



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

To:	Planning Commission	From:	Sean Trippi
Date:	December 16, 2020	Re:	Safe Harbor 3.0 P18-00179-UP, Use Permit & P20-00217- PM Tentative Parcel Map Mitigated Negative Declaration (MND), and MMRP

Attached is correspondence received subsequent to publication of the staff report.

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

December 15, 2020

SCH #: 2020110227

GTS #: 04-NAP-2020-00224

GTS ID: 21233

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

Sean Trippi, Planner
December 15, 2020
Page 2

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



Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA 94559

Date: 12-11-2020

Subject: SAFE HARBOR WINERY AND STORAGE
US PERMIT P18-00179 AND TPM P20-00217-PM
DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

We are writing in full support of the Safe Harbor Winery and Storage project.

This project will provide us with a central location for pickup and delivery for bulk wine and finish case goods. Thus, allowing Eagle Transportation to keep our trips down to a minimum through Silverado Trail and Hwy 29 corridors. Also helping to decrease already congested traffic conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Brady", with a long, sweeping flourish extending to the right.

Mike Brady, President

Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA. 94559

DATE 12/10/20

SUBJECT: SAFE HARBOR WINERY AND STORAGE
 USE PERMIT P18-00179 AND TPM P20-00217-PM
 DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

I am writing in full support of the Safe Harbor Winery and Storage project. I have been a winemaker at Don Sebastiani & Sons, located at 520 Airpark Road, for over 20 years. We have partnered with Safe Harbor Wine Storage for wine storage since they opened their doors. As a large local wine producer who bottles over 1 million cases annually in the southern Napa Valley, we support the growing efforts of Safe Harbor for the following reasons:

- This project helps to consolidate wine production in a General Industrial area and supports the growth of neighboring local businesses.
- This consolidation will reduce truck trips to up valley wineries as well as wineries in other counties.
- The site is General Industrial and this use fits perfectly.

We, at Don & Sons, support the efforts of Safe Harbor Wine Storage as a model business for the Napa Valley. Any consideration to support their growth is appreciated by your fellow neighbors here at Don Sebastiani & Sons.

Sincerely,

Greg Kitchens
Director of Winemaking
Don Sebastiani & Sons

Cc: Sean Trippi, Napa County PBES



Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA. 94559

DATE: Dec. 10, 2020

SUBJECT: SAFE HARBOR WINERY AND STORAGE
USE PERMIT P18-00179 AND TPM P20-00217-PM
DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

I am writing in full support of the Safe Harbor Winery and Storage project. We are a current client of Safe Harbor and multiple other wine storage and processing facilities throughout California. WX is in the process of evaluating the best solution for consolidating our processing, storage and bottling. The proposed facility on Devlin road is well located for centralizing our operations. Reducing our footprint in the North Coast alone will reduce our need to constantly move wine from one facility to another. That is good for our business and for the environment.

Our processing requirements are best suited to an industrial site like Devlin Rd., rather than customer facing facilities in the rural part of the valley. We have explored the options for consolidating our business with Safe Harbor at the potential new site. The ease of access, availability of clean treated water and proximity to warehousing are additional benefits we see with the site.

Sincerely,

A handwritten signature in blue ink that reads 'Kurt Lorenzi'. The signature is fluid and cursive, with the first name 'Kurt' being more prominent.

Kurt Lorenzi
VP Sourcing

Cc:
Sean Trippi, Napa County PBES



500 REDWOOD BLVD., SUITE 200
NOVATO, CALIFORNIA 94947
TEL 415.382.6900
FAX 415.382.6905

WXBRANDS.COM

roots run deep winery
1607 First Street, Napa, CA 94559
707-945-1045

Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA. 94559

SUBJECT: SAFE HARBOR WINERY AND STORAGE
USE PERMIT P18-00179 AND TPM P20-00217-PM
DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

As the owner of Roots Run Deep Winery and a client of Safe Harbor since 2007, I am writing to express my full support of the latest Safe Harbor Winery and Storage project. This project will help to consolidate our wine production in a general industrial area and will reduce our need for trucking up valley. Please feel free to contact me with any questions.

Sincerely,

Mark Albrecht

Cc: Sean Trippi, Napa County PBES



Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA. 94559

December 11, 2020

SUBJECT: SAFE HARBOR WINERY AND STORAGE
USE PERMIT P18-00179 AND TPM P20-00217-PM
DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

I am writing on behalf of Beckstoffer Vineyards in full support of the Safe Harbor Winery and Storage project. As a long anchor tenant of Safe Harbor and Safe Harbor 2.0 Winery and Storage for the last 13+ years Beckstoffer Vineyards is in full support of this project.

One of the key factors for supporting this project is the location. The Safe Harbor Winery and Storage project location will help to consolidate more wine production in the General Industrial area. Helping to reduce additional traffic up valley and consolidate more production to a location with better access for trucks and deliveries. In addition this location will have direct access to water for both the facility to use and for fire protection for the facility.

A second reason that Beckstoffer Vineyards is in support of this project and the site is it will be a perfect fit with its proximity to other Wineries in the General Industrial area and will continue provide synergies between our current clients with which we currently work with at the other two Safe Harbor locations as well as the many other winery clients we work with that have production facilities already located this General Industrial Area, helping with traffic reduction.

Thank you for your time and consideration.

Sincerely,

Cameron Lyeth
Beckstoffer Vineyards

Cc:

Sean Trippi, Napa County PBES

Mr. David Whitmer, Chair, Napa County Planning Commission
1195 Third Street
Napa, CA. 94559

DATE

SUBJECT: SAFE HARBOR WINERY AND STORAGE
USE PERMIT P18-00179 AND TPM P20-00217-PM
DEVLIN ROAD, APN 057-110-012

Dear Mr. Whitmer:

I am writing in full support of the Safe Harbor Winery and Storage project.

As an owner at BNA wine group, Safe Harbor has heavily reduced trucking, costs and time for us. Safe Harbor was perfectly, geographically situated near all the facilities that we used. We were able to store, bottle our wine at Safe Harbor and then ship cased goods less than a mile down the road to our warehouse on Tower Road. Our trucks do not have to go on the highway since the new bypass was put in. Thank you for making that happen. We also realized as time went on, we were able to increase efficiencies by locating our own office, and storage, next door to Safe Harbor once again reducing traffic on the roads.

This new site will be a great addition for Safe Harbor and the wine community in Napa. With all the recent fires up valley, I think wineries will need alternatives and Safe Harbor will help fill this void.

If you have any specific questions please feel free to reach out to me personally.

Sincerely,



Tony Leonardini
BNA Wine Group
707-738-8020
tleonardini@gmail.com

Cc:
Sean Trippi, Napa County PBES