

## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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[www.dot.ca.gov](http://www.dot.ca.gov)



August 18, 2025

SCH #: 2025070651  
GTS #: 04-NAP-2023-00538  
GTS ID: 30209  
Co/Rt/Pm: Napa/121/1.074

Kelli Cahill, Planner III  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94599

### **Re: Nights in White Satin Winery Use Permit (P22-00236) – Mitigated Negative Declaration (MND)**

Dear Kelli Cahill:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Nights in White Satin Winery Use Permit. 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 July 2025 Draft MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

#### **Project Understanding**

The proposed project includes all elements to create a new 120,000 gallon per year production winery. The proposal includes construction of a new 51,720 square feet building for production and hospitality, a water system and groundwater well, and a wastewater treatment system. The project expects to attract approximately 600 guests per week and employ 35 people. Employees and visitors would be accommodated by the creation of a 20-foot-wide access driveway and 50 parking spaces. This project site is directly adjacent to State Route (SR) 12.

#### **Construction-Related Impacts**

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Additionally, please note the following upcoming Caltrans projects that are within the vicinity of the proposed project and may pose a construction conflict and require coordination between Caltrans and the County:

- *Project 04-2Q440*: Bridge rails upgrade at Yellow Creek and Arroyo Creek overflow along SR 121 (Post Mile (PM) 6.5/8.4), which is in construction until Spring 2027.
- *Project 04-2W230z*: Safety improvements to widen the SR 121 shoulder to standard width and install rumble strips on the center line and shoulder. Location is from Sanoma Creek Bridge to 0.4 miles West of Napa Road, near the community of Schellville (SR 121 PM 9.54/10.36). Construction is expected in 2029.
- *Project 04-4W370*: Bridge scour and seismic rehabilitation project located at the Napa River Bridge (SR 29 PM 6.99). Construction is expected in 2030.
- *Project 04-1Y170*: Construction of a Class I bike path and modification of the railroad at grade crossing. Located in Schellville at the SR 121 and 8th Street intersection. Construction is expected in 2030.
- *Project #20689*: Operational improvements at the intersection of SR 121 and SR 29. Construction is expected in 2031.
- *Project #20329*: Pavement rehabilitation on SR 12, from the intersection of SR 12 and Shainsky Road to the intersection of SR 12 and SR 121 (SR 12 PM 38.9/41.4). Construction is expected in 2031.

