



NAPA COUNTY
 CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

FILE # _____
 POS-0218-RZLG
 POS-0219-ORD

APPLICATION FOR A ZONE CHANGE

FOR OFFICE USE ONLY

ZONING DISTRICT: AW:AC Date Filed: _____
 REQUEST: REZONING FROM AW:AC Date Published: _____
TO PL:AC Date Posted: _____
- AGRICULTURAL WATERSHED TO PUBLIC LANDS ZA CDPC BS APPEAL
- ORDINANCE TEXT AMENDMENT Hearing: _____
ALLOWING RECREATIONAL USES AS AN Action: _____
ACCESSORY USE ON PUBLIC LANDS

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

Applicant's Name: HCV Napa Associates LLC
 Telephone #: (415) 249 0800 Fax#: (415) 249 0801
 Email: rverrue@hcvpartners.com
 Site Address: No Address Available Assessor's Parcel #: 057-010-037
 #(s): _____
 Address: 222 Kearny St., Suite 550 Mailing San Francisco CA 94108
 Status of Applicant's interest in property: Developer/Operator
 Property Owner(s) Name: Napa Sanitation District
 Telephone #: (707) 258 6000 Fax#: (707) 258 6048
 Email: michael.abramson@co.napa.ca.us
 Mailing Address: 935 Hartle Court Napa CA 94559

PLEASE ATTACH A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY

Zone Change: Agricultural From Watershed To Public Lands Text Change: New Subsection
"18.50.030H - Recreational or other uses requiring no on-site buildings and utilizing an average of not less than 250 acre feet per year of recycled water"

Explain Fully the reason for zone change or zoning text change: See attached



**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW:AC Date Submitted: _____

REQUEST: MAJOR MODIFICATION TO USE PERMIT 98177-UP TO ADD AN 18-HOLE GOLF COURSE TO THE PREVIOUSLY APPROVED RESORT PROJECT Date Complete: _____

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: HCV Napa Associates LLC

Telephone #: (415) 249-0800 Fax #: (415) 249-0801 E-Mail: rverrue@hcvpartners.com

Mailing Address: 222 Kearny Street, Suite 550, San Francisco, CA 94108
No. Street City State Zip

Status of Applicant's Interest in Property: Developer/Operator

Property Owner's Name: Napa Sanitation District

Telephone #: (707) 258-6000 Fax #: (707) 258-6048 E-Mail: michael.abramson@co.napa.ca.us

Mailing Address: P. O. Box 2480 Napa CA 94558
No. Street City State Zip

Site Address/Location: _____

Assessor's Parcel #: 057-010-037 Existing Parcel Size: 263.23 ac.
No. Street City State Zip 057-010-036 2.49 ac.

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 6/18/05
Signature of Applicant Date

[Signature] 6/18/05
Signature of Property Owner Date

Randall J. Verrue, CEO
Print Name

Michael Abramson, General Manager
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received _____

by: _____ Date: _____

**Total Fees will be based on actual time and materials*

INFORMATION SHEET

I. USE

A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): 18 hole golf course utilizing NSD recycled water

B. Project Phases: one two more than two (please specify): _____

C. Estimated Completion Date for Each Phase: Phase 1: 2008 Phase 2: _____

D. Actual Construction Time Required for Each Phase: less than 3 months
 More than 3 months

E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects:
Montalcino Resort and Conference Center, Approved Use Permit #98177-UP

F. Additional Licenses/Approval Required:

District: Co. Use Permit / ALUC Regional: Water Quality Control Board
 State: Dept. Fish & Game Federal: Army Corps of Engineers
 USF&WS

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

A. Floor Area/Impervious area of Project (in square ft): n/a
 Proposed total floor area on site: n/a
 Total development area (building, impervious, leach field, driveway, etc.) n/a
 New construction: _____

existing structures or portions thereof to be utilized: None

existing structures or portions thereof to be moved: Somky House

B. Floor Area devoted to each separate use (in square ft):

living: n/a storage/warehouse: n/a offices: n/a
 sales: n/a caves: n/a
 other: n/a septic/leach field: n/a
 roads/driveways: n/a

C. Maximum Building Height: existing structures: n/a new construction: n/a

D. Type of New Construction (e.g., wood-frame): grading/landscaping for golf course

E. Height of Crane necessary for construction of new buildings (airport environs): n/a

F. Type of Exterior Night Lighting Proposed: None

G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes No

H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):

III. PARKING

	Existing /Resort	Proposed
A. Total On-Site Parking Spaces:	<u>1045</u>	<u>0</u>
B. Customer Parking Spaces:	<u>902</u>	<u>0</u>
C. Employee Parking Spaces:	<u>143</u>	<u>0</u>

IV. TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	_____	365
B. Expected Hours of Operation:	_____	<u>Daylight Only</u>
C. Anticipated Number of Shifts:	_____	1
D. Expected Number of Full-Time Employees/Shift:	_____	10
E. Expected Number of Part-Time Employees/Shift:	_____	4
F. Anticipated Number of Visitors		
• busiest day:	_____	200 rounds*
• average/week:	_____	650 rounds*
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	_____	4
• average/week:	_____	2
 V. SUPPLEMENTAL INFORMATION FOR SELECTED USES		
A. Commercial Meeting Facilities Food Serving Facilities		
• restaurant/deli seating capacity:	n/a	
• bar seating capacity:	n/a	
• public meeting room seating capacity:	n/a	
• assembly capacity:	n/a	
B. Residential Care Facilities (6 or more residents) Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	n/a	n/a
• total number of guests/children:	n/a	n/a
• total number of bedrooms:	n/a	n/a
• distance to nearest existing/approved facility/center:	n/a	n/a

