

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

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Governor's Office of Planning & Research

Dec 15 2020**STATE CLEARINGHOUSE**

December 15, 2020

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Co/Rt/Pm: NAP/29/4.18

Sean Trippi, Planner
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

Re: Safe Harbor 3.0 – Draft Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Sean Trippi:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Safe Harbor 3.0 project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the November 2020 Draft IS/MND.

Project Understanding

The project is to propose the approval of a Use Permit and Tentative Parcel Map for a new 850,000 gallon per year wine production, bottling, and storage facility to allow (a) construction of an approximately 50,612 square feet (s.f.) building, with 8,796 s.f. of outdoor covered work areas for production, storage, bottling and office areas; (b) construction of an approximately 16,858 s.f. building, with 5,975 s.f. outdoor covered work areas for storage; (c) on-site parking for 100 vehicles; (d) on-site process wastewater pre-treatment system; and (e) signage and landscape improvements. This 12.17 project site is located within the vicinity of State Route (SR)-29.

Travel Impact Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, multimodal improvements and Vehicle Miles Traveled (VMT) as the primary transportation impact metric. For more information on how Caltrans assesses

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Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide.

Caltrans commends the Lead Agency in requiring the submittal of the Transportation Demand Management (TDM) program and the annual report regarding the effectiveness of the TDM measures, which is in support of working towards meeting the State's goal of VMT reduction. Caltrans encourages the lead agency in providing more information to better assess the project generated VMT in the environmental document, including the daily employee and visitor trips generation and the winery's marketing event operations.

Lead Agency

As the Lead Agency, the county of Napa is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at Yunsheng.Luo@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,



MARK LEONG
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse