

**DEPARTMENT OF TRANSPORTATION**

111 GRAND AVENUE  
P. O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5505  
FAX (510) 286-5559  
TTY 711

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NOV 25 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.*Flex your power!  
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November 20, 2008

NAP128115  
NAP-128-5.26

Ms. Trish Hornish  
Napa County Planning Department  
1196 Third Street, Suite 210  
Napa, CA 94559

Dear Ms. Hornish:

**ROUND POND WINERY EXPANSION – APPLICATION**

Thank you for including the California Department of Transportation (Department) in the environmental review process for the Round Pond Winery Expansion project. 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. Since an encroachment permit is required for work in the state right of way (ROW), and the Department will not issue a permit until our concerns are adequately addressed, we strongly recommend that the County work with both the applicant and the Department to ensure that our concerns are resolved during the CEQA process, and in any case prior to submittal of a permit application. Further comments will be provided during the encroachment permit process; see the end of this letter for more information regarding encroachment permits.

***Hazardous Waste***

1. The project area is a known leaking underground storage tank (LUST) site. Since soil excavation is anticipated to depths of 16 feet, we recommend soil and groundwater characterization through sampling and testing during the project's design phase.
2. The environmental document should provide a discussion about possible lead paint and asbestos exposure due to the removal of existing structures and pipes.

***Highway and Traffic Operations***

1. Provide a detailed plan of how you will use parking shuttles to alleviate traffic on State Route (SR) 29 and SR 128 during Wine Auction and Release events.
2. A two-way left turn lane (TWLTL) is recommended instead of back-to-back left turn pockets between the Round Pond Winery and Honig Winery driveways.

3. If additional ROW is needed for the proposed roadway improvements, the additional ROW shall be dedicated to the state.
4. Any impact created by the implementation of roadway improvements, such as tree removal, should be mitigated and addressed in the project's environmental document.
5. Please be reminded that any improvement within the state's ROW must be designed per the Department's Highway Design Manual (HDM). A link to the HDM is provided for your convenience. <http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm>

### ***Cultural Resources***

There are no known prehistoric sites within the ROW of the project area. Should project-related ground disturbing activities take place as part of this project within the state ROW and there is an inadvertent archaeological or burial discovery, in compliance with CEQA, PRC 5024.5, and Caltrans Standard Environmental Reference (SER) Volume 2 (<http://www.dot.ca.gov/ser>), all construction within 50 feet of the find shall cease. The Department's District 4 Cultural Resource Study Office shall be immediately contacted at (510) 286-5618. A staff archaeologist will evaluate the finds within one business day after contact. Archaeological resources may consist of, but are not limited to, dark, friable soils, charcoal, obsidian or chert flakes, grinding bowls, shell fragments, or deposits of bone, glass, metal, ceramics, or wood.

### ***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to the address below. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information. <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Michael Condie, District Office Chief  
Office of Permits  
California DOT, 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](mailto:sandra_finegan@dot.ca.gov) with any questions regarding this letter.

Sincerely,



LISA CARBONI  
District Branch Chief  
Local Development – Intergovernmental Review

**DEPARTMENT OF TRANSPORTATION**

111 GRAND AVENUE  
P. O. BOX 23660  
OAKLAND, CA 94623-0660  
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*Flex your power!  
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March 16, 2009

NAP128115  
NAP-128-5.26

Ms. Trish Hornish  
Napa County Planning Department  
1196 Third Street, Suite 210  
Napa, CA 94559

Dear Ms. Hornish:

**ROUND POND WINERY EXPANSION – LEFT TURN LANE STRIPING PLANS**

Thank you for continuing to include the California Department of Transportation (Department) in the environmental review process for the Round Pond Winery Expansion project. The following comments are based on the left turn lane striping plans submitted by Summit Engineering, Inc., on February 23, 2009. Our previous comments still apply and are incorporated here by reference.

***Traffic Operations***

1. All design plans must conform to the Department's Highway Design Manual Index 405.2 (HDM) guidelines for left-turn lanes and two-way left-turn lane (TWLTL) channelization and the Manual on Uniform Traffic Control Devices (MUTCD) for delineation. Links to the HDM and MUTCD are provided for your convenience. See Driveway Intersections and Traffic Manual Marking, pages 6 – 43. 85 <http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm>  
<http://www.dot.ca.gov/hq/traffops/signtech/mutcdsupp>
2. What is Napa County's standard setback from the edge of pavement for trees?
3. Utility poles are to be relocated outside the recovery zone. The HDM, Planting Guidelines, page 900-4, states the standard minimum recovery zone for a conventional highway should be 20 feet from the edge of travel way (ETW). Please coordinate with the utility company for utility relocation.
4. Please submit cross-sections for the proposed Round Pond Winery driveway and the State Route (SR) 128 TWLTL.

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***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the state right of way (ROW) requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to the address below. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information.

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Michael Condie, District Office Chief  
Office of Permits  
California DOT, 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](mailto:sandra_finegan@dot.ca.gov) with any questions regarding this letter.

Sincerely,



LISA CARBONI  
District Branch Chief  
Local Development – Intergovernmental Review

c: Cody Anderson, Summit Engineering, Inc.

**From:** Sandra Finegan [mailto:sandra\_finegan@dot.ca.gov]

**Posted At:** Friday, December 12, 2008 2:36 PM

**Posted To:** 2008052

**Conversation:** Round Pond Winery- NAP128115, NAP-128-5.26

**Subject:** Re: Round Pond Winery- NAP128115, NAP-128-5.26

Hi Bianca,

Thank you for sending the email as I never received the voicemail. Please disregard the comment requesting you send a detailed plan of the parking shuttles. The traffic engineer is satisfied with the information provided. I will research the engineering information and get back to you as soon as possible.

Sandy Finegan  
Associate Transportation Planner  
Local Development - Intergovernmental Review  
Office of Transit and Community Planning  
Caltrans -District 4  
111 Grand Avenue, MS 10-D  
Oakland, CA 94623  
510) 622-1644  
510) 286-5559 FAX

"Bianca Gomez" <BIANCA@summit-sr.com>

12/12/2008 02:21 PM

To <sandra\_finegan@dot.ca.gov>

CC "Greg Swaffar" <GREG@summit-sr.com>, "2008052" <2008052@summit-sr.com>

Subject Round Pond Winery- NAP128115, NAP-128-5.26

andra,

I left you a voicemail message but thought I would follow up with an email. I have reviewed your comments regarding the Round Pond Winery Expansion Application and have the following questions:

1. Hazardous Waste

Are you considering the project area the location of the new building or the location of the left turn lane? Why would excavation be anticipated to depths of 16 feet? What is the intent in your recommendation to provide soil and groundwater characterization through sampling and testing?

2. Highway and Traffic Operations

Do you have an example of a detailed plan to use parking shuttles on SR 128 and 29?

Please let me know if you can answer the question above, and feel free to call me at our Napa office at the phone number listed below to discuss.

Thank you for your help,

BIANCA GOMEZ

PLC ENGINEER

---

SUMMIT ENGINEERING, INC.

133RD STREET

NAPA, CA 94559

707.256.0708 EXT 209

**Hornisher, Trish**

**From:** Sandra Finegan [sandra\_finegan@dot.ca.gov]  
**Sent:** Tuesday, April 07, 2009 3:12 PM  
**To:** Hornisher, Trish  
**Subject:** Fw: Round Pond Winery- NAP128115, NAP-128-5.26 Left Turn Lane

Hi Trish,

Everything is fine. Thank you for all your help.

Sandy Finegan  
Associate Transportation Planner  
Local Development - Intergovernmental Review  
Office of Transit and Community Planning  
Caltrans -District 4  
111 Grand Avenue, MS 10-D  
Oakland, CA 94623  
(510) 622-1644  
(510) 286-5559 FAX

----- Forwarded by Sandra Finegan/D04/Caltrans/CAGov on 04/07/2009 03:11 PM -----

Chris Wilson/D04/Caltrans/CAGov

To Sandra Finegan/D04/Caltrans/CAGov@DOT

cc

04/06/2009 02:36 PM

Subject Re: Fw: Round Pond Winery- NAP128115, NAP-128-5.26 Left Turn Lane [Link](#)

Sandra:

The explanations/clarifications are sufficient for our satisfaction.

Christopher Wilson  
Caltrans Office of Environmental Engineering  
Office: (510) 286-5647  
Fax: (510) 286-5639  
111 Grand Avenue, 14-894  
Oakland, CA 94612

Sandra Finegan/D04/Caltrans/CAGov

To Chris Wilson/D04/Caltrans/CAGov@DOT

cc

04/03/2009 11:42 AM

Subject Fw: Round Pond Winery- NAP128115, NAP-128-5.26 Left Turn Lane

Chris,

04/08/2009

I this okay with you?

Sandy Finegan  
Associate Transportation Planner  
Local Development - Intergovernmental Review  
Office of Transit and Community Planning  
Caltrans -District 4  
111 Grand Avenue, MS 10-D  
Oakland, CA 94623  
(510) 622-1644  
(510) 286-5559 FAX

----- Forwarded by Sandra Finegan/D04/Caltrans/CAGov on 04/03/2009 11:42 AM -----

"Hornisher, Trish" <THornisher@co.napa.ca.us>

To "Sandra Finegan" <sandra\_finegan@dot.ca.gov>

04/02/2009 09:44 AM

cc "Chris Wilson" <chris\_wilson@dot.ca.gov>

Subject RE: Round Pond Winery- NAP128115, NAP-128-5.26 Left Turn Lane

Hi Sandra,

I have reviewed all the comments from Caltrans and NCDEM regarding the status of the LUST sites in the vicinity of Round Pond Winery. Based on the County Geologist's input and the facts at hand, the revised Condition of Approval added by NCDEM on March 24<sup>th</sup> and the standard conditions of approval by the Planning Department appear to adequately address potential hazardous material that may be encountered during construction. The conditions of approval read as follows:

*NCDEM: If any soil contamination is encountered during site excavation stop work immediately and notify the Department of Environmental Management for information and requirements.*

*NC Planning Dept.: All grading and excess soils generated by construction of the project facilities shall be disposed of per Public Works direction.*

This conclusion is based on the following facts:

1. The proposed project will not require excavation to 16'. This fact was verified by the applicant's licensed civil engineer submitted plans and statement confirming the proposed building will be constructed as a slab on grade foundation. NCDEM's Geologist has also determined no groundwater monitoring is required since Napa County has no record of a leaking/contaminated site (LUST) on the Round Pond Winery owned parcel ½ mile west of the project site and no documentation of leakage has been received by Caltrans. Since there is no possibility groundwater will be encountered and no record of an UST site that could detrimentally affect the project area soils, groundwater monitoring will not be necessary.
2. The two hazardous materials sites discussed by Caltrans [(A.): the AgUST located ½ mile west of the project site; and, (B.) the HazFac site located at 1153 Rutherford Road] were found by the NCDEM Geologist to be: (1.) Not a current LUST site with regard to site A; and, (2.) A closed HazFac site with regard to site B. NCDEM's Geologist has stated there is no record either locally or from Caltrans of leakage or contamination from the AgUST site A. And the distance of over 1 mile from the closed HazFac site B on Rutherford Road to Round Pond Winery is, "too great to be of credible concern". Since encountering hazardous materials from these sites was determined to be remote by a licensed geologist, the above NCDEM and Planning conditions of approval are adequate to address any hazardous materials that may be encountered during construction should the project be approved.

I have cc'd Chris Wilson at your request below. Please let me know if you have any questions.

Patricia Hornisher  
Planner III

04/08/2009