California Home

Monday, January 25, 2010



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

Parcei 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

Schoois:

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 Piain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services, Recreation/Parks, Schools/Universities, Septic System, Sewer Capacity, Soll Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation

	For Hand Delivery/Street Address: 1400 Tenth Street	, Secremento, CA 95814	sch#2009032009
	Project Title: 81 Regis Napa Valley Project		
	Lend Agency: City of Neps Mailing Address: 1600 First Street		not Person: Michael Allen, Associate Planner No. (707) 257-9830
	City: Napa		nty: Nape
	Project Location: County:Napa	City/Neurest Community	, Nepe
	Cross Streeter Stanly Larre / Stanly Cross Road		2h Code: 94559
	Longitude/Letitode (degrees, minutes and seconds): 38		00 - W Tomi Acres: 96
	Attention's Parcel No.: 047-230-49, -50, -51, -52	Section: Unsec. Twp.: 5	North Range: 4 West Base: Diablo
	Within 2 Miles: State Hwy #; 12, 29, 121, 221	Waterwayer Nepa River	
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	Local Action Type:		
	General Plan Update Specific Plan	☐ Rezone	☐ Anzecation
	General Plan Amendment Master Plan General Plan Stement Plannod Unit Develo	Prezone	Redevelopment Cossel Pormit
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	Water Facilities Type MGD	Other 245-unit r	e:Type asort: 25,000-case wingry
	Project Issues Discussed in Document:		
	☐ Acethetic/Visual ☐ Fiscal ☐ Agricultural Land ☐ Fiscal ☐ Fiscal ☐ Fiscal ☐ Food Plain/Flooding ☐ Porest Land/Pire Haze		 ✓ Vegetation ✓ Water Quality ✓ Water Supply/Groundwater
	Archeological/Historical (7) Geologic/Seismic		
	☐ Biological Resources ☐ Minerals ☐ Coastal Zone ☐ Noise	☑ Sowar Capacity ☑ Soil Erosion/Compact ☑ Soild Waste ☑ Toxic/Harandous	Wetland/Riparian Growth Inducement Land Use
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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

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 would be occupied by the owners, would be made available to guests. Table 2 summarizes the resort units.

Table 2: Resort Unit Summary



Туре	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 LL	C, 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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