

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Michael Allen, Acting Planning Manager
City of Napa
1600 First Street
Napa, CA 94559

Re: Zinfandel Subdivision Project — Draft Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Michael Allen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Zinfandel Subdivision Project. 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 August 2025 Draft IS/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 would remove the existing vineyards, 29 trees, a private pedestrian bridge, and the single-family dwelling and detached garage from the approximately 9.56-acre project site to develop a 51-lot subdivision containing 51 single-family homes, 12 accessory dwelling units (ADUs), and 10 junior ADUs. Proposed off-site construction includes improvements along Salvador Channel as well as the dedication of a 10-foot-wide right-of-way (ROW) along the El Centro frontage to the City with planned improvements to the pedestrian network. The project site is within a half mile of State Route (SR) 29.

Travel Demand Analysis

The project Vehicle Miles Traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the City's adopted significance thresholds for VMT. Per the IS/MND, this project is found to have a less than significant VMT impact

due to project site's location within a traffic analysis zone (TAZ) that has a per capita home-based VMT that is 29 percent below the Countywide average. However, a 2020 addendum to the 2019 Traffic Impact Study (TIS) estimated that a proposal of 53 single-family homes, 12 ADUs, and 14 junior ADUs would generate 681 net new daily trips. Therefore, the current proposal of 51 single-family homes, 12 ADUs, and 10 junior ADUs can be expected to generate a similar number of net new daily trips. In addition to construction of pedestrian improvements along the project frontage at El Centro Ave and the trail along the southern border of Salvador Creek, please consider the following transportation demand management (TDM) measures to reduce project-generated vehicle trips:

- Provide Electric Vehicle Charging Infrastructure,
- Implement Market Price Public Parking (On-Street),
- Provide Traffic Calming Measures.

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).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via 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.

Sincerely,



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

c: State Clearinghouse