* Visitors have been defined as rounds of golf (ie 1 person = 1 round) which includes rounds played by hotel guests. Hotel guests are projected to average 85-90% of total rounds, the remaining 10-15% will be outside/public play.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	<u>Domestic</u>	<u>Emergency</u>
I. WATER SUPPLY		
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>n/a</u>	<u>n/a</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes ___ No ___	<u>n/a</u> Yes ___ No ___
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u> <u>n/a</u>	<u>0</u> <u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>n/a</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>n/a</u>	<u>n/a</u>
F. Capacity of Water Storage System (gallons):	<u>n/a</u>	<u>n/a</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>n/a</u>	<u>n/a</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE		
	<u>Domestic</u> <u>(sewage)</u>	<u>Other</u> <u>(please specify)</u>
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>n/a</u>	<u>n/a</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes ___ No ___	<u>n/a</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>n/a</u>	<u>n/a</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>n/a</u>	<u>n/a</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Garbage Co.</u>	<u>n/a</u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>On site</u>	<u>n/a</u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>n/a</u>	<u>n/a</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>n/a</u>	<u>n/a</u>



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: HCV NAPA ASSOCIATES LLC

Business Address: 222 Kearny Street Suite 550, San Francisco, CA 94108

Contact: Marsha Ramsey

Phone #: 415-249-0800

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 50, 40 or 70?

YES NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

YES NO

2. Intend to upgrade existing or install new UST's?

YES NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

YES NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

YES NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

YES NO

3. Treat hazardous waste on site?

YES NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

YES NO

5. Consolidate hazardous waste generated at a remote site?

YES NO

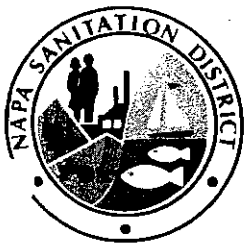
E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

YES NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs. Sulfur Dioxide - 500 lbs. Chlorine - 500 lbs.

YES NO



Dedicated to Preserving the Napa River for Generations to Come

935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-6000
FAX (707) 258-6048

June 7, 2005

Ms. Hillary Gitelman, Director
Napa County Conservation
Development and Planning Department
1195 Third Street, Room 210
Napa, California 94559-3092

Re: Montalcino at Napa Valley/HCV Napa Associates LLC

Dear Ms. Gitelman:

This letter is being forwarded to you in conjunction with the filing, by HCV Napa Associates LLC, of applications (1) to rezone a parcel owned by Napa Sanitation District adjacent to the Napa Airport to Public Lands (PL); (2) to amend the text of Section 18.50.030 of the Zoning Ordinance; and (3) to amend the Use Permit for the Montalcino at Napa Valley project to add a golf course proposed to be developed on part of the District's aforementioned parcel. The purpose is to advise you that, at its meeting on June 1, 2005, the District's Board of Directors approved a lease option with HCV Napa Associates LLC for the land proposed for the golf course development, and authorized HCV to submit and process these applications.

This will also confirm that the District is, by this letter and by direction and authorization of its Board of Directors, joining with HCV in the application to rezone our land to Public Lands. HCV is authorized to act on the District's behalf in connection with the processing of this application, and HCV is responsible for all fees and expenses associated with it. If your Department requires any other forms or certifications from the District in order for us to join in the Zone Change application, please let me know.

Thank you for your cooperation and consideration.

Very truly yours,

Michael Abramson
General Manager

cc: Board of Directors
District Counsel
District Engineer

Reason for Zoning Modifications

Applicant is requesting two related zoning amendments: (1) a rezoning of the subject property from Agricultural Watershed (AW) to Public Lands (PL), and (2) a text amendment to Section 18.50.030 of the Zoning Ordinance, governing uses allowed in the PL district upon grant of a use permit, to allow uses utilizing a high volume of recycled water.

The subject property is designated Public Institutional (PI) under the General Plan and is owned in fee by the Napa Sanitation District, which for many years has utilized it as a spray field to dispose of excess reclaimed or recycled water. The property is now under lease option to the applicant, which proposes to improve and use it as a golf course (there will also be created wetlands and various water storage improvements relating to the golf course and the District's irrigation activities). The main reason for the proposed amendments is to allow this improvement and use as a golf course, although an important secondary reason is to bring the site's zoning into conformity with its PI designation under the General Plan.

Applicant proposes the following specific language for the text amendment to Section 18.50.030, which would be added as new Subsection 18.50.030.H: "Recreational or other uses requiring no on-site buildings and utilizing an average of not less than 250 acre-feet of recycled water annually."

Recycled water is a natural byproduct of the District's utility operations; and because applicable regulations and permits limit the amount of this water that the District can pour into the Napa River, a significant amount of the recycled water derived from the District's normal operations must be sold or disposed of elsewhere. Consequently, any land use within the District's service area that utilizes a high volume of recycled water is a direct benefit to the District and an integral part of its operations and planned expansion to serve new customers in the County. Uses of this kind are therefore highly appropriate in a zoning district oriented toward recycling, disposal, and governmental and utility functions.

General Plan Consistency Summary Analysis

To the applicant's best knowledge, the subject land has been designated Public Institutional (PI) since adoption of the County's current General Plan, and properly so. It has been owned by Napa Sanitation District since well before that date (1983), and has for decades been used as a spray field for the District's recycled or reclaimed water. For reasons discussed elsewhere in this application, the spray function is integral to the District's operations, as the District must dispose of this water, to the extent it can not sell or use it elsewhere, in order to meet permit requirements. The land can therefore properly be viewed as having a public use and as constituting "sanitation-district facilities" and "recycling-composting facilities" (Land Use Element, Section 3.F(6), intent of the Public Institutional designation).

For the same reasons, Public Lands (PL) is the proper zoning category for this land and the one most consistent with the PI designation under the General Plan. The PL zoning district is intended to accommodate sites that have a public or quasi-public function (Zoning Ordinance, Section 18.50.010), and currently permitted uses include, among others, recycling and composting facilities (Section 18.50.030). The site was zoned as an Industrial district until 1984, when it was rezoned (to Agricultural Watershed (AW)) along with many surrounding parcels, apparently in anticipation of the incorporation of American Canyon. From a review of county records we surmise that AW was chosen as the zoning for this parcel because -- given that the PL zoning district was not created until 1992 -- AW was simply the best choice then available for land owned by a public agency that was not intended for significant building development due its use as a spray field and proximity to the airport. Had the PL district existed in 1984, it would have been a rather obvious choice of zoning for this site.¹

That HCV Napa Associates LLC will be leasing the land from the District and operating a golf course on the site does not change this analysis. Nothing in the General Plan suggests that lands under the PI designation can not be occupied or used by private parties. The site will continue to be owned by Napa Sanitation District and to function as a spray field as an integral part of the District's utility operations. As a reflection of the site's continuing significance to the District's operations, the applicant will be contractually obligated to buy large quantities of recycled water (larger even than its normal needs) for years to come.

¹ Section 18.50.010.C also notes that land zoned PL should have utility services available and "should be located in areas where the [PL] district would not be in conflict with or detrimental to existing legal uses on adjacent lands." The subject site clearly has the utility it requires for its current and proposed future operations, and its compatibility with existing land uses was demonstrated in the certified EIR for the Montalcino Resort.

**PROJECT STATEMENT
FOR
GOLF COURSE
MONTALCINO RESORT AT NAPA VALLEY
Amendment to Use Permit #98177-UP**

This project statement is provided as an overview of the proposed modification to Use Permit #98177-UP to allow the inclusion of a golf course as an element of the Montalcino Resort.

The Proposal

On April 6, 2004, the Napa County Board of Supervisors approved Use Permit #98177-UP (the "Use Permit") to allow development of a 379 guest room hotel and conference center known generally as the Montalcino Resort. HCV Napa Associates LLC, the sponsor of the Montalcino Resort, is requesting an amendment to the Use Permit to allow the inclusion of an 18-hole golf course.

The golf course will be located on lands leased from the Napa Sanitation District, which are immediately adjacent to the approved hotel site. On June 1, 2005, the District's Board of Directors approved an Option to Lease and Lease Agreement with HCV Napa Associates LLC that allow for the golf course to be developed subject to entitlement approval by Napa County.

It should be noted that the project plan originally proposed for the Montalcino Resort included a golf course in substantially the same location as the course the sponsor is now proposing to add by this amendment. Consequently, although the golf course element was subsequently removed from the project plan, the EIR certified in conjunction with approval of the Use Permit includes a comprehensive assessment of the environmental impacts associated with the golf course that has already been subject to public review and comment.

Entitlement Approvals Required

Three principal County approvals are required to entitle the golf course as part of the Montalcino Resort. First is a rezoning of the District's land from Agricultural Watershed (AW) to Public Lands (PL), thus bringing it into conformity with its existing and longstanding Public Institutional (PI) designation under the General Plan. Second, the text of the Zoning Ordinance pertaining to uses in PL districts (Section 18.50.030) will need to be amended to provide that recreational uses utilizing a high volume of recycled water are allowed with a use permit on land in such a district. (Please refer to the explanation of the zoning amendments in the Zone Change application submitted concurrently by HCV Napa Associates LLC for a further discussion of the rezoning and Zoning Ordinance text amendment, including HCV's proposed language for the text amendment.) Lastly, and most

immediately relevant to this Statement, the Use Permit would be amended to permit the golf course on the District's leased land (and to modify other conditions of approval in the Use Permit related to inclusion of the golf course in the project plan, as appropriate). The two zoning amendments and the Use Permit amendment for the golf course are being sought by HCV Napa Associates LLC with the express authorization of the Napa Sanitation District.

Other permits that will be required in connection with the proposed project include permits from: the State Department of Fish and Game, the Regional Water Quality Board; the U.S. Army Corps of Engineers; and the U.S. Fish and Wildlife Services. Prior to final approvals, the project must secure approvals from the Napa County Airport Land Use Commission in a hearing before that body. Additionally, once the golf course has been entitled by the County, non-discretionary grading and construction permits will be required from the County to allow construction of the golf course improvements.

Project Description

The golf course will be designed as a par-72, championship course open to the guests of the Montalcino Resort as well as the general public. It will be located on assessor's parcels no. 057-010-037 and 057-010-036 adjacent to and west of the Montalcino Resort site.

The existing setting is undeveloped, consisting of open, uncultivated grasslands. The site has been used as a spray field for recycled water by Napa Sanitation District for approximately 20 years. Adjacent land uses include vineyards located to the north and east and the Gateway Business Park located to the south of the site. A spur line of the California Northern Railroad tracks creates the western boundary, while the Napa Sanitation District plant and holding ponds are located just beyond the railroad tracks further west.

The area to be leased from Napa Sanitation District totals 233.19 acres. (See Attachment A.) A small portion of parcel no. 057-010-037 consisting of approximately 32.5 acres will be outside the terms of the Lease between HCV and the District and will remain under the control of the District. The Somky ranch house (located on parcel no. 057-010-036) will be sold by Napa Sanitation District to an unrelated party who intends to relocate the house to a new site for reuse.

Of the 233.19 acre site, the golf course will utilize approximately 172.6 acres, wetlands of 16.103 acres, combined with their required setbacks, will total 31.2 acres, and newly created wetlands will comprise 17.93 acres. Three ponds will be located within the golf course and will total 11.46 acres. One of the three ponds will be used as a retention pond for the District. A summary of the development areas is provided in Attachment B. The setback from the Central Watercourse and Soscol Creek (both of which are blue line streams), of 45' from

top of bank, will be observed, and there will be no encroachments into the Central Watercourse, Soscol Creek or other jurisdictional wetland features.

The previously approved entry to the Montalcino Resort, as well as the basic design and structural configuration of the main resort site approved in the Use Permit, remains unchanged.

Facilities supporting the golf course including the pro-shop and locker rooms will be included within the retail and spa components already approved as part of the hotel facilities. Golf cart storage will be required and will consist of approximately 7,000 square feet of covered space. This storage facility will be developed on the main resort site within the scope of construction already allowed under the Use Permit. Parking facilities for the resort guest (previously approved 1,045 spaces) will be more than adequate to handle any additional parking requirement derived from public usage of the golf course.

A total of 10 full time and 4 part time employees relating to the golf course maintenance will be required. Pro-shop employees have already been taken into consideration within the retail employee counts assumed for the hotel facilities.

Approximately 93 rounds per day are projected with over 85% of those rounds utilized by hotel guests.

Public Benefits

Reintroduction of the golf course into the project plan will enhance the Montalcino Resort, helping it to become the complete destination conference resort that the Board of Supervisors envisioned when it approved the Use Permit. And it will help the County realize the full range of benefits identified in the project's Development Agreement. Among other things, the golf course will greatly enhance Montalcino's important function as community separator from the industrialized areas to the south and the City of Napa. The development of the golf course on the District site will ensure that this land remains open for generations to come.

The golf course will also serve an important public utility function in combination with Napa Sanitation District's operations. Landscape materials planned for the course include turf grasses and plants that can absorb large quantities of recycled water. Recycled water is a natural byproduct of the District's utility function, and because the District's permit restricts disposition of this water into the Napa River, alternative disposition (and preferably sale) of recycled water is integral to the District's normal operations and plans for expansion of service. The golf course can and will use 400 acre-feet of recycled water each year, and will purchase that water from the District. This purchase will benefit the District – and its customers – financially and, by aiding the District in disposing of this

water in a manner consistent with regulatory and permit requirements,
functionally.

NCV Napa Associates LLC
222 Kearny Street, Suite 310
San Francisco, CA 94108
415-249-0800

December 14, 2005

Mr. John McDowell
Principal Planner
Napa County Department of Conservation,
Development and Planning
1195 Third Street, Suite 210
Napa, CA 94558

Re: Montalcino Resort Golf Course Rounds

Dear John:

The following information is provided to clarify the number of golf rounds projected for the golf course at the Montalcino Resort from hotel guests and conference attendees as well as the general public.

A "round of golf" is equivalent to one person. For the Montalcino Resort we have projected the course to average 650 rounds of golf per week, which equates to 93 rounds per day on average (or 93 people playing golf each day). We have projected the busiest day to be 200 rounds of golf.

Based on over 12 years of resort ownership experience and taking into consideration the particular nuances of the Napa Valley, for the Montalcino Resort we project that 85% to 90% of the total rounds of golf will be played by hotel guests. Hotel guests by definition also includes conference attendees as our projections contemplates that 60-65% of our total guests will be attending a multi-day conference or meeting at the resort while 35-40% of our guest totals are classified as a leisure traveler. Individual business travelers would be classified as a leisure traveler since their hotel selection was made independent of a conference or group meeting and their length of stay varies from overnight to multiple night stay.

Projecting 93 rounds per day on average, the amount of hotel/conference guest play (using 85%) and public play (at 15%) translates to 79 rounds played per day for hotel and conference guests while 14 rounds per day are played by the general public. General public play is defined as anyone who is not staying overnight at the Montalcino resort. We anticipate public play will come from not only local Napa residents but from Napa Valley visitors staying at one of the other Napa Valley hotels. We anticipate some public

John McDowell
December 14, 2005
Page 2

play occurring from guests of the proposed Gateway business hotel and the Meritage Hotel both of which are in very close proximity to the resort. Even though the resort's golf course will be open to the general public, our experience has shown that public play on average makes up only a small portion (we have projected 15% maximum) of the annual golf rounds.

Very truly yours,

HCV NAPA ASSOCIATES LLC

A handwritten signature in cursive script, appearing to read "Marsha C. Ramsey". The signature is written in black ink and is positioned above the printed name and title.

Marsha C. Ramsey
Project Director

Addendum to Montalcino at Napa Valley

**STORM DRAINAGE
MANAGEMENT PLAN**

Job #98026.1

July 1, 2005

Riechers Spence and Associates
1541 Third Street
Napa, CA 94559
707.252.3301

Introduction

This report is a revision to the 'Montalcino at Napa Valley - STORM DRAINAGE MANAGEMENT PLAN' dated November 5, 2002. It is intended to further outline the design features of the proposed storm drain system for the golf course to be associated with the Montalcino at Napa Valley Resort. This report is also meant to explain the assumptions and design considerations used to size a detention basin capable of mitigating the post-development peak storm drain runoff flow rates to pre-development levels. Project specific mitigation of storm water pollution is also discussed.

Existing Area Overview

The proposed development occupies the area of land west of Highway 29/12 and east of the Southern Pacific Railroad right of way, south of Soscol Ferry Road and north of the Napa Valley Gateway Business Park.

Existing Watershed Area

The proposed development spans three separate watersheds which all terminate in the Napa River. The northernmost of these watersheds is Suscol Creek. Suscol Creek drains a large watershed to the east of Highway 29 and flows westward under Highway 29 and through the northernmost area of this proposed project to the Napa River.

The central watershed encompassing the majority of the proposed project area shall be referred to as the "central watercourse" watershed, also indicated as "Watershed Area 2" in the hydrologic analysis. An unnamed seasonal watercourse that includes wetlands at the west extent of the property drains this watershed. This "central watercourse" watershed also drains an area east of Highway 29 and flows under Highway 29 westward to the Southern Pacific Railroad right of way at the western extent of this project.

The southernmost of the project watersheds is the Sheehy Creek watershed. A small portion of the southernmost area of this proposed project now drains south to Sheehy Creek (approximately 27 acres). Sheehy Creek is located south of the project area.

Proposed Development Overview

The proposed expansion of the facilities will include an 18-hole golf course and appurtenances for the golf course. Development of the golf course will result in extending a storm drain system through the site to convey drainage to the ponds and the central watercourse. Drainage to the central watercourse will not be piped directly to the watercourse, but will filter through constructed wetlands and/or drain over land directly to the watercourse.

The existing Suscol Creek channel through the site will not need to be changed from its existing condition. The only impact to Suscol Creek will be two adjacent golf fairways. There will be a natural isolating buffer zone between the Creek and the golf fairways. The change in storm runoff to Suscol Creek is assumed to be negligible.

The "central watercourse" will be the primary storm drainage outlet for this project. It will need to convey storm waters from the Montalcino Resort, as well as the golf course.

Mitigation of Increased Storm Water Runoff

The increase in storm water runoff due to increased development and impervious surfaces will be mitigated to pre-development levels. Two detention ponds to be constructed with the golf course will mitigate the increase in storm water runoff. These detention ponds will be designed to mitigate the increase in runoff from development to pre-development levels.

The watershed hydrographs were developed using SCS TR-20 hydrograph methodology and Land Development Desktop 2i Hydrology computer software.

The pre-development storm water runoff hydrograph was developed using the data in Appendix B. Values for the acreage and C_N are tabulated in Appendix B. Rainfall data is extracted from NOAA Precipitation-Frequency Atlas of the Western United States (100 year, 24 hour rainfall = 5.83"). The final hydrograph computer output is contained in Appendix C. The pre-development hydrograph results in a peak storm runoff from the watershed to the 'central watercourse' of 119.5 cfs (cubic feet per second) for the 100-year, 24-hour storm event.

The post-development hydrograph was also developed using the data in Appendix B. The resulting hydrograph output is contained in Appendix C. The area of the golf course is assumed to retain the same value for C_n as the pre-development area; however, the time of concentration has been reduced due to the use of storm drainage piping. Without mitigation, the post-development hydrograph from the watershed results in a peak storm runoff of 183.56 cfs for the 100-year, 24-hour storm event.

The detention basin to mitigate this increase is designed as two scenic ponds with an approximate combined surface area of 10.4 acres. The ponds are designed to fill to a maximum floodwater elevation 0.35 feet over the normal water elevation of the pond. The 0.35 feet provides 157,054 sf of storage, which will mitigate the 100-year post-development storm water runoff to 119.5 cfs peak discharge.

Summary

The proposed project will not affect the Suscol Creek watershed. With the proposed development, most of the small area currently draining to Sheehy Creek will be diverted to the central watercourse. The hydrology for the central watercourse will not be adversely affected by the golf course development.

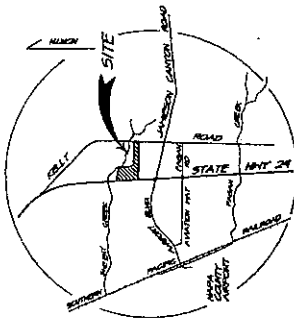
The post-development storm runoff will be mitigated below the pre-development runoff discharge of 119.5 cfs. This will be accomplished with two detention basins, totaling 10.4 acres in area, built as part of the proposed golf course.

NO.	DATE	REVISION

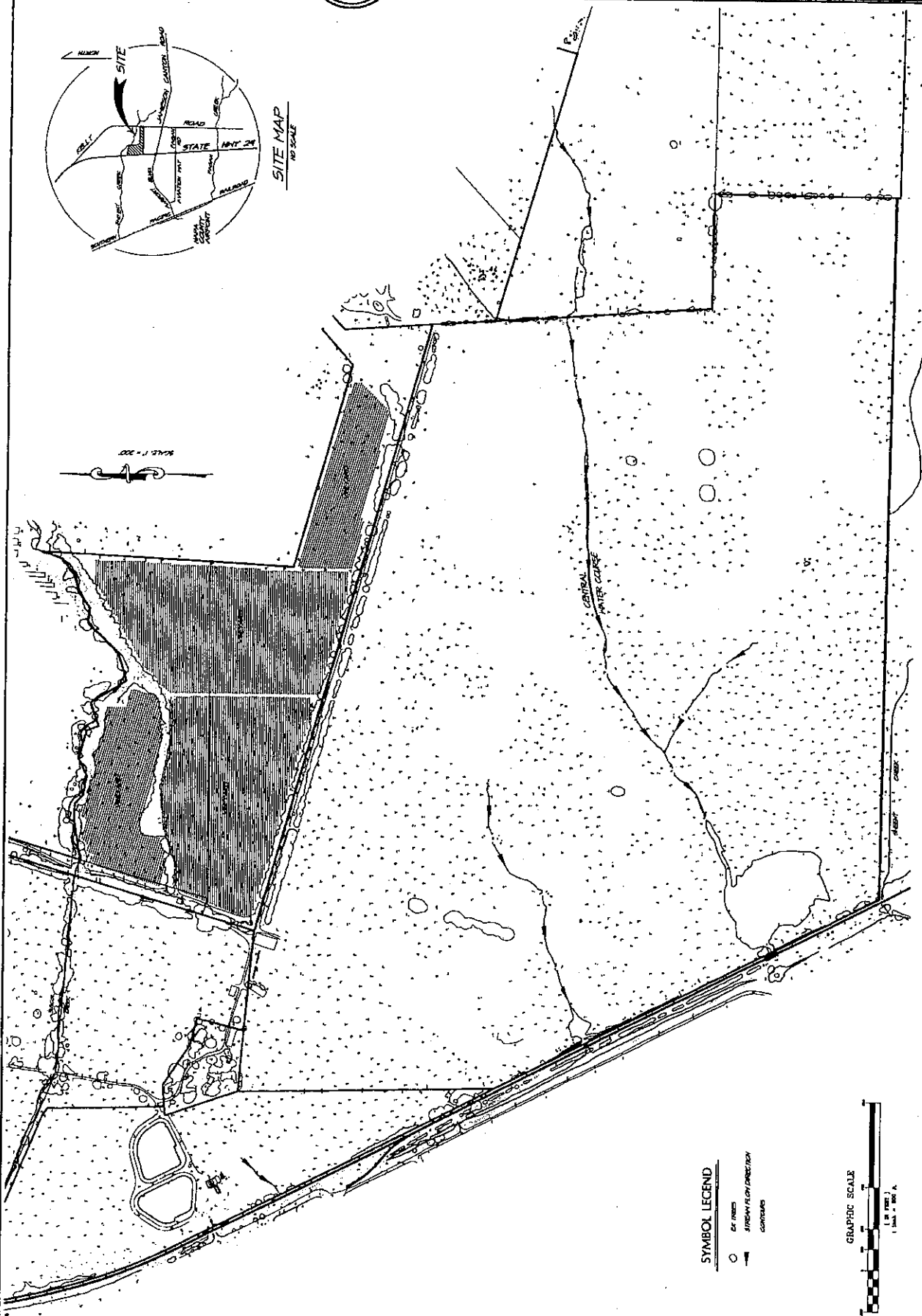
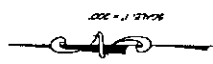
RECHERSPENCE
 1041 Pine Street
 San Francisco, Calif. 94108
 PHONE 398-1000

EXISTING TOPOGRAPHY
 MONTALCINO GOLF COURSE
 CALIFORNIA
 NAPA

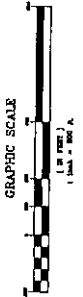
DATE: JAN 27, 65
 SCALE: 1" = 200'
 SHEET: 07
 SHEET TOTAL: 10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO. 7
 OF 10 SHEETS



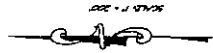
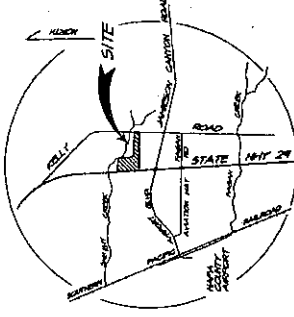
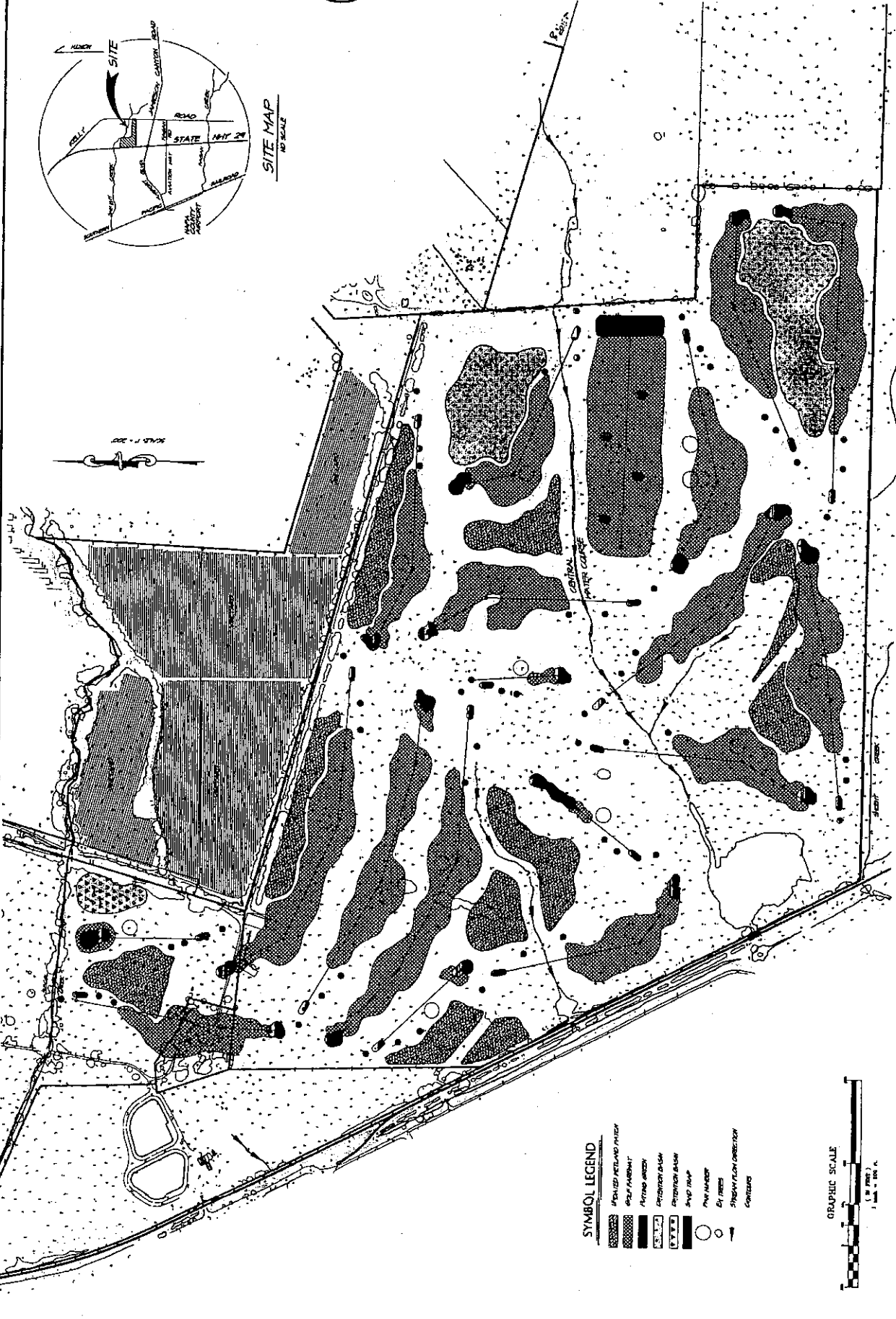
SITE MAP
 1/8" SCALE



SYMBOL LEGEND
 - - - - - EX. FENCE
 ○ EX. PILE
 - - - - - APPROX. FLOW DIRECTION
 --- CONTOUR



DATE	NO.	DESCRIPTION



- SYMBOL LEGEND**
- PROPOSED WETLAND PATTERN
 - GOLF FAIRWAY
 - TEEING AREA
 - OBSTRUCTION BASIN
 - PROTECTION BASIN
 - SAND TRAP
 - PINE MARKER
 - EYE MARKER
 - STREAM FLOW DIRECTION
 - CONTOUR



RUNOFF VOLUME REQUIRED FOR STORAGE

- CN VALUE (PRE & POST DEVELOPMENT) : 76 (SEE CN WORKSHEET)
- PRE DEVELOPMENT TIME OF CONCENTRATION (T_c) : 1.3554 hours (SEE WORKSHEET)
- POST DEVELOPMENT T_c : $\frac{4000 \text{ ft}}{3 \text{ ft/s}} = 1333.3 \text{ sec} = .37 \text{ hours}$

RUNOFF INCREASE FROM PRE TO POST DEVELOPMENT = 157,054 cf
- SEE HYDROGRAPH FOR CALCULATIONS

ADDITIONAL VOLUME REQUIRED FOR STORAGE = 157,054 cf

RUNOFF AREA REQUIRED TO DRAIN INTO DETENTION POND:

- ASSUME RUNOFF PERCENTAGE OF 50%.
- 100 YEAR 24 HOUR PRECIPITATION = 5.83 in

$$157,054 \text{ cf/day} = .5 (5.83 \text{ in/day}) \times \text{Area}_{\text{surface}}$$

$$\text{Area} = \frac{157,054 \text{ cf/day}}{.5 (.486 \text{ ft/day})} = 646,311 \text{ sf}$$

$$\frac{646,311 \text{ sf}}{43,560 \text{ sf/Ac}} = 14.84 \text{ Acres}$$

- CHECK TO VERIFY THAT 14.84 ACRES IS SUFFICIENT TO GENERATE 157,054 cf OF RUNOFF

14.84 ACRES GENERATES ROUGHLY HALF OF THE RUNOFF VOLUME REQUIRED FOR STORAGE.

TRY DOUBLING AREA TO DOUBLE RUNOFF GENERATED
USE 30 ACRES (SEE HYDROGRAPH FOR 30 ACRES) (APPENDIX C)

$$\text{DRAINAGE AREA} = 30 \text{ ACRES}$$

$$\text{AREA UNDER CURVE} = 289.05 \text{ UNITS}$$

$$10,000 \text{ UNITS} = 1500 \text{ cfs-hrs}$$

$$10,000 \text{ UNITS} = 5,400,000 \text{ cf}$$

$$1 \text{ UNIT} = 540 \text{ cf}$$

$$289.05 \text{ UNITS} \times 540 \text{ cf/UNIT} = 156,087 \text{ CF}$$

∴ APPROXIMATELY 31 ACRES ARE REQUIRED TO DRAIN INTO DETENTION PONDS.

DEPTH OF DETENTION PONDS REQUIRED TO STORE RUNOFF VOLUME

$$\text{TOTAL SURFACE AREA OF TWO PONDS} = 10.4 \text{ ACRES}$$

$$10.4 \text{ AC} = 454,893 \text{ SF}$$

$$\frac{\text{REQ'D VOLUME OF POND}}{\text{SURFACE AREA OF POND}} = \text{REQUIRED DEPTH OF POND}$$

$$\frac{157,054 \text{ cf}}{454,093 \text{ SF}} = .35 \text{ ft} = 4.1 \text{ inches}$$

Worksheet: Runoff Curve Number

Project Pre Development	By	Date
Location Monticino	Checked	Date
Subshed name	Check one: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Developed	

RUNOFF CURVE NUMBER

Soil name and hydrologic group <small>(SCS book)</small>	Cover description <small>(cover type, treatment and hydrologic condition; percent impervious)</small>	CN (1) <small>(Table 2-2)</small>	Area <input checked="" type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x Area
Bale Clay Loam (C)	Perennial Grasses - Fair Condition	79	23.00	1817.00
ombs Gravelly Loam (B)	Perennial Grasses - Fair Condition	69	85.00	5865.00
Haire Loam (C)	Perennial Grasses - Fair Condition	79	154.00	12166.00

(1) Use only one CN source per line

TOTAL: 262.00 19848.00

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{19848.00}{262.00} = 75.76 ; \text{ USE CN } \boxed{76}$$

Worksheet: Time of Concentration (T_c) or travel time (T_t)

Project Montecino	By KK	Date 6/24/2005
Location Napa, California	Checked	Date
Subshed name	Check one: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Developed	
Note: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic or description of flow segments.	Check one: <input checked="" type="checkbox"/> T_c <input type="checkbox"/> T_t through subarea	

SHEET FLOW (applicable to T_c only)

	Segment ID	1	
1. Surface description (table 3-1)	Short Grass		
2. Manning's roughness coefficient, n (table 3-1)	0.05		
3. Flow length, L (total L, 300 ft)	4000		
4. Two-year 24-hour rainfall, P_2	2.93		
5. Land slope, s	0.02		
6. $T_1 = \frac{0.007 (nL)^{0.48}}{P_2^{0.5} s^{0.4}}$ Compute T_1	1.3554	+	<input type="text"/>
		=	<input type="text" value="1.3554"/>

SHALLOW CONCENTRATED FLOW

	Segment ID		
7. Surface description (paved or unpaved)			
8. Flow length, L			
9. Watercourse slope, s			
10. Average velocity, V (figure 3-1)			
11. $T_1 = \frac{L}{3600 V}$ Compute T_1		+	<input type="text"/>
		=	<input type="text"/>

CHANNEL FLOW

	Segment ID		
12. Cross sectional flow area, a			
13. Wetted perimeter, p_w			
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r			
15. Channel slope, s			
16. Manning's roughness coefficient, n			
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V			
18. Flow length, L			
11. $T_1 = \frac{L}{3600 V}$ Compute T_1		+	<input type="text"/>
20. Watershed or subarea T_c or T_t (add T_1 in steps 6, 11 and 19)		=	<input type="text" value="1.3554"/>

Precipitation Frequency Data Output

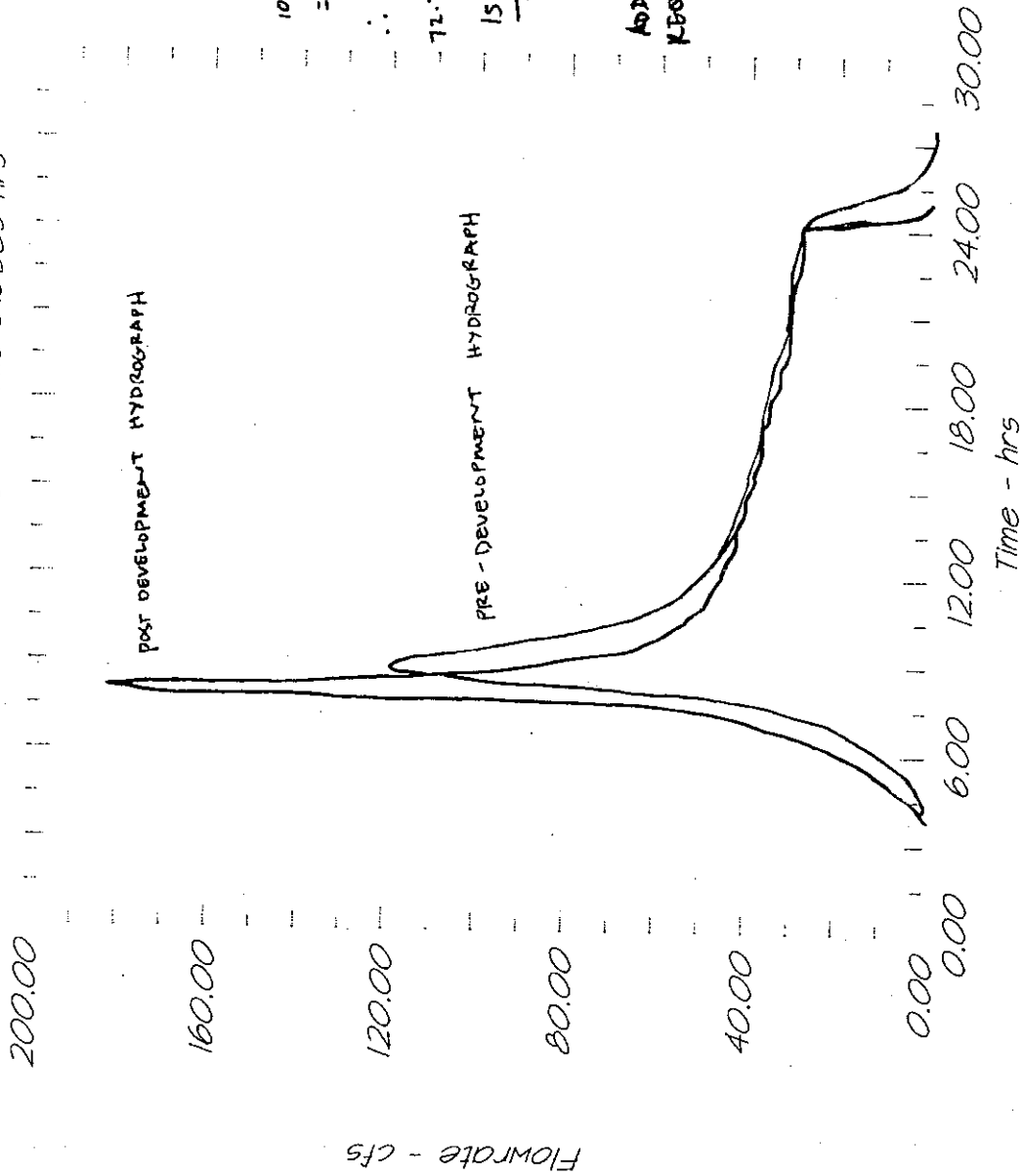
NOAA Atlas 2
California 38.221067N 122.260867W
Site-specific Estimates

Map	Precipitation (inches)	Precipitation Intensity (in/hr)
2-year 6-hour	1.56	0.26
2-year 24-hour	2.93	0.12
100- year 6- hour	3.00	0.50
100- year 24-hour	5.83	0.24

Hydrometeorological Design Studies Center - NOAA/National Weather Service
1325 East-West Highway - Silver Spring, MD 20910 - (301) 713-1669
Fri Jun 24 12:05:48 2005

SCS Hydrograph

Peak Flow 119,519.8 cfs - Time 8.8385 hrs



AREA = 72.71
UNITS

10,000 UNITS = 6000 cfs · hrs
= 21,600,000 cf

∴ 1 UNIT = 2160 cf

72.71 UNITS × 2160 cf/unit =

157,054 cf

↑
ADDITIONAL VOLUME
REQUIRED FOR