

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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December 18, 2023

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Co/Rt/Pm: Napa/29/R5.985

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

Re: Nova Business Park North, Tentative Map– 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 Nova Business Park North, Tentative Map (#P22-00093-TM). 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 Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the November 2023 IS/MND.

Project Understanding

The proposed project would subdivide six lots totaling approximately 93.2-acres to create 13 new parcels. The project includes plans for includes street and infrastructure improvements but does not confirm the land use of the future developments. The project site is located close to State Route (SR)-29 and the Napa County Airport.

Aeronautics

One of the goals of the Caltrans Aeronautics Program, is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq.

The proposed project is within two miles of Napa County Airport and is in Zone C and Zone D of the airport land use compatibility plan for the Napa County Airport, established by the Napa County ALUC pursuant to Section 21675(c). Therefore, the proposed project shall adhere to the safety and land use criteria and restrictions defined in the Airport Land Use Compatibility Plan formed by the ALUC pursuant to the PUC, Section 21674 and Section 21676. An Airport Land Use Compatibility Plan (ALUCP) is crucial in minimizing noise nuisance and safety hazards around airports while promoting the orderly development of airports, as declared by the California Legislature.

The zoning designation for these parcels is combination Industrial Park (IP) and Airport Compatibility (AC). Napa County Code of Ordinances Chapter 18.80.010 (Ord. 1234 § 11 (part), 2004) designates Airport Compatibility zoning to consolidate the review of development for compatibility with public-use airports into the existing country review process while maintaining and applying standards of development in the vicinity of public-use airports. Chapter 18.80.020 – Designation: “The AC Combination District may be combined with any zoning district consistent with the purpose and provisions of this district. Regulations established by the AC Combination District shall be in addition to the regulations of the principal zoning district with which they are combined, and in the event of a conflict between the two, the provisions of the AC Combination District shall apply.” (Ord. 1258 § 5, 2005; Ord. 1234 § 11 (part), 2004)

Future development of the subdivided parcels is subject to the Airport Compatibility density and use standards set forth in the ALUCP and county code ordinance of Chapter 18.80. It would also be subject to 14 CFR Part 77 Conical Surface standards and Community Noise Equivalent Level (CNEL) Contours noise compatibility.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Marley Mathews, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,



YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse