

SECTION 2: PROJECT DESCRIPTION

This Environmental Impact Report (EIR) analyzes the potential environmental effects of the proposed St. Regis Napa Valley Project in the City of Napa, California.

2.1 - Project Location and Setting

2.1.1 - Location

The project site is located in the City of Napa, Napa County, California (Exhibit 2-1). The project site is located within the boundaries of the Stanly Ranch in the southern portion of the City of Napa, southwest of the junction of State Route 12 (SR-12), State Route 29 (SR-29), and State Route 121 (SR-121). The project site consists of four parcels totaling approximately 93 acres bounded by vineyards (west, north, and south) and Stanly Lane (east) (Exhibit 2-2). The project includes the shared alignment of a future wastewater and recycled water line (ranging from 4,820 to 6,440 lineal feet), a portion of which would be under the Napa River. The project site is located on the Cuttings Wharf, California, United States Geologic Survey 7.5-minute topographic quadrangle map, Range 4 West, Township 5 North, Unsectioned (Latitude 38°15'00" North; Longitude 122°18'00" West).

2.1.2 - Existing Conditions

Setting

The 93-acre site is within the Stanly Ranch located in the southern portion of the City of Napa. The Stanly Ranch is located in the Carneros wine-growing region, one of the most renowned wine-growing regions in the world.

The Stanly Ranch is characterized by gently rolling relief that slopes to the south towards the Napa River. The ranch consists of two main features: the lowlands along the Napa River and the highlands. The lowlands lie within the 100-year flood plain of the river and are currently under public ownership. The highlands are characterized by plains and low, rolling relief, and they contain the vineyards and various improvements present on the ranch (e.g., roads, structures, irrigation features). Home Hill is the highest point on the ranch at 79 feet above mean sea level. The Starmont Winery is located in the southeastern portion of the site. The winery has a 67,000-square-foot main building and associated facilities and is permitted for public events and tastings.

Project Site

The project site occupies 93 acres in the center of the Stanly Ranch. The project site's topography is characterized by two large knolls in the southern portion of the site and a depression in the middle of the site. Vineyards occupy most of the site, with a seasonal wetland located in the depression. The southeastern knoll, known as Cistern Hill, features a cistern and associated wooden structure, which is surrounded by mature pine trees. The cistern is a remnant of the historic agricultural operations on the Stanly Ranch. The project site is accessed from both Stanly Lane and Stanly Cross Road.

Project Description

Exhibits 2-3a, 2-3b, and 2-3c provide photographs of the project site. Exhibit 2-4 illustrates the topographical relief of the project site.

Offsite Improvements

Wastewater and Recycled Water Pipelines Alignment

The alignment of the wastewater and recycled water pipelines would contain portions of the Stanly Lane right-of-way, existing agricultural roads, the banks of the Napa River, the river itself, and the Napa Sanitation District Soscol Water Recycling Facility.

Exhibit 2-3d provides photographs of the pipelines alignment.

2.1.3 - Surrounding Land Uses

Project Site

West

Vineyards and rural residential uses are located west of the project site. These land uses are located in unincorporated Napa County.

North

Stanly Lane, vineyards, SR-29, and the Napa River are located north of the project site. The vineyards on the west side of the original Stanly Lane alignment are located in unincorporated Napa County, while the vineyards are the east side of the roadway are in the City of Napa.

East

Stanly Lane, vineyards, SR-29, and the Napa River are located east of the project site. All of these uses are located in the City of Napa.

South

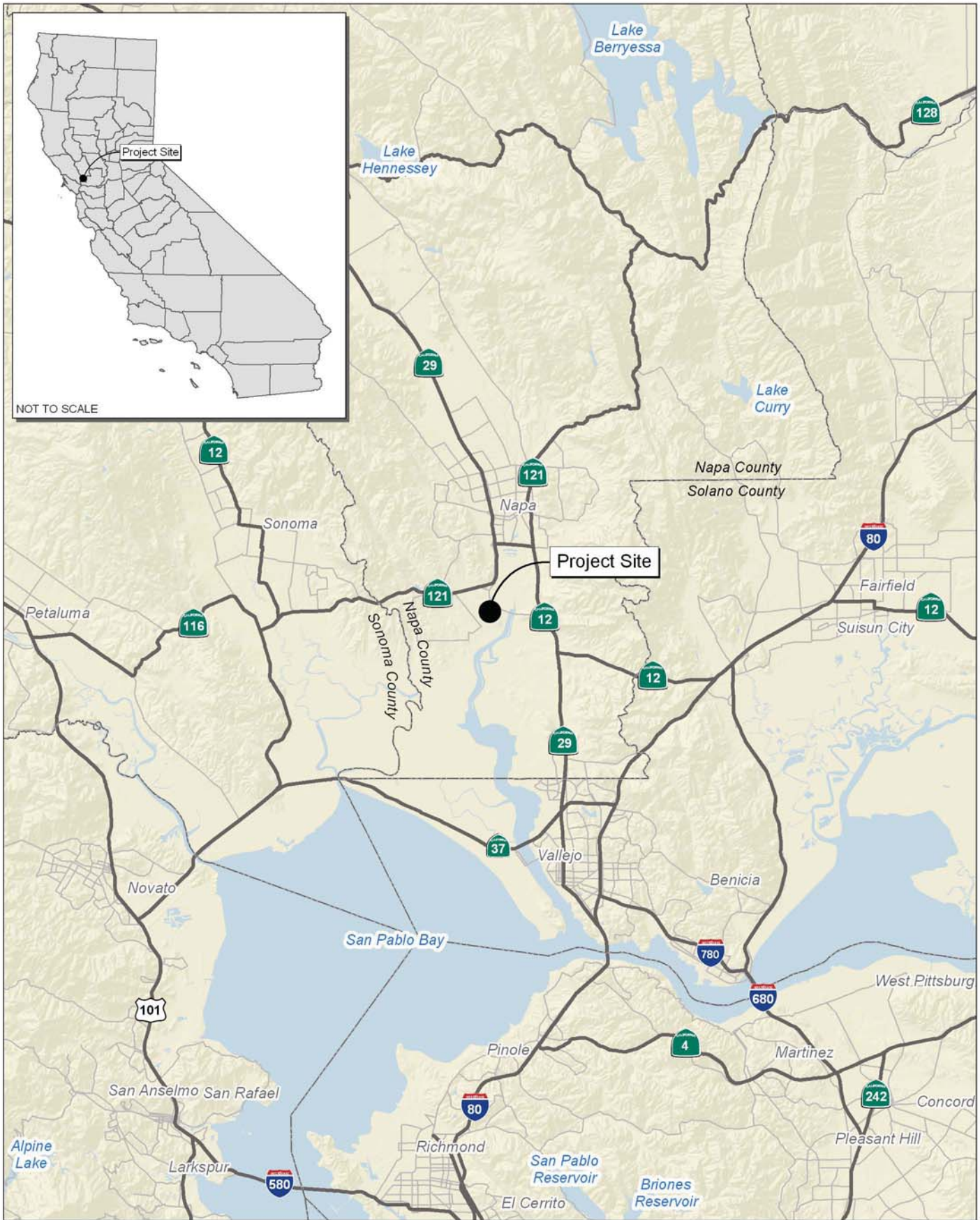
Vineyards, the Starmont Winery, and the Napa River are located south of the project site. All of these uses are located in the City of Napa.

Wastewater and Recycled Water Pipelines Alignment

The proposed pipelines alignments would range from 4,820 to 6,440 lineal feet and make several turns. A general description of the surrounding land uses is provided below.

Within the Stanly Ranch, the pipelines alignment would follow Stanly Lane east to its terminus and then turn south along a levee. Surrounding land uses within the Stanly Ranch include vineyards, the Starmont Winery, and SR-29.

Outside of the Stanly Ranch, the pipelines alignment would turn east and cross under the Napa River to the Soscol Water Recycling Facility. Surrounding land uses include the Napa River, riparian habitat, levees, and salt evaporation ponds.



Source: Census 2000 Data, The CaSIL, MBA GIS 2009.



