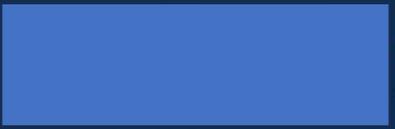
# CEQA Goals

- Develop and maintain a high-quality environment now and in the future
- Ensure that public agencies (i.e. Napa County):
  1. Identify the significant environmental effects of their actions
  2. Avoid and/or mitigate those effects where feasible





- IDENTIFY
- EVALUATE
- ASSESS IMPACTS
- MITIGATE





**IDENTIFY**

# What is a historical resource?

Any prehistoric or historic *district, site, building, structure, or object* included in or eligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources.

# What is a cultural resource?

- Sacred sites
- Archaeological sites not eligible for the NRHP
- Archaeological collections



# Structure

1912  
SUPERVISORS  
B. BRUCK CHAIRMAN  
J. N. PARTRICK  
F. S. PHILLIPS  
J. L. WEBBER  
W. F. ALEXANDER  
MARTINI CO. BUILDERS

# District

A “significant concentration, linkage, or continuity of sites, buildings, or structures united historically, or aesthetically by plan or physical development.”



SCHRAMSBERG  
FOUNDED IN 1852 BY JACOB SCHRAM, THIS WAS THE FIRST HILLSIDE WINERY OF THE NAPA VALLEY. ROBERT KOSS STEVENSON'S VISITING WINE IN 1850 DEVOTED A CHAPTER TO THE SUBSEQUENT TRAVELERS TO SCHRAMSBERG AND THE WINEYLANDS OF NAPA. SCHRAMSBERG'S HISTORY WAS FIRST DESCRIBED IN THE NAPA VALLEY AND WINEYLANDS. REGISTERED HISTORICAL LANDMARK NO. 561. COOPERATED BY CALIFORNIA STATE PARK COMMISSION IN COOPERATION WITH THE NATIONAL SOCIETY OF HISTORICAL SOCIETIES. 1987.



**EVALUATE**

# Identification

1. Find the location and number of historic-era buildings/structures within project area
2. Identification of existing historic properties, i.e. properties that have been previously evaluated and added to the NRHP/CRHR or *found eligible* for the NRHP/CRHR
3. DOCUMENTATION & EVALUATION of previously unevaluated historic-era properties.

The primary tool for evaluation is typically the California Office of Historic Preservation’s DPR 523 series forms



State of California — The Resources Agency		Primary #	_____
DEPARTMENT OF PARKS AND RECREATION		HRI #	_____
<b>PRIMARY RECORD</b>		Trinomial	_____
		NRHP Status Code:	_____
		Other Listings	_____
Review Code	Reviewer	Date	2023

\*Resource Name or #: 28720 S Corral Hollow Road Caltrans Map Reference No.: 1  
P1. Other Identifier: APN 253-110-020  
P2. Location: Not for Publication  Unrestricted  
a. County San Joaquin County County/Route/Postmile: \_\_\_\_\_  
b. USGS 7.5' Quad: \_\_\_\_\_ Date 1860 T 3S; R 5E of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 28720 S Corral Hollow Road City Tracy Zip 95377  
d. UTM:: Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data \_\_\_\_\_

\*P3a. Description: (Briefly describe resource below)  
28720 South Corral Hollow Road is located in a semi-rural area southwest of Tracy southeast of the intersection of South Corral Hollow Road and Linne Road. It was formerly used as a residential/agricultural/industrial compound with a garage/service station, residence, and an industrial/agricultural building. The 1.9-acre parcel (APN 253-110-020) features an open field near the intersection at the north end of the property with the three buildings clustered around a gravel driveway to the south. The property has a low wooden fence along the road and lacks landscaping except for untended weeds and a few large shrubs near the residence. There is a parking area is west of the garage/service station building and north of the residence (cont., p. 3).