### **Tribal Coordination**

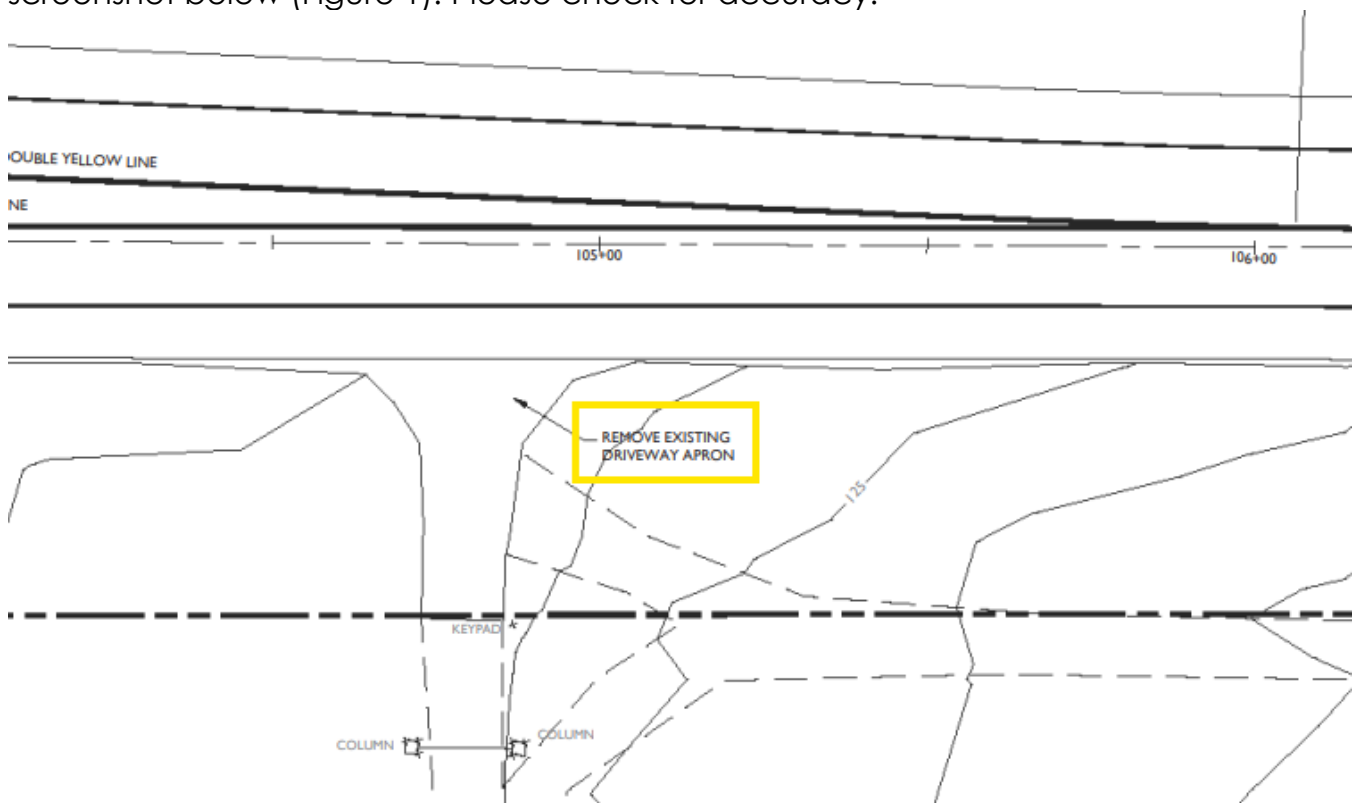
Please consider enhancing efforts to coordinate with local Tribal Nations. Caltrans recommends using a variety of outreach efforts including email, physical mailers or flyers, phone calls, or in-person visits to ensure meaningful engagement and to establish two-way communication. These efforts will help to build relationships between impacted communities or Tribal Nations and the County of Napa. The process for engaging with Tribal governments should be uniquely developed with each tribe. Please ensure that the County of Napa conduct good faith consultation and engagement with the following Native American Tribes/Nations:

- Cachil DeHe Band of Wintun Indians of the Colusa Indian Community
- Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
- Guidiville Indian Rancheria
- Middletown Rancheria

- Mishewal-Wappo Tribe of Alexander Valley
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- Pinoleville Pomo Nation
- Yocha Dehe Wintun Nation

### Highway Operations

In the first paragraph on page 32 of the MND it states, "The project site will be accessed from a new single driveway off Sonoma Highway (SR 12/121) with a secondary existing driveway which will continue to be used for vineyard access." This statement is inconsistent with the project plans provide in Attachment E (page 2), see screenshot below (Figure 1). Please check for accuracy.



**Figure 1**

Later in the first paragraph on page 32 of the MND it states, "No changes are proposed for the existing driveway as it will continue to serve as an agricultural road." This statement is inconsistent with the project plans provided in Attachment E (page 1), see screenshot below (Figure 2). Please check for accuracy.

In the same portion of the project plans shown below (Figure 2), please clarify what is meant by "... to align with driveway on North side of the Highway." Please clarify which driveway is being referenced.



### **Encroachment Permit**

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway Rights-of-Way (ROW) requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Informational Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mary McGee, Transportation Planner, via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov). For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

Kelli Cahill, Planner III  
August 18, 2025  
Page 6

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and last name "Yunsheng" clearly distinguishable.

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

c: State Clearinghouse