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Exhibit 2-1 Regional Location Map

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ENVIRONMENTAL IMPACT REPORT



Source: USDA NAIP Imagery, 2005.

Legend

- Project Site
- Recycled Water Line
- Sanitary Sewer Force Main

Exhibit 2-2
Local Vicinity Map
Aerial Base





View of the project site from Stanly Cross Road.



View of the eastern portion of the project site with the Napa River bridge in the background.



View of the western portion of the project site.



View of the wooden structure that encloses the cistern.

Source: Michael Brandman Associates, 2009.



Michael Brandman Associates

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Exhibit 2-3a Site Photographs



View of the western portion of the project site.



View of the northwestern portion of the project site, with the seasonal wetland in view.



View of the northern portion of the project site, with Stanly Lane in the background.



View of the northeastern portion of the project site.

Source: Michael Brandman Associates, 2009.



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Exhibit 2-3b Site Photographs



View of the project site from the northeast corner.



View of the depression that contains the seasonal wetland.



View of the project site from the southwest corner.



View of the project site from the southeast corner.

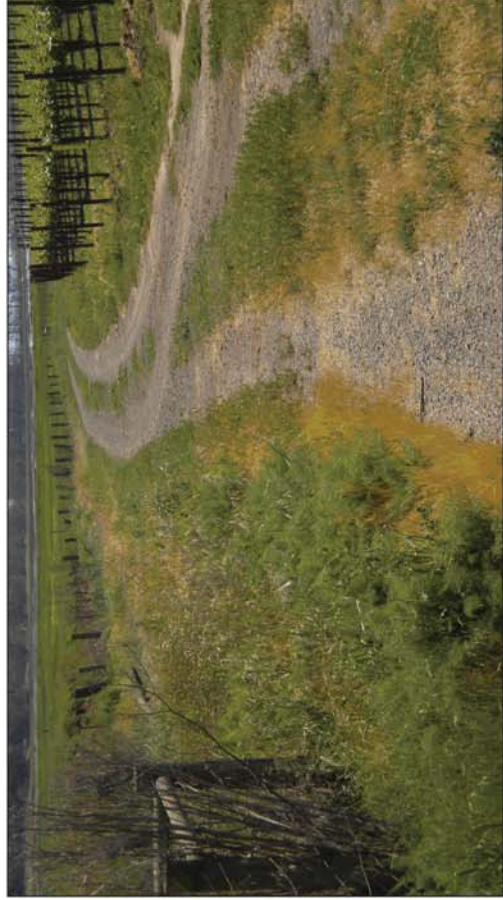
Source: Michael Brandman Associates, 2009.



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Exhibit 2-3c Site Photographs



View of the pipelines alignment looking south from the end of Stanly Lane.



View of the pipelines alignment looking west from the end of Stanly Lane.



View of the pipelines alignment looking east from the Stanly Lane / Stanly Cross Road intersection.



View of the pipelines alignment looking west from the Stanly Lane / Stanly Cross Road intersection.

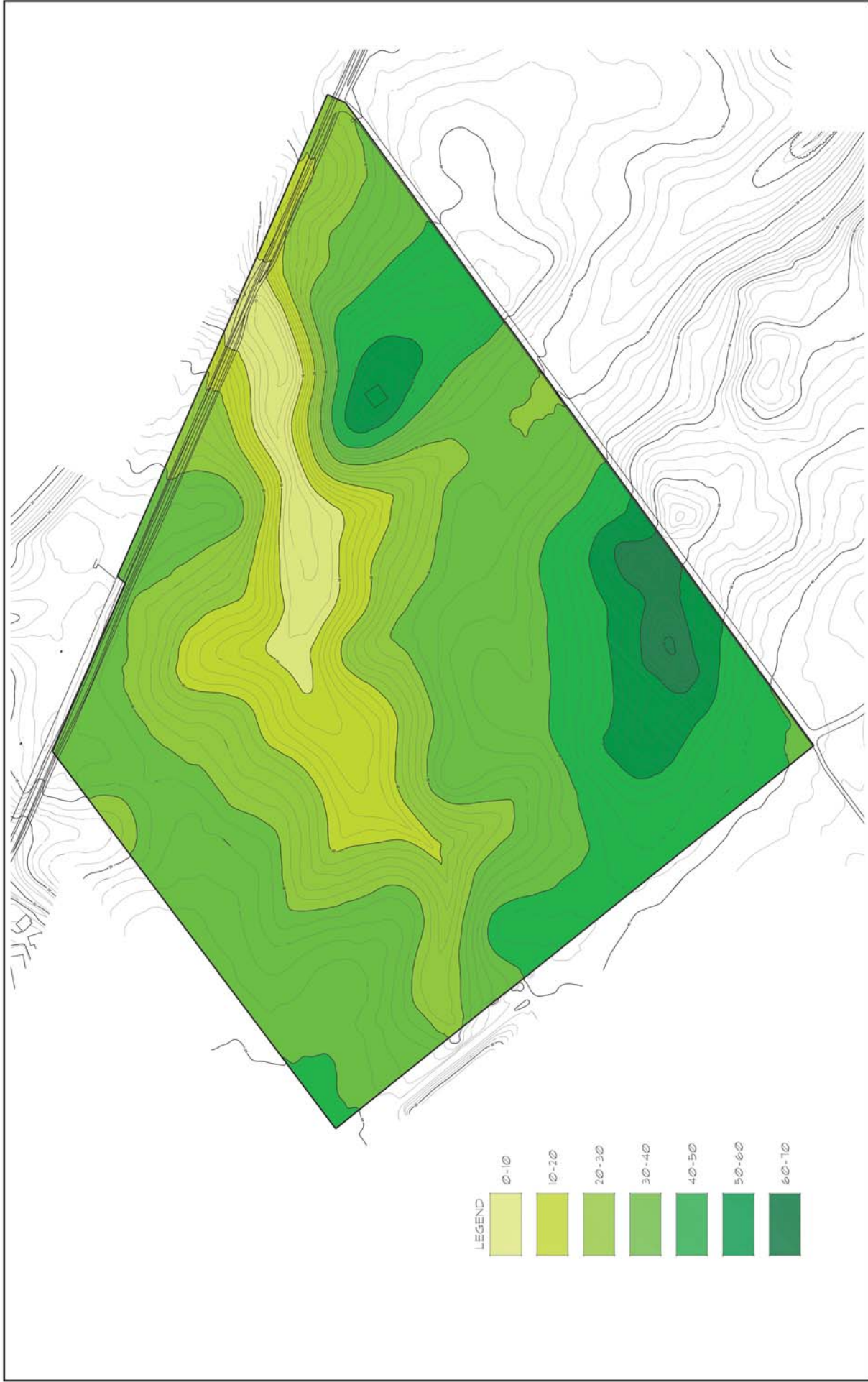
Source: Michael Brandman Associates, 2009.



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Exhibit 2-3d Site Photographs



Source: Dream Team SB Architects, SWA, RSA, September 2008.



Exhibit 2-4 Relief Map

2.1.4 - Land Use Designations

The project site is designated Resource Area by the City of Napa General Plan and zoned Agricultural Resource, Airport Compatibility Overlay/Floodplain Management Overlay by the Napa Zoning Ordinance. The project site is within Zone D (Common Traffic Pattern) and Zone E (Other Airport Environs) of the Napa County Airport Land Use Compatibility Plan.

2.2 - Project History

The Stanly Ranch was established in 1856 by Edward Stanly, an attorney who resided in San Francisco. Edward Stanly purchased 2,258 acres of the Rincon de los Carneros rancho for \$5,000 from Julius Martin. Following Edward Stanly's death in 1872, his nephew, John Stanly, and other descendants inherited the ranch, which then totaled 1,858 acres. John Stanly was a Superior Court justice in San Francisco and ultimately bought out his relatives' ownership in the ranch. Judge Stanly developed an extensive agricultural operation on the ranch, including a dairy, a winery, an orchard, and stock raising operations. Stanly died in 1899 and the ranch was bequeathed to his daughter, Catherine Stanly Coghill, and her husband, Thomas Coghill. The Coghills continued operating the ranch into the 1920s and made various improvements, including the construction of the cistern on the knoll and the stone culverts on Stanly Lane. The winery closed in 1919 after the enactment of Prohibition, and the ranch produced pears and prunes through the 1920s and 1930s. Ownership of the ranch was handed down to various descendants in the 1920s and 1930s, and the ranch lands were sold to outside parties in the 1930s and 1940s. A fire in 1936 destroyed more than a dozen ranch buildings and charred more than 125 acres of the ranch, an event that marked the turning point in the ranch's history.

Under new ownership, the Stanly Ranch remained in use as orchards during the years following World War II. The City of Napa annexed the ranch in 1964 in anticipation of southward expansion. Approximately 100 acres of the ranch were acquired by the State in the 1970s for the widening of SR-29. Vineyards were re-established on the ranch in the 1980s.

In the late 1990s, Carefree Resorts filed a development application (known as the Stanly Ranch Specific Plan) with the City of Napa to develop a large resort on 918 acres of the Stanly Ranch. The resort proposal consisted of the development of a 300-unit resort (including guest cottages and vacation homes), a main lodge (including a restaurant, retail, and conference facilities), a spa, an 18-hole golf course (with clubhouse), employee housing, parking facilities, and infrastructure. In 1999, following certification of the EIR (State Clearinghouse No. 1997092007), the project application was withdrawn.

In 2003, Stanly Ranch Vineyard, LLC received approval from the City of Napa to subdivide the ranch into 18 parcels for estate residences and six wineries. The first winery developed under these entitlements was the Starmont Winery, which opened in 2006.

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In 2004, Stanly Ranch Vineyard, LLC sold two parcels containing wetlands adjacent to the Napa River totaling 242 acres to the California Wildlife Conservation Board, a state agency. The acreage is located south of the SR-29 Southern Crossing and is contiguous to 600 acres of wetlands north of the bridge. The agency also purchased a 17-acre conservation easement on two other parcels.

2.3 - Project Characteristics

SR Napa LLC is proposing to develop a destination resort and associated infrastructure on the project site. The resort would occupy four lots (Assessor's Parcel Nos. 047-230-049, 047-230-050, 047-230-051, and 047-230-052). As part of the proposed project, wastewater and recycled water pipelines will be installed between the project site and the Napa Sanitation District Soscol Water Recycling Facility.

The first actions before the City of Napa for the proposed project are:

- Adoption of the General Plan Amendment from Resource Area to Tourist Commercial;
- A rezoning from Agricultural Resource to Master Plan
- Adoption of the Master Plan; and
- Approval of a Tentative Subdivision and Condominium Map.

The purpose of these proposed actions is to provide for regulations that would allow the development of the St. Regis Napa Valley Project. The Master Plan would provide the regulatory framework for the final review of the project. Through the adoption of the Master Plan, the resort would be required to meet various standards and requirements of the Master Plan zoning and would be subject to design review by the City Council in a subsequent action.

The Master Plan provides the 93-acre geographic area to be developed with the proposed project. The Master Plan specifically allows and limits the uses on the site consistent with the project description below. The Master Plan also requires the development of specific design guidelines by the City of Napa prior to approval of project design. Finally, the adoption of the Master Plan requires subsequent design review by the City Council of the City of Napa for the approval of the design for the hotel, fractional units, whole ownership dwellings, winery, accessory buildings, and above-grade parking structures. The final design review by the City Council would be a subsequent discretionary decision after the Master Plan and General Plan Amendment are adopted. The design review for the final project design would require compliance with CEQA. It is the intent that the analysis contained in this EIR that contemplates the full project would serve as a CEQA document for that subsequent review, except where specific design details are not known at this time. CEQA review of those design details would be required at the time the City processes the design review application as required by the Master Plan.

The project application submittal package, including plans and applicant-prepared project description narrative are provided in Appendix M. A draft of the proposed Master Zoning District is attached as

Appendix N to this EIR. A more detailed description of the General Plan and Master Plan is contained in the Land Use section of this EIR.

2.3.1 - Project Overview

The Master Plan that would guide the development of the proposed resort and winery states that buildings are limited to less than 500,000 square feet. As such, this EIR will evaluate new construction at 499,999 square feet, although it is expected that less square footage would ultimately be developed.

2.3.2 - St. Regis Resort

The resort would consist of resort units, recreation and event space, restaurants, a spa, outdoor venues, public space, offices, and maintenance and staff support facilities. A winery would also be developed. Approximately 50 acres of the site would be maintained as either open space or vineyards. The design of the resort seeks to maintain much of the existing topography of the site, which will provide visual screening of the resort buildings and grounds. The project applicant is proposing to design and construct the resort to meet the United States Green Building Council’s Leadership in Environmental and Energy Design (LEED) Silver standard. Table 2-1 summarizes the proposed St. Regis Resort. Exhibit 2-5 depicts the illustrative plan for the resort. Exhibit 2-6 provides the site land use plan for the resort. Below are descriptions of the various resort components. Exhibits 2-7a through 2-7c provide illustrative renderings of resort facilities.

Table 2-1: St. Regis Napa Valley Development Summary

Use	Characteristics	Acreage
Resort	245 resort units, recreation and event space, restaurants, spa, outdoor venues, public space, offices, maintenance, staff support facilities	40
Winery	Production capacity of 25,000 cases annually, winery visitor services	3
Open Space	Wetland and pond	8
Vineyard	Located throughout site; fruit used for wine production	42
Total		93
Source: SR Napa LLC., 2009.		

Resort Units

Resort units would consist of one- to four-bedroom units classified as either “keyed units” or “vineyard units.” Keyed units would be used strictly for guest occupancy. Vineyard units would be sold and, when not occupied by the owners, would be made available to guests. Table 2-2 summarizes the resort units.

Table 2-2: St. Regis Napa Valley Resort Units

Type	Characteristics	Count
Keyed Units	Intended to be occupied by resort guests; no kitchen facilities; 59 units would be located in the main building and 91 units would be cottages.	150
Vineyard Units	Intended to be vacation homes and available to be sublet to guests when owners are away; 2- to 4-bedroom units with kitchen facilities; units would be provided in a 25-unit hillside cluster and 70 units along west and north perimeter of site.	95
Total		245
Source: SR Napa, LLC., 2009.		

Resort Facilities

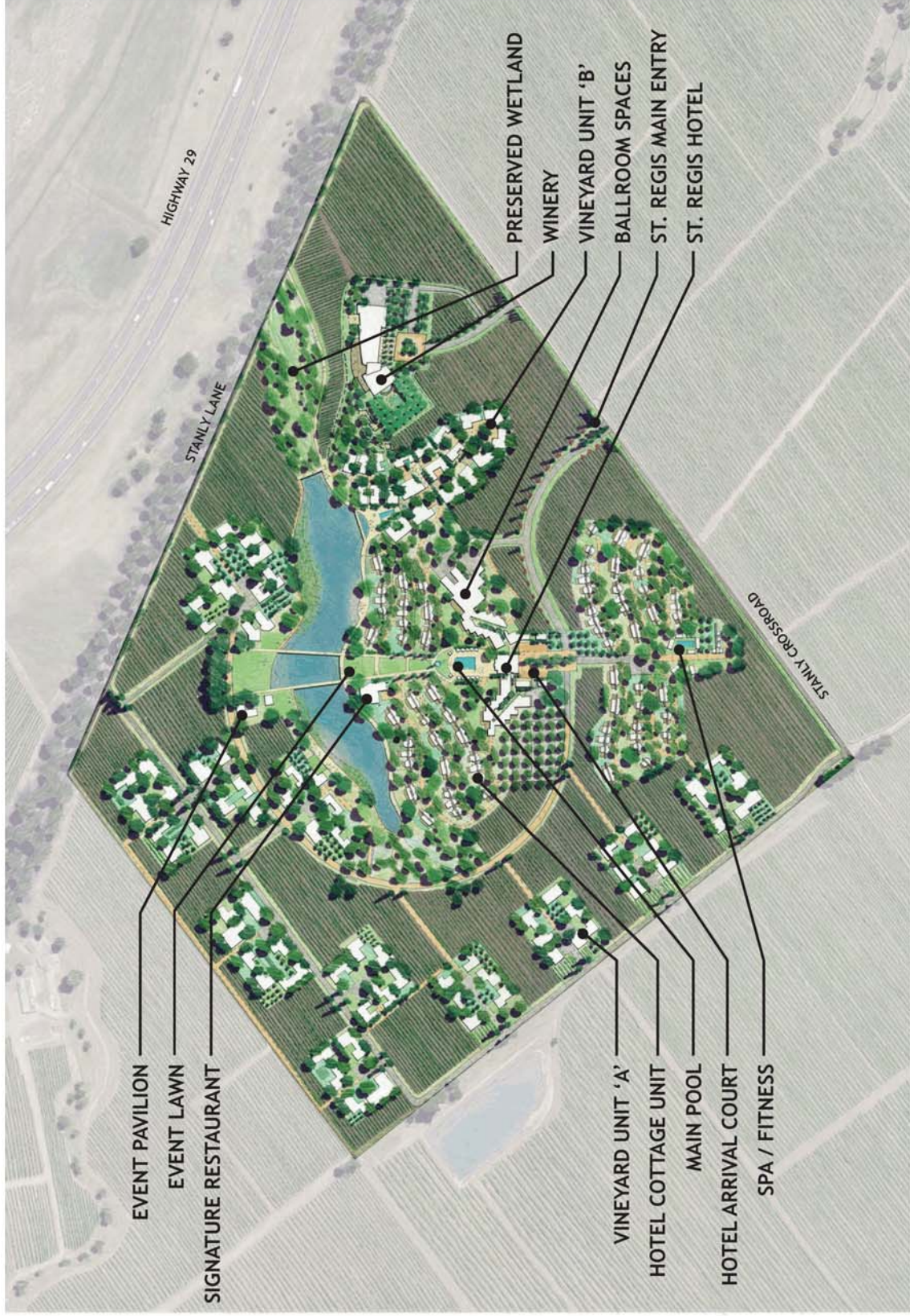
The resort would contain facilities for food and beverage, events, health and recreation, and operations and maintenance. Each is summarized below.

- Food and beverage facilities would consist of a signature restaurant, a hotel restaurant, a hotel bar, and a wine bar or tasting room.
- Event facilities would consist of a ballroom for activities such as weddings, family gatherings, and meetings.
- Health and recreational facilities would include a pool, fitness areas, a luxury spa, and walking trails.
- Operational and maintenance facilities would consist of offices, staff training areas, and employee facilities.

Winery

A 25,000-case winery would be constructed adjacent to the Cistern Hill knoll. The main winery building would be two stories and approximately 39,000 square feet in area. Additional barrel storage may be developed with excavation of caves in Cistern Hill. Hospitality and wine production would be separated from each other. The hospitality wing will include retail and tasting areas that open to an outdoor courtyard or terrace. Operational areas will include offices, a wine laboratory, meeting rooms, production and storage facilities, and a covered exterior crush pad. A kitchen will be included to service winery functions.

The winery would use fruit grown onsite and offsite. A minimum of 75 percent of the fruit would be grown in Napa County. Custom crush may account for up to 50 percent of the production activity.



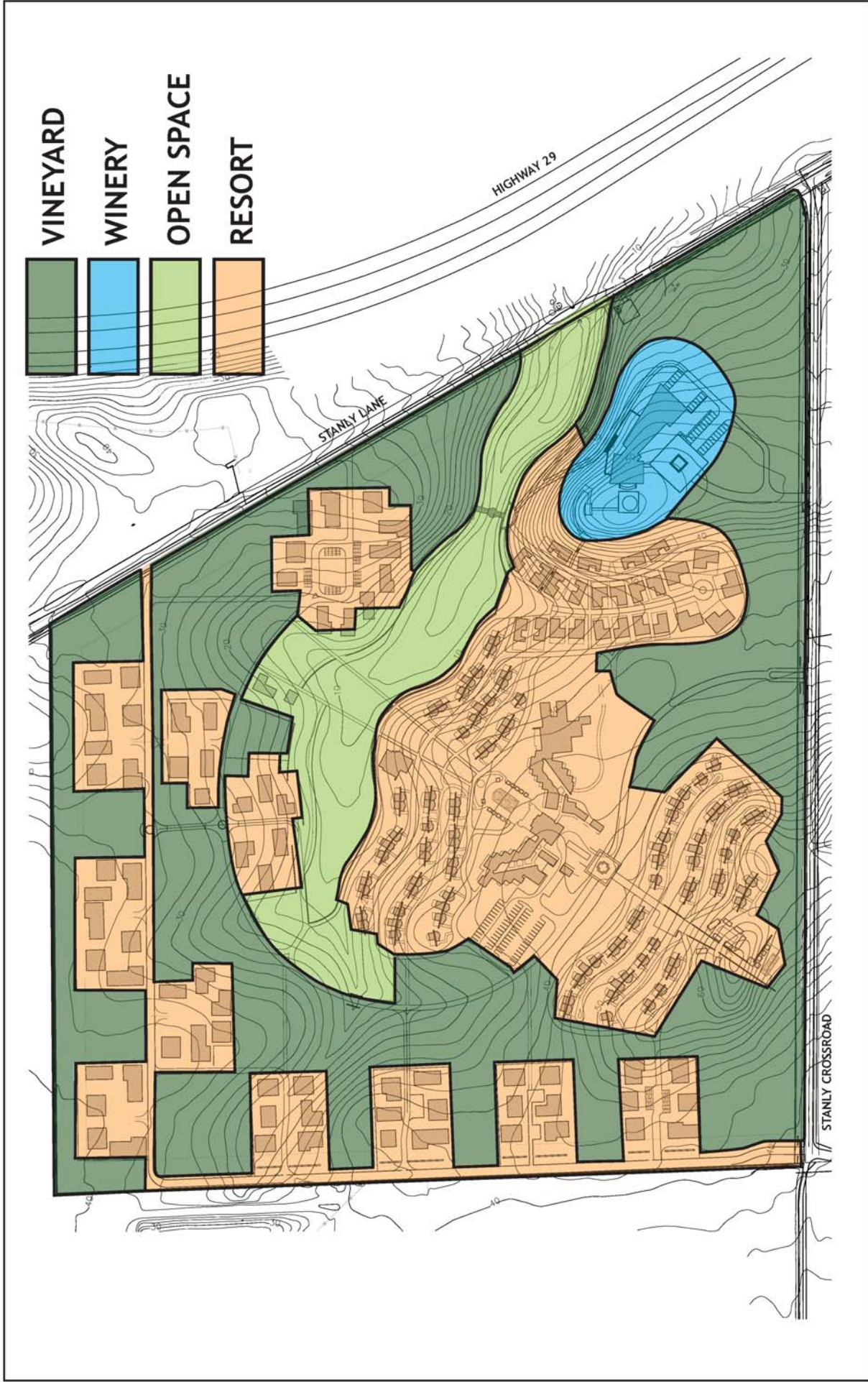
Source: SWA, 2009.



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Exhibit 2-5 Resort Illustrative Plan

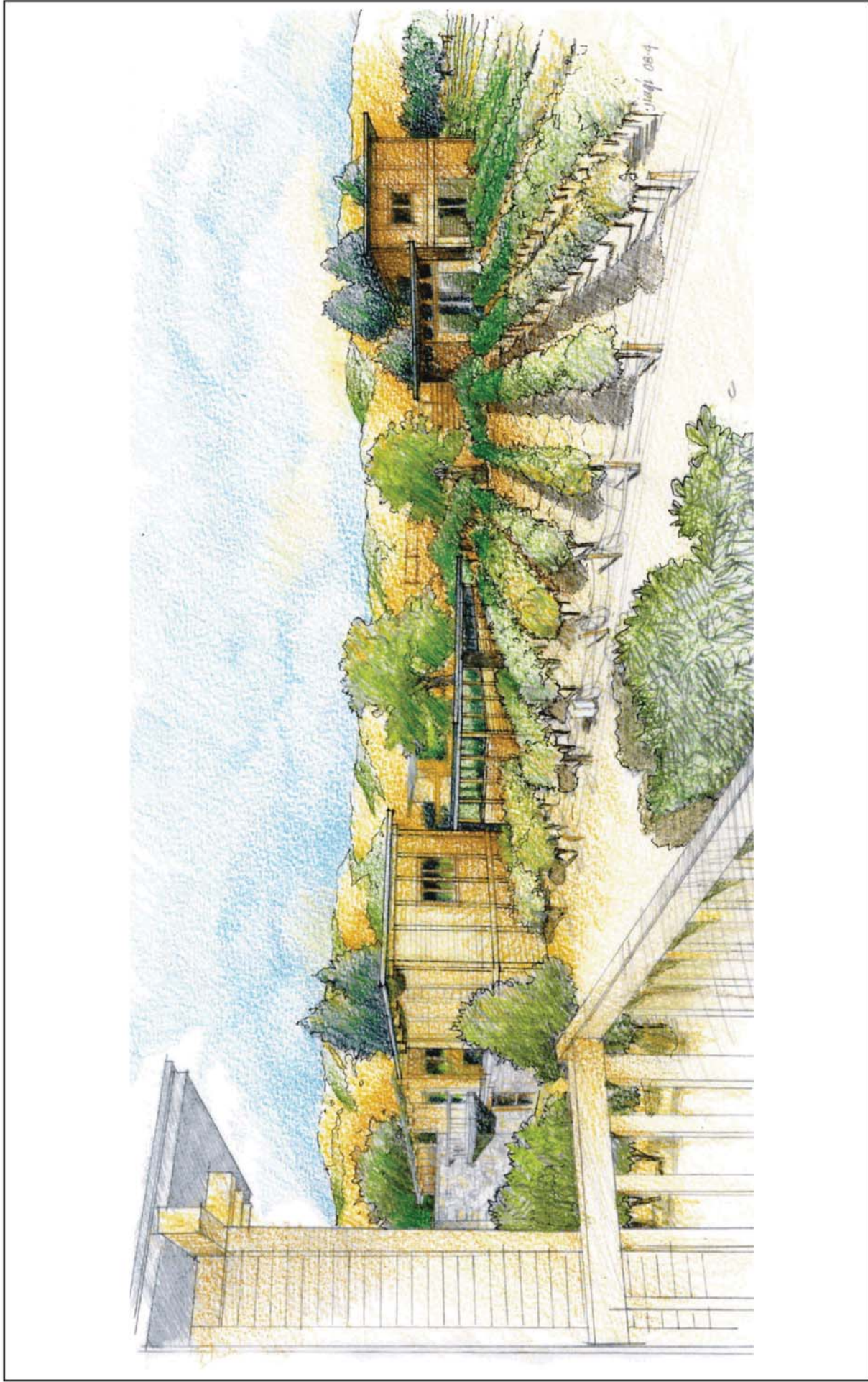


Source: SWA, 2009.



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Exhibit 2-6
Resort Land Use Plan



Source: SB Architects, September 2008.

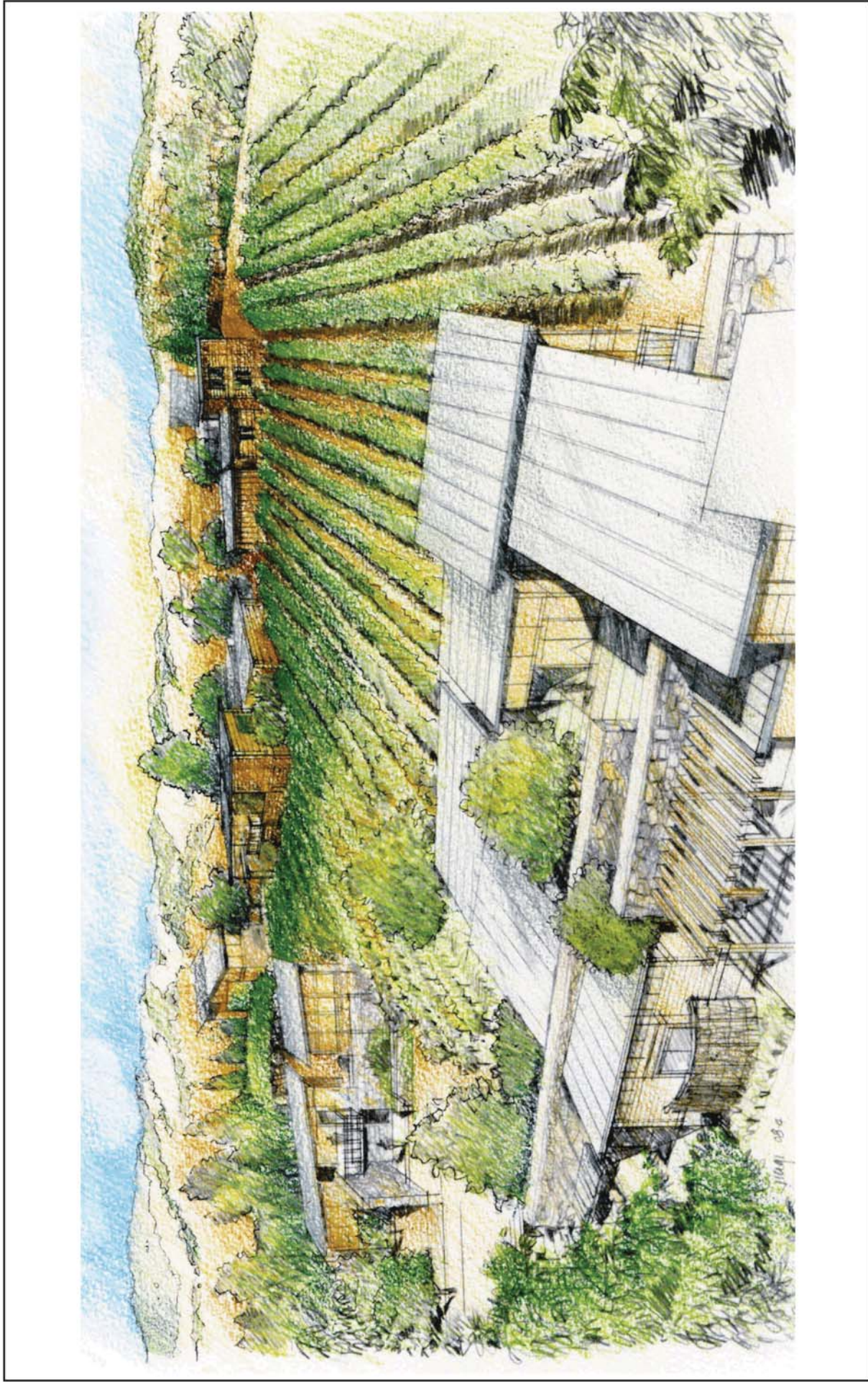


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Exhibit 2-7a Illustrative Rendering

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Source: SB Architects, September 2008.

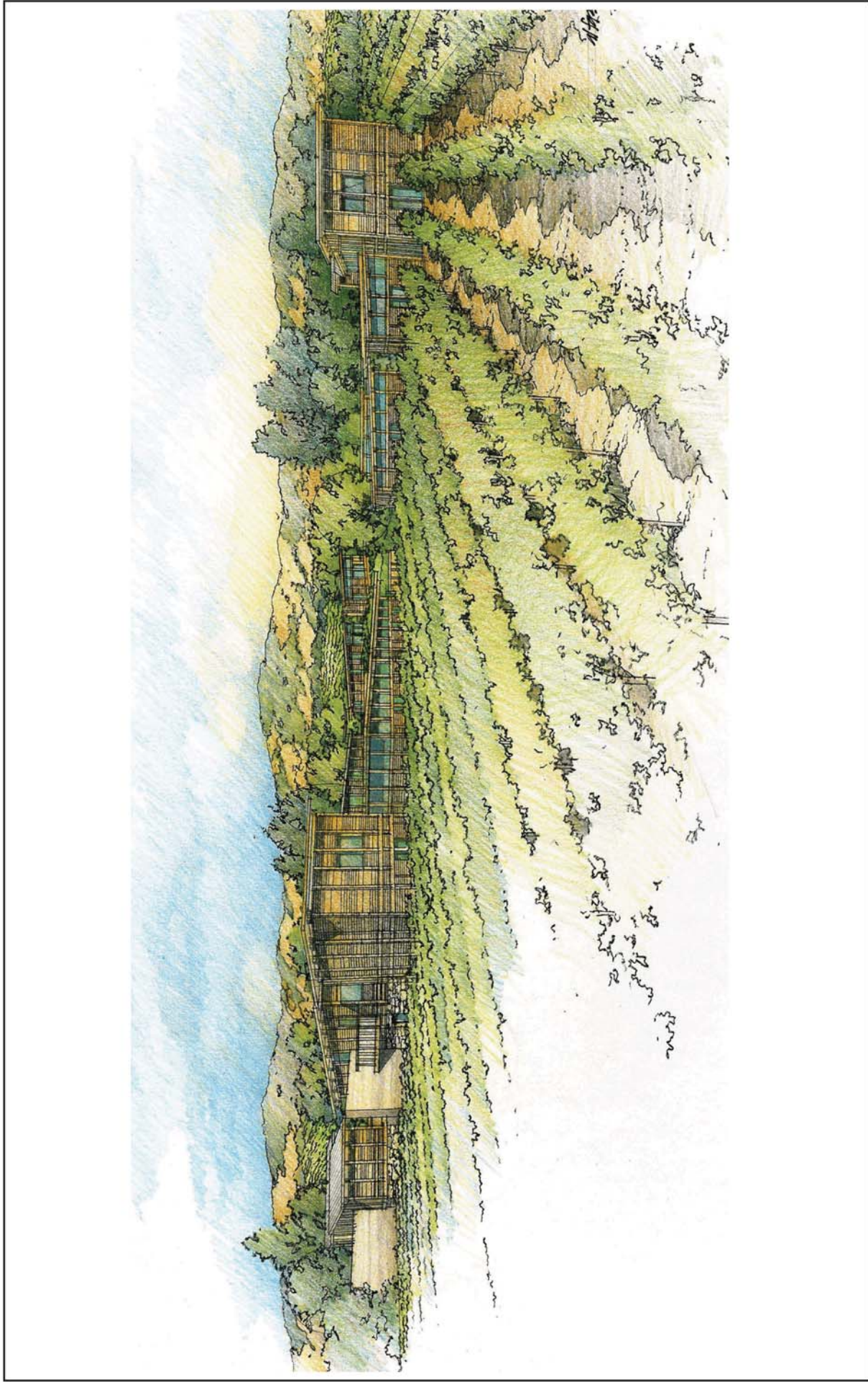


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Exhibit 2-7b Illustrative Rendering

CITY OF NAPA • ST. REGIS NAPA VALLEY PROJECT
ENVIRONMENTAL IMPACT REPORT



Source: SB Architects, September 2008.



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Exhibit 2-7c Illustrative Rendering

CITY OF NAPA • ST. REGIS NAPA VALLEY PROJECT
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Cistern, Wooden Structure, and Pine Trees

Both the cistern and wooden structure are in poor structural condition and the mature pine trees are in poor health. Retaining the cistern, wooden structure, and trees may present significant health and safety concerns such that it is not possible to feasibly integrate them into the winery area.

The project applicant is proposing to locate the winery on the southeast side of the knoll away from the cistern, and the top of the knoll would be integrated into the winery as an outdoor area. To facilitate this, the pine trees and wooden structure would be removed and the cistern would be capped, reused, or removed. For the purposes of providing a worst-case analysis, this EIR will assume that the cistern is removed, which would also encompass the capping or reuse of the cistern.

Note that the project applicant intends to create an interpretative exhibit documenting the agricultural history of the Stanly Ranch, including the cistern, and incorporate it into the proposed project.

Circulation and Parking

Circulation

Stanly Lane would provide access to the proposed resort from SR-12–SR-121. This private bypass roadway provides two-way travel and would be used for both inbound and outbound traffic.

Internal pathways and roadways would link the various buildings on the site. Both pathways and roadways are proposed to be narrower than typical urban city street standards. Paving elements may be constructed with materials other than asphalt or concrete, and they may have swales adjacent to the paving in lieu of curb and gutter typical of an urban setting. Pathways would prohibit all private vehicular traffic and would provide multipurpose use for walking, bicycling, small electric cart transport, and emergency vehicle access.

The resort main entrance would be located on Stanly Cross Road. The winery main entrance, which would be separate from the resort entrance, would also be located on Stanly Cross Road.

As a condition of approval associated with the 2003 subdivision, the applicant would be required to install a Class I bicycle/pedestrian trail facility along the project frontage with Stanly Cross Road. This facility and the existing Class I facility along the project frontage with Stanly Lane are part of the San Francisco Bay Trail network.

The vehicular circulation plan is shown in Exhibit 2-8. The bicycle and pedestrian circulation plan is depicted in Exhibit 2-9.

Parking

A parking structure would be located near the primary resort guest and facility structure. This structure would be sized to accommodate all resort guests and a portion of the parking that would be needed for employees. This parking facility is anticipated to provide both aboveground and belowground parking to maximize space efficiency. All vehicles parked in the belowground portion

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of the structure would be parked by valets. In addition to this centralized parking facility, parking areas will be provided for employees and for owners of the hillside units. Only the remote vineyard units would include vehicular access and parking directly adjacent to or near the unit.

Employee and visitor parking for the winery would be provided on the winery site. The resort parking facilities will be used by the winery only to park vehicles during special events.

Open Space and Pond

The project includes enhancements of the existing drainage swale and wetland area. The wetlands within this swale would be enhanced, and an off-stream pond (full year round) will be incorporated into the open space area. The pond would be filled with recycled water and incidental precipitation falling on the surface of the pond. The existing surface flow within the swale would be bypassed around the off-stream pond through a conveyance system of open channels and pipelines. Surface flow captured by the bypass system would ultimately be returned to the swale downstream of the pond, where it can continue to flow to the Napa River. The off-stream pond's maximum surface area is 4.6 acres. Final design of the open space restoration and pond would be addressed in subsequent design review.

Drainage

The proposed project would maintain the original contours of the site, as much as possible. Project stormwater runoff would drain via treatment-control Best Management Practices (such as vegetated swales and buffer strips) and culverts to a collection system at the periphery of the off-stream pond near the center of the project site. Depending on final design, the open space area could also provide an opportunity for stormwater detention and treatment.

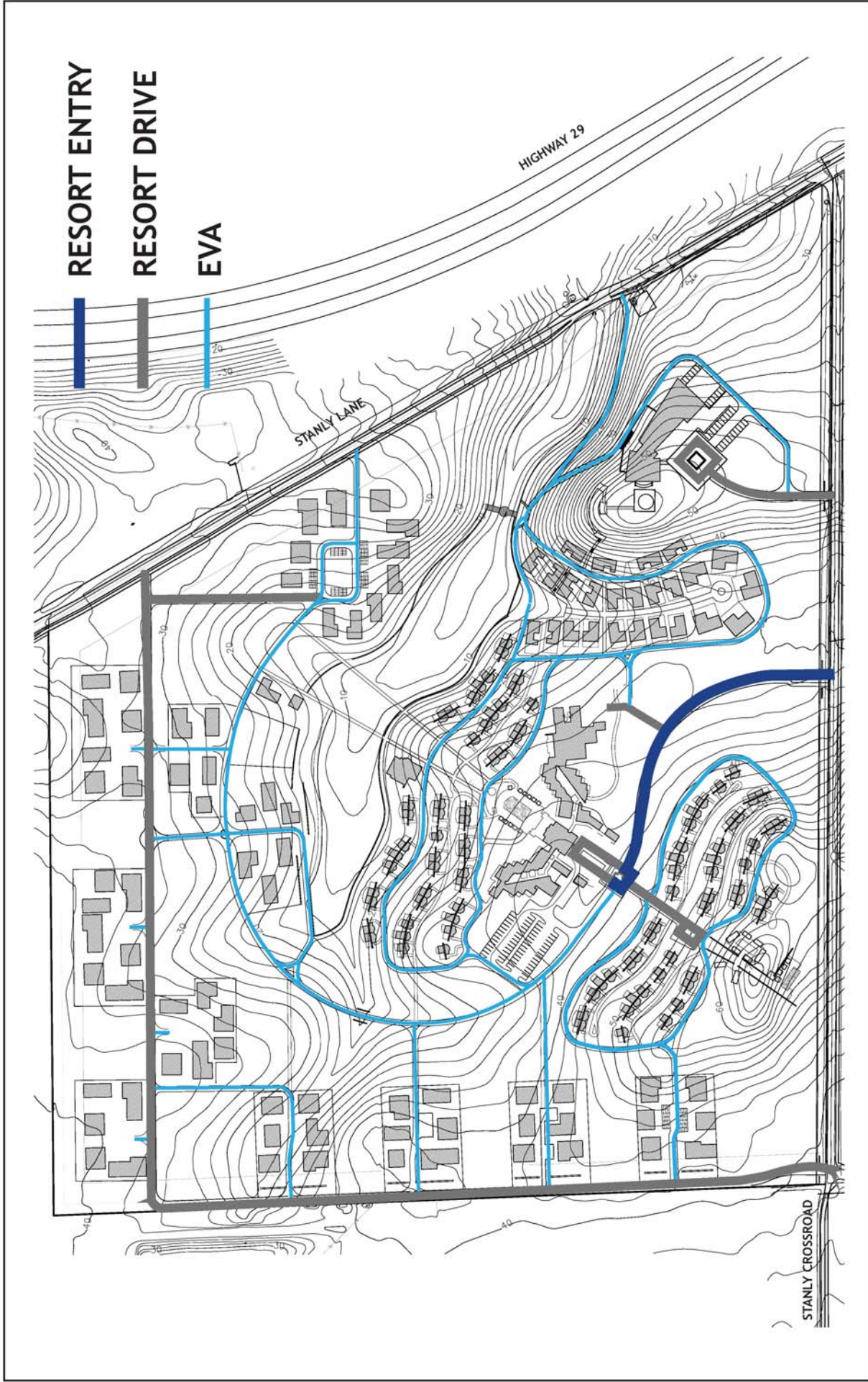
Water

The resort site is served by an existing connection to the City of Napa potable water system. The current vineyard uses of the resort site demand an estimated 60,560 gallons per day. With the addition of available recycled water (provided by either Napa Sanitation District or an onsite treatment facility), it is expected that recycled water would be used for irrigation and potable water would be used for domestic use. This is expected to offset a significant portion of the increase in water consumption associated with the resort.

Resort and Winery Operational Characteristics

Hours of Operation

The resort would operate 24 hours a day, 7 days a week. Certain essential resort functions would be staffed 24 hours a day (the front desk, security, medical, etc.). Non-essential functions would operate during typical business hours for those uses (the restaurant, spa, event facilities, etc.).



Source: SWA, 2009.



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Exhibit 2-8 Vehicular Circulation Plan

PUBLIC TRAILS



PEDESTRIAN
PUBLIC TRAILS
BIKE PATH



Source: SWA, 2009.



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Exhibit 2-9
Bicycle and Pedestrian Circulation Plan

The winery would be open to the public during normal business hours, 7 days a week, with extended hours during harvest. Operational activities associated with the winery (e.g., winemaking) may occur 24 hours a day.

Trucks and Buses

The resort and winery would be served by diesel trucks and buses on a daily basis. The resort would receive five daily truck trips and eight daily bus trips and winery would receive five daily truck trips and two daily bus trips. Trucks and buses would be expected to access the resort and winery from Stanly Lane from one of the three state highways in the project vicinity (SR-12, SR-29, or SR-121).

Mechanical Equipment

The resort and winery would employ standard rooftop and pad-mounted mechanical equipment to support facility operations. Equipment would include but is not limited to standby emergency generators; trash compactors; heating, ventilation, and air conditioning (HVAC) units; air compressors; and electrical transformers. The winery would employ standard winemaking equipment, most of which would be located indoors.

Special Events

The resort and winery will host special events that are outside of standard operations¹. For the resort, a special event would be one that is open to a significant number of outside guests. For the winery, a special event would be one that would occur outside of public tasting room hours of operations and that would be open to a significant number of outside guests.

For special events up to 200 persons occurring at both the resort and the winery, parking can be accommodated onsite. Parking for special events for up to 500 persons that might exceed the onsite parking available at either the winery or the resort would be provided using overflow parking areas within the project site. The overflow parking areas would be located off all roadways. These parking areas would not be paved, but they would be designed and managed to reduce dust and erosion. Special events for more than 500 persons would obtain a special events permit as outlined in the Napa Municipal Code Title 12, Chapter 48.

Employment

The proposed resort and winery are anticipated to employ as many as 500 persons, in both full-time and part-time positions. Total employment would translate to 382 full-time-equivalent positions.

2.3.3 - Infrastructure Improvements

The proposed project would involve offsite wastewater and recycled water improvements. Each is discussed separately.

¹ Activities that would be considered part of standard operations would include meetings or events that are exclusively for resort guests, wine tasting, and wine education programs.

Wastewater

The project site has historically been used for agriculture and does not have an existing sewer connection. Developing resort uses on the project site would require wastewater collection and treatment.

The project site is located within the Sphere of Influence for the Napa Sanitation District, the local wastewater treatment provider. The project applicant is proposing to construct a wastewater pipeline between the project site and the Napa Sanitation District Soscol Water Recycling Facility on the east bank of the Napa River. The pipeline would be located in a public utilities easement. The line would begin at a pump station on the project site and extend down Stanly Lane, before veering south towards the Napa River. Near the river, the line would enter a submersible pump station and force main under the Napa River. The pump station would be located outside of the 100-year flood plain. The line is expected to be located between 10 and 50 feet below the river bottom. The line would be laid underneath the river via horizontal directional drilling. The line would terminate on the east bank near the Soscol Water Recycling Facility, as described in further detail below. The diameter of the line is expected to be 6 inches, although the Napa Sanitation District will make the final determination.

There are two alternative alignments under consideration for the Napa River crossing and subsequent connection to the Napa Sanitation District wastewater collection system on the east bank of the river. Both alternatives would follow the same alignment on the west bank of the river. Table 2-3 summarizes each alternative.

Table 2-3: Wastewater Pipeline Alignment Alternatives

Alternative	Description	Length (Lineal Feet)
A	Pipeline discharges to an existing manhole at the Napa Sanitation District Influent Pump Station.	4,820
B	Pipeline discharges to a new manhole associated with an existing 66-inch diameter sewer line. The connection point would be located northeast of the Influent Pump Station within an access road.	5,100

Source: Winzler & Kelly, 2009.

Two pump stations would be installed within the project site. These stations would pump effluent from areas within the project site located at lower elevations than the gravity sewer line that will convey sewage down Stanly Lane to the pump station on the west bank of the Napa River. Both pump stations would be powered by low horsepower electric pumps and would be located outside the 100-year flood plain. The property owner would own and maintain the onsite pump stations.

Recycled Water

As part of the construction of a sewer line, a recycled water line would be co-located in the sewer line alignment. The recycled water line would be located in a casing with the wastewater line underneath the Napa River. The line would be pressurized from the Soscol Water Recycling Facility. Recycled water would be provided by the Napa Sanitation District and would be used for non-potable use, such as irrigation, on the project site. The recycled water line is proposed to be 24-inches in diameter between the Soscol Water Recycling Facility connection and the west bank of the Napa River and 8 inches in diameter between the west bank and the St. Regis project site. The larger diameter pipe is intended to allow for the provision of recycled water to the Carneros grape-growing region in the future. The Napa Sanitation District’s Strategic Plan for Recycled Water Use contemplates the distribution of recycled water to the Carneros, but no funding or specific plans for the construction of such a distribution network exist.

Similar to the wastewater line, there are two alternative alignments for the recycled water line under consideration for the Napa River crossing and subsequent connection to the Napa Sanitation District recycled distribution system on the east bank of the river. Both alternatives would follow the same alignment on the west bank of the river. Table 2-4 summarizes each alternative.

Table 2-4: Recycled Water Pipeline Alignment Alternatives

Alternative	Description	Length (Lineal Feet)
A	Pipeline would begin at a manhole with an existing 36-inch line in the northeast corner of the Soscol Water Recycling Facility.	5,530
B	Pipeline would begin at a manhole with an existing 24-inch line north of the Soscol Water Recycling Facility within an access road.	6,440

Source: Winzler & Kelly, 2009.

2.3.4 - Project Implementation

The proposed project is anticipated to break ground in 2011 and become operational in mid 2012. The first full year of operations would be 2013.

2.4 - Project Objectives

The objectives of the proposed project are to:

- Create a master plan zoning district that will allow for the future application and review of the proposed resort’s design.
- Develop a luxury resort use within a vineyard/agricultural setting within the City of Napa that would serve a unique segment (luxury market) of the tourism market that is currently not readily available in the City of Napa.

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- Develop a visitor-serving use that would enhance the tourism opportunities available in the City of Napa and Napa County.
- Contribute to the local agricultural economy through the development of a winery that would use a minimum of 75 percent of fruit grown in Napa County.
- Create a range of new job opportunities, ranging from entry-level positions to highly skilled professional careers.
- Complement the long-term land use on the Stanly Ranch as vineyard and winery by designing the project with high-quality architecture and a sustainable design that also maintains the existing topography and vineyards on the resort site to the maximum extent practicable.
- Promote water conservation through the use of recycled water for outdoor irrigation.

2.5 - Intended Uses of This Draft EIR

This Draft EIR is being prepared by the City of Napa to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the City of Napa is the lead agency for the proposed project and has discretionary authority over the proposed project and project approvals. This Draft EIR is intended to address all public infrastructure improvements and all future development that are within the parameters of the proposed project.

2.5.1 - Discretionary and Ministerial Actions

As identified previously, discretionary approvals and permits are required by the City of Napa for implementation of the proposed project. The project application will require the following discretionary approvals and actions from the City of Napa, including:

- General Plan Amendment – City of Napa
- Re-Zone and Approval of Master Plan – City of Napa
- Tentative Subdivision and Condominium Map – City of Napa

Each is discussed below.

General Plan Amendment

The development of the resort would require a General Plan Amendment. The existing General Plan designation of Resource Area would be amended to Tourist Commercial.

Re-Zone and Approval of Master Plan

The existing zoning designation of Agricultural Resource would be changed to Master Plan. Exhibit 2-10 depicts the proposed Master Plan designation. The Master Plan would contain specific criteria

to facilitate the development of the proposed winery and resort, including development standards and design guidelines.

Tentative Subdivision and Condominium Map

A tentative subdivision map and condominium map would be processed for the resort and winery facilities.

Other Approvals and Actions

Subsequent discretionary and ministerial actions would be required for the implementation of the proposed project including but not limited to design review approval and issuance of grading and building permits.

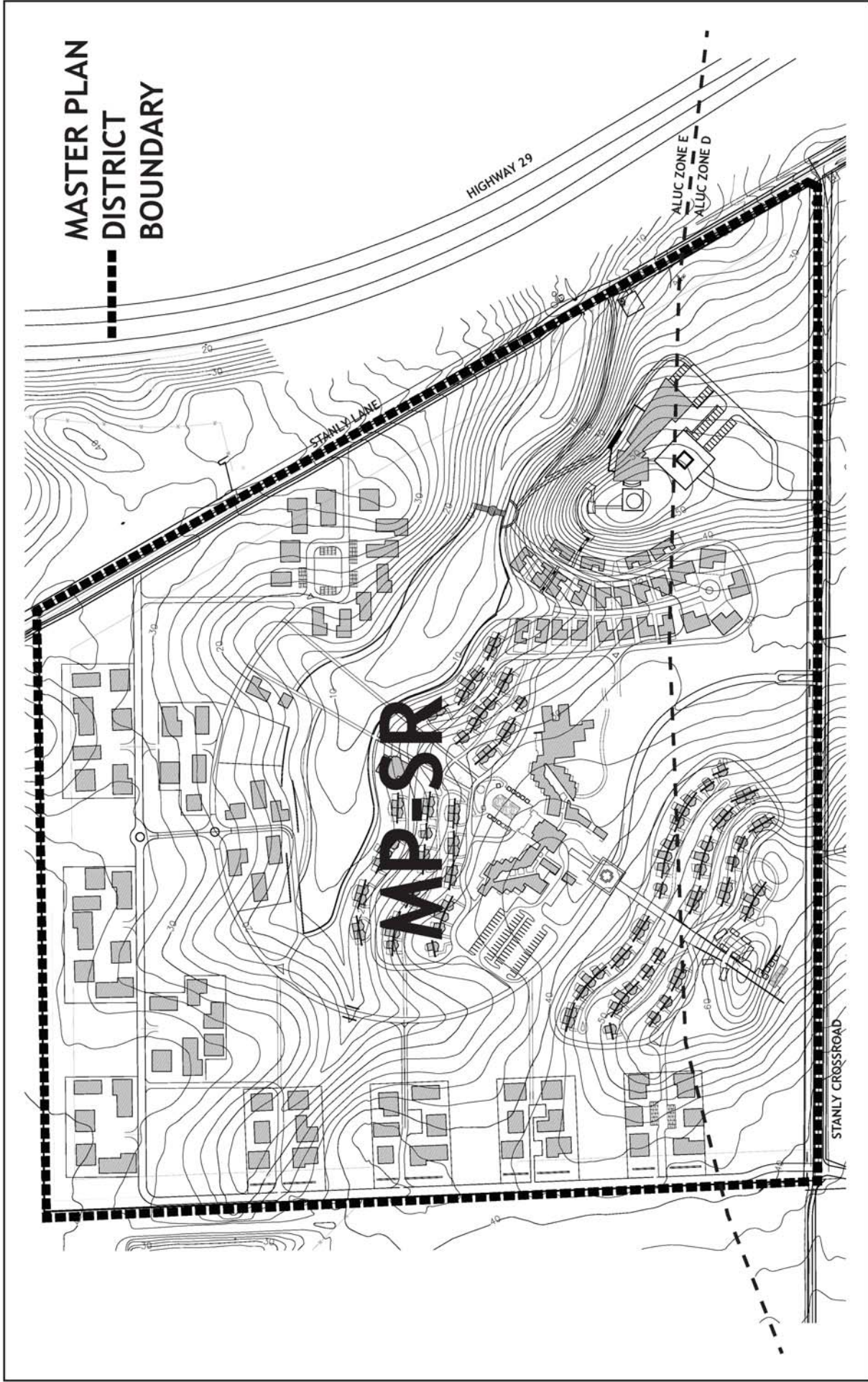
2.5.2 - Responsible and Trustee Agencies

A number of other agencies in addition to the City of Napa will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include but are not limited to the following:

- United States Army Corps of Engineers
- California Department of Transportation (Caltrans)
- California Department of Fish and Game (CDFG)
- San Francisco Bay Regional Water Quality Control Board (RWQCB)
- State Lands Commission
- Napa County Local Agency Formation Commission
- Napa Sanitation District
- Napa County Airport Land Use Commission

Actions that are necessary to implement the project that must be taken by other agencies are:

- Annexation to Napa Sanitation District – Napa Sanitation District/Napa County Local Agency Formation Commission
- Section 404 Permit (wetlands) – United States Army Corps of Engineers
- Section 1602 Streambed Alteration Agreement – CDFG
- Section 401 Water Quality Certification - RWQCB
- Consistency Review – Napa County Airport Land Use Commission
- Obtain Coverage under the General Construction Permit - RWQCB



MASTER PLAN
DISTRICT
BOUNDARY

HIGHWAY 29

STANLEY LANE

ALUC ZONE E
ALUC ZONE D

MP-SR

STANLEY CROSSROAD

Source: SWA, 2009.



Michael Brandman Associates

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Exhibit 2-10
Proposed Land Use Designations