\*P3b. Resource Attributes: HP2, Single-family property; HP6, 1-3 story commercial buildings  
\*\*P4. Resources Present:  Building \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_ Site \_\_\_\_\_ District \_\_\_\_\_  
\_\_\_\_\_ Elements of District \_\_\_\_\_ Other \_\_\_\_\_

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

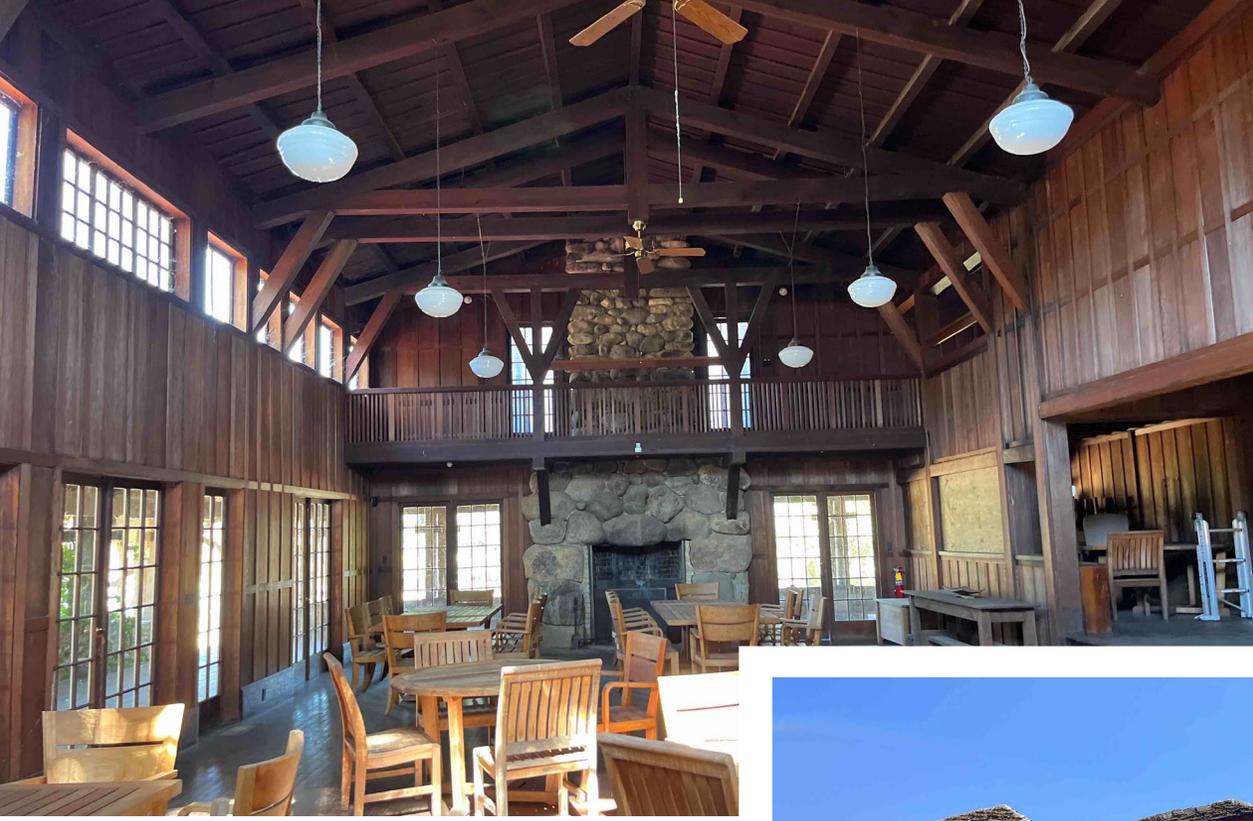


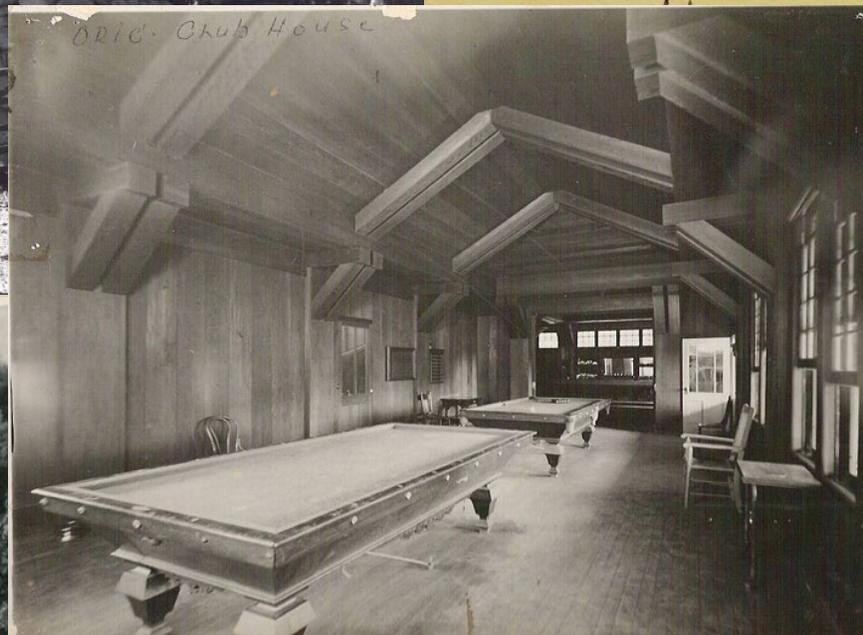
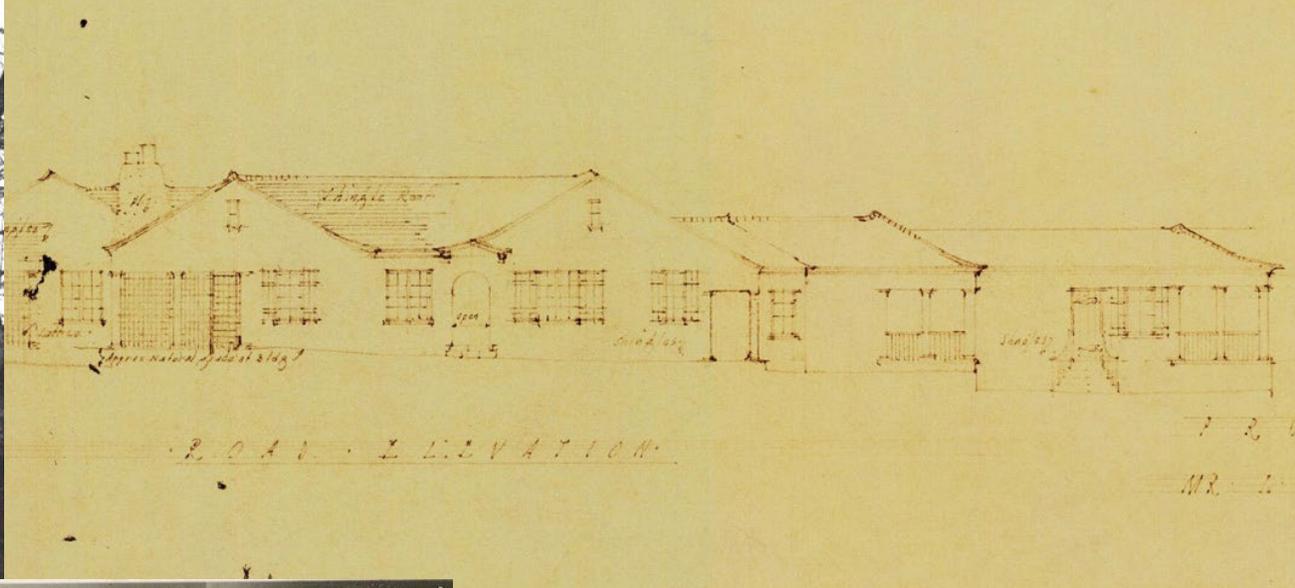
P5b. Description of Photo:  
28720 S Corral Hollow Road, west and south elevations, camera facing northeast, May 13, 2022.  
P6. Date Constructed/Age:  
c1953, USDA Aerial  
 Historic \_\_\_\_\_ Prehistoric \_\_\_\_\_ Both \_\_\_\_\_  
P7. Owner and Address:  
\_\_\_\_\_  
P8. Recorded by:  
Kara Brunzell  
Brunzell Historical  
1613 B Street  
Napa, CA 94559  
P9. Date Recorded:  
May 13, 2022  
P10. Type of Survey:  Intensive  
Reconnaissance \_\_\_\_\_ Other \_\_\_\_\_  
Describe: \_\_\_\_\_

HISTORICAL RESOURCES EVALUATION REPORT for the City of Tracy Improvements for Traffic

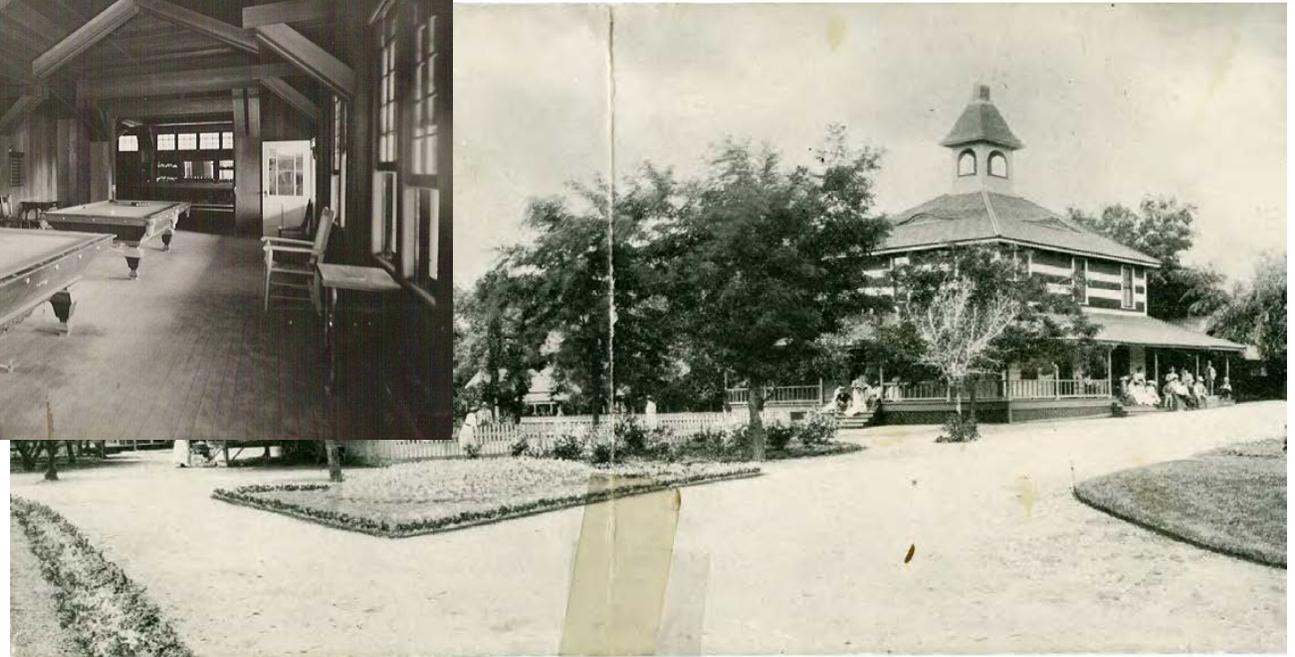
\*P11. Report Citation: Signal Installation at Corral Hollow Road, Montrose Environmental Solutions, 2023.  
\*Attachments: \_\_\_\_\_ NONE \_\_\_\_\_ Map Sheet \_\_\_\_\_ X \_\_\_\_\_ Continuation Sheet \_\_\_\_\_ x \_\_\_\_\_ Building, Structure and Object Record  
\_\_\_\_\_ Linear Resource Record \_\_\_\_\_ Archaeological Record \_\_\_\_\_ District Record \_\_\_\_\_ Milling Station Record \_\_\_\_\_ Rock Art Record  
\_\_\_\_\_ Artifact Record \_\_\_\_\_ Photograph Record \_\_\_\_\_ Other (List): \_\_\_\_\_

\*Required Information.





# Research



# Significance

Eligibility for the NRHP rests on meeting at least one of the following criteria:

- Association with important events, activities, or patterns
- Association with important persons
- Distinctive physical characteristics of design and construction
- Potential to yield important information



# Integrity

*Integrity* = a property's ability to convey the qualities that make it significant. A before and after assessment of integrity is often the basis for determining whether the significance of a historical resource will be materially impaired by a project, and thus result in a significant impact.

Seven types of integrity are considered:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

A qualified consultant makes a **recommendation** of eligibility, but the agency actually **determines** eligibility.



# The Secretary of the Interior's Standards for the Treatment of Historic Properties + CEQA

- **SOIS provide the benchmark for determining whether a project creates a “significant impact” to a historic resource under CEQA.**

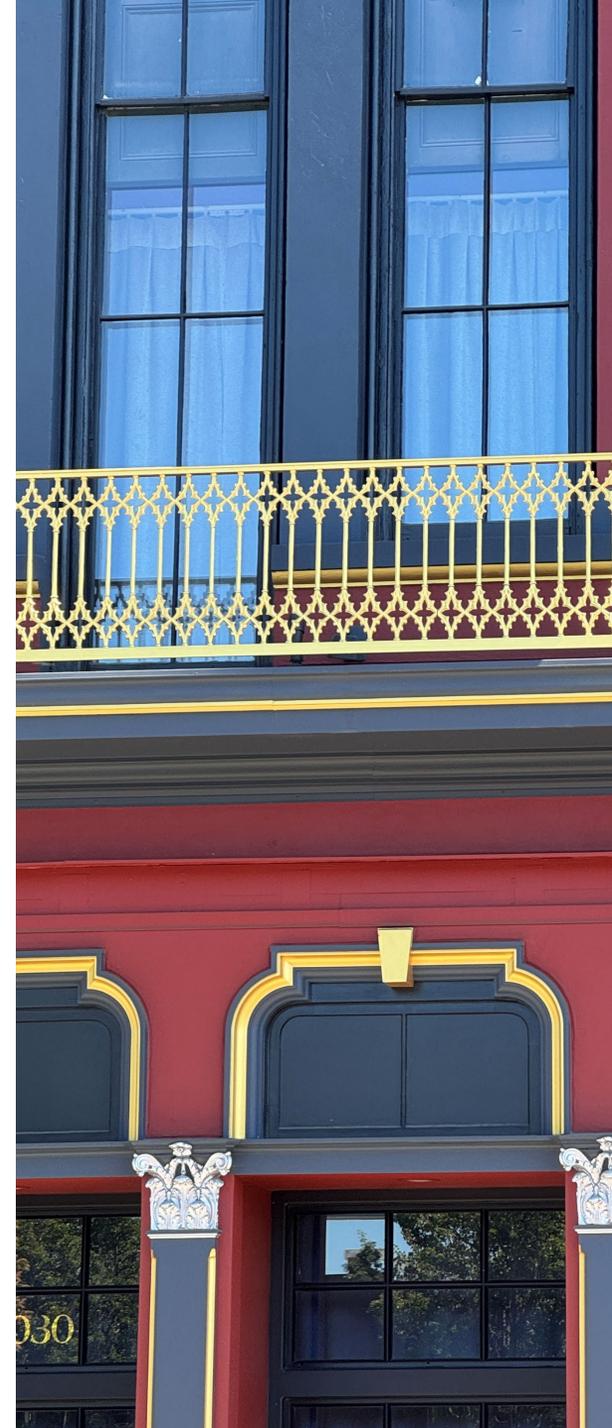
If proposed work meets the Standards, the impact is typically considered *less than significant*, which is the goal for most applicants.

- **SOIS guide the mitigation measures CEQA requires when a project *does* create an impact.**

When full compliance isn't possible, the Standards still inform what “appropriate” mitigation looks like—documentation, preservation of character-defining features, or design adjustments.

- **SOIS give planners and consultants a consistent, nationally recognized framework.**

They ensure that CEQA analyses are defensible, objective, and based on established preservation practice—not individual preferences or local politics.



# How does CEQA tie into your everyday work?

## **IDENTIFY – EVALUATE – ASSESS IMPACTS**

**CEQA ties directly into community character and long-term planning.**

- Planners and the planning commission are the gatekeepers for identifying when a project may impact a potentially significant building, district, or cultural landscape.

**CEQA is about making informed choices not stopping projects**

- Proper identification of historic resources reduces legal vulnerability for the County.
- CEQA offers a structured way to balance development with cultural continuity.



# How Landmarks Can Help

NCL is well-positioned to act as both an **implementation partner** and **public advocate** by:

- Helping to lead a **countywide comprehensive inventory** project.
- Updating the **list of County Landmarks**
- Coordinating **public education and outreach**.