

St. Regis Napa Valley Resort
P10-0003-ALUC

City of Napa Application 08-0111

SPECIAL CONDITIONS FOR ALUCP COMPATIBILITY

The following are additions to the conditions of approval for the St. Regis Napa Valley Resort Master Use Permit, Design Guidelines and Master Plan, which have been incorporated by the City of Napa into the Project to ensure airport land use compatibility.

1. The provisions, conditions, and mitigations of the Stanly Ranch Resort Master Plan and Master Use Permit run with the land on the Stanly Ranch Resort parcels (APN: 047-230-049, -050, -051, and -052). The current and any future property owner, hotel or business operator shall be subject to compliance with all provisions, conditions, and mitigations of the Stanly Ranch Resort Master Plan and Master Use Permit.
2. As part of final site plan and design review, the applicant shall provide analysis of "...the proximity of flight patterns, frequency of over-flight, terrain conditions, and type of aircraft in determining acceptable location of residential uses." The analysis should compile flight track data and over-flight characteristics from sources including, but not limited to, site visit observation, consultations with the Napa County Airport Manager, and Airport Tower. The analysis shall include a professional aviation recommendation addressing whether the placement and design of the proposed whole-ownership and fractional-ownership vineyard units have located the units in consideration of the Napa County Airport Land Use Compatibility Plan (ALUCP), Table 3-2, Footnote 7.
3. The final site plan shall not allow any Vineyard Units with an ownership component (whether whole or fractional) to be located within Airport Influence Area Zone D of the Napa County ALUCP.
4. Design Review application shall require the permittee to submit to the City of Napa Planning Department a comprehensive hazardous wildlife management plan for implementation on the project site prepared by a wildlife biologist with airport experience (or in consultation with an aviation consultant) to minimize the potential hazard of wildlife/aircraft conflicts associated with the recycled water storage pond and landscape features, such as the lawns. The Plan shall include monitoring provisions to:
 - a. Professionally evaluate wildlife control measures annually;
 - b. Immediately establish a seasonal baseline for each season, prior to project construction;
 - c. Monitor wildlife populations and wildlife/aircraft conflicts following project opening, and professionally ascertain the need for any wildlife mitigation plan revisions and implementation.
5. Final Design Review shall require analysis of event spaces related to the proximity of flight patterns, frequency of over-flight, terrain conditions, and type of aircraft for the appropriate location of such event spaces. Outdoor event areas shall include indoor or protected spaces to reduce impacts from over-flight noise.

6. The Resort Operator shall notify the Airport Manager for pilot notification when events with more than 500 people are planned to occur.
7. Prior to first occupancy permit for the project, the applicant shall provide and use an "Airport Hazard Disclosure" (in a form acceptable to the City of Napa) to require that the resort provide disclosure of the proximity of the Napa Airport to guests who request use of outdoor areas for special events. The CC & R's shall require that guest complaints regarding airport operations shall only be submitted through the Hotel Manager.
8. The Final Design Guidelines for the Project shall include the following:
 - a. Design objectives shall state that the project shall be designed to be compatible with the operations at the Napa County Airport and ALUCP policies;
 - b. Design criteria for construction of the pond will be included that reduce the potential for the creation of breeding and foraging areas for migratory birds;
 - c. Location of Vineyard Units B shall be limited to areas within Zone E of the Napa County Airport Compatibility Plan; and
 - d. Design measures shall be recommended for outdoor areas to reduce exposure to over-flight noise.