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St. Regis Napa Valley Project

SCH Number: 2009032009

Document Type: NOP - Notice of Preparation

Project Lead Agency: Napa, City of

Project Description

The proposed project consists of the development of a St. Regis resort and winery on 93 acres and associated infrastructure improvements on 3 acres. The resort would provide 150 guest units, 95 vacation home units, recreation and event space, restaurants, a spa, and operations and support facilities. The 25,000 - case winery would be located within the resort grounds. As part of the project, an approximately 3,100 - lineal foot unused segment of Stanly Lane would be rehabilitated for use as an entrance road. In addition, a wastewater pipeline and recycled water pipeline (each approximately 4,800 lineal feet) would be installed between the Napa Sanitation District Soscol Water Recycling Facility and the resort site.

Contact Information

Primary Contact:

Jim Hare
City of Napa
(707) 257-9530
1600 First Street
Napa, CA 94559

Project Location

County: Napa
City: Napa
Region:
Cross Streets: Stanly Lane/Stanly Cross Road
Latitude/Longitude: 38° 15' 00" / 122° 18' 00" Map
Parcel No: 047-230-49, -50, -51, -52
Township: 5N
Range: 4W
Section: Unsec.
Base: MDB&M
Other Location Info:

Proximity To

Highways: 12, 29, 121, 221
Airports:
Railways: Union Pacific
Waterways: Napa River
Schools:
Land Use: Resource Area (General Plan); Agricultural Resources (Zoning)

Development Type

Other

Local Action

General Plan Amendment, Master Plan

Project Issues

Vegetation, Water Quality, Water Supply, Wetland/Riparian, Landuse, Cumulative Effects, Aesthetic/Visual, Agricultural Land, Air Quality, Archaeologic-Historic, Biological Resources, Drainage/Absorption, Economics/Jobs, Flood Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services, Recreation/Parks, Schools/Universities, Septic System, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2009032009

Project Title: St. Regis Napa Valley Project

Lead Agency: City of Napa

Contact Person: Michael Allen, Associate Planner

Mailing Address: 1800 First Street

Phone: (707) 257-6630

City: Napa

Zip: 94559

County: Napa

Project Location: County: Napa

City/Nearest Community: Napa

Cross Street: Stanly Lane / Stanly Cross Road

Zip Code: 94559

Longitude/Latitude (degrees, minutes and seconds): 38 16 00 N / 122 18 00 W Total Acres: 96

Assessor's Parcel No.: 047-230-49, -50, -51, -52

Section: Unsec.

Twp.: 6 North

Range: 4 West

Base: Diablo

Within 2 Miles: State Hwy #: 12, 29, 121, 221

Waterway: Napa River

Airport:

RAILROAD: Union Pacific

Schools: Cameros Elementary

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mlt Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No)

Other:

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STATE CLEARING HOUSE

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other:

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Precise

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other:

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____

Commercial: Sq.ft. _____ Acres _____

Industrial: Sq.ft. _____ Acres _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

_____ Employees _____

_____ Employees _____

_____ Employees _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: 245-unit resort; 25,000-case winery

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Job

Fiscal

Flood Plain/Flooding

Forest Land/Pire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Seismic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other:

Present Land Use/Zoning/General Plan Designation:

Resource Area (General Plan); Agricultural Resource (Zoning)

Project Description: (please use a separate page if necessary)

The proposed project consists of the development of a St. Regis resort and winery on 93 acres and associated infrastructure improvements on 3 acres. The resort would provide 150 guest units, 95 vacation home units, recreation and event space, restaurants, a spa, and operations and support facilities. The 25,000 case winery would be located within the resort grounds. As part of the project, a wastewater pipeline and recycled water pipeline would be installed between the Napa Sanitation District Socol Water Recycling Facility and the project site.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

