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STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

September 16, 2008

Sean Trippi
Napa County Conservation, Development, & Planning
1195 Third Street, Room 210
Napa, CA 94559

Subject: Busby Enterprises Industrial Condominiums, File #P08-0221-UP & P08-0222-PM
SCH#: 2008082062

Dear Sean Trippi:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on September 12, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

RECEIVED

SEP 19 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008082062
Project Title Busby Enterprises Industrial Condominiums, File #P08-0221-UP & P08-0222-PM
Lead Agency Napa County

Type Neg Negative Declaration
Description Request to construct a single-story building with 27,677 square feet of floor area for speculative warehouse and light industrial uses with ancillary office area and 62 on-site parking spaces. Access would be from two new driveways on Devlin Road and Sheehy Court. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The request also includes a tentative parcel map to subdivide the proposed building into 10 industrial airspace condominiums area.

Lead Agency Contact

Name Sean Trippi
Agency Napa County Conservation, Development, & Planning
Phone (707) 253-4417 **Fax**
email
Address 1195 Third Street, Room 210
City Napa **State** CA **Zip** 94559

Project Location

County Napa
City Napa
Region
Lat / Long
Cross Streets Devlin Road and Sheehy Court
Parcel No. 057-250-037
Township 4N **Range** 4W **Section** 1, 2 **Base** MDB&M

Proximity to:

Highways 29
Airports Napa County Airport
Railways
Waterways Napa River, Ritchey Creek
Schools
Land Use Vacant land / Industrial Park: Airport Compatibility Zoning (IP:AC) / Industrial General Plan Designation

Project Issues Wildlife

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Parks and Recreation; Native American Heritage Commission; Department of Fish and Game, Region 3; California Highway Patrol; Caltrans, District 4

Date Received 08/14/2008 **Start of Review** 08/14/2008 **End of Review** 09/12/2008

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 622-5491
FAX (510) 286-5559
TTY 711



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September 22, 2008

NAP029845
NAP-29-4.706
SCH# 2008082062

Mr. Sean Trippi
Conservation, Development and Planning Department
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Trippi:

**BUSBY ENTERPRISES INDUSTRIAL CONDOMINIUMS PROJECT- MITIGATED
NEGATIVE DECLARATION**

Thank you for including the California Department of Transportation (Department) in the environmental review process for the Busby Enterprises Industrial Condominiums project. The following comments are based on the Mitigated Negative Declaration (MND). As the lead agency, the County of Napa is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Traffic Impact Analysis (TIA)

Please evaluate the proposed project's impacts to State Route (SR) 29, specifically the intersections of SR29/SR12 and SR29/Soscol Ferry Road. The following criteria should be used in determining if a traffic analysis for these facilities is warranted:

1. The project would generate over 100 peak hour trips assigned to a state highway facility.
2. The project would generate 50 to 100 peak hour trips assigned to a state highway facility, and the affected highway facilities are experiencing noticeable delay; approaching unstable traffic flow (level of service (LOS) "C" or "D") conditions.
3. The project would generate 1 to 49 peak hour trips assigned to a state highway facility; and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow (LOS "E" or "F") conditions.

Mr. Sean Trippi
September 22, 2008
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We recommend using the Department's "*Guide for the Preparation of Traffic Impact Studies*" for determining which scenarios and methodologies to use in the analysis. The guide can be accessed from the following webpage:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

If the proposed project will not generate the amount of trips needed to meet the Department's trip generation thresholds, an explanation of how this conclusion was reached must be provided.

We look forward to reviewing the TIA for this project. Please send to:

Sandra Finegan
Office of Transit and Community Planning
Department of Transportation, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or sandra.finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,



LISA CARBONI
District Branch Chief
Local Development-Intergovernmental Review

c: State Clearinghouse