8-27-2009

SCH COMPLIANCE

10-13-2009

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Coastal Comm
Colorado Rvr Bd
Conservation
X Fish & Game # 3
Delta Protection Comm
Cal Fire
X Historic Preservation
X Parks & Rec
Central Valley Flood Prot.
Bay Cons & Dev Comm
X DWR
Bus Transp Hon
Aeronautics
X CHP
Trans Planning
Housing & Com Dev
Food & Agriculture
Health Services

- State/Consumer Svcs
General Services
Cal EPA
ARB - Airport Projects
ARB - Transportation Projects
ARB - Major Industrial Projects
Integrated Waste Mgmt Bd
X SWRCB: Clean Wtr Prog
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 2
X Toxic Sub Chl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Energy Commission
X NAHC
Public Utilities Comm
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

2009032009

SCH#:

Please forward late comments directly to the Lead Agency

AQMD/APCD 8

(Resources: 8/29)

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 1 summarizes the proposed St. Regis Resort. Exhibit 3 depicts the illustrative plan for the resort. Exhibit 4 provides the site land use plan for the resort. Below is a description of the various resort components.

Table 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, 2008.		

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 summarizes the resort units.



Table 2: Resort Unit Summary

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 be 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, 2008.		



Notice of Availability of a Draft Environmental Impact Report for the St. Regis Napa Valley Project.

The proposed project consists of the development of a St. Regis resort and winery on 93 acres and associated infrastructure improvements on 3 acres. The resort would provide 150 guest units, 95 vacation home units, recreation and event space, restaurants, a spa, and operations and support facilities. The 25,000-case winery would be located within the resort grounds. In addition, a wastewater pipeline and recycled water pipeline (each approximately 4,800 lineal feet) would be installed between the Napa Sanitation District Soscol Water Recycling Facility and the resort site.

The City of Napa has issued a Draft Environmental Impact Report (Draft EIR) for the proposed St. Regis Resort Project on Thursday, August 27, 2009 for the statutory 45-day public review period. The public review comment period will conclude on **Monday, October 12, 2009**.

The Draft EIR is available in print form at the locations listed below. The Draft EIR is also available electronically on the City of Napa's website: <http://www.cityofnapa.org>. A limited number of printed copies and CDs are available at the City of Napa offices.

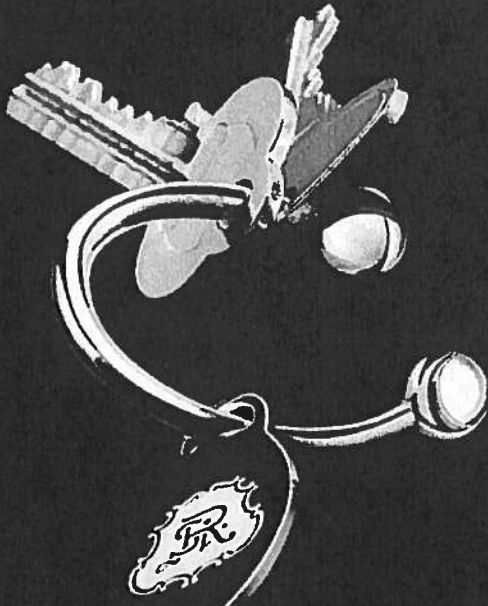
City of Napa
Community Development Department
1600 First Street
Napa, CA 94559
Hours:
Monday - Friday, 9 a.m. to 5 p.m.

Napa Main Library
580 Coombs Street
Napa, CA 94559
Hours:
Monday - Thursday: 10 a.m. to 9 p.m.
Friday: 10 a.m. to 5:30 p.m.
Saturday: 10 a.m. to 5 p.m.
Sunday: 2 p.m. to 9 p.m.

The City of Napa is soliciting written comments on the Draft EIR. Written comments should be submitted to the address shown below by **5:00 p.m., Monday, October 12, 2009**. For agencies and organizations submitting comments, it is requested that a contact person be identified.

Michael Allen, Associate Planner
City of Napa
Community Development Department
1600 First Street
Napa, CA 94559

Phone: (707) 257-9630
Fax: (707) 257-9522
Email: mallen@cityofnapa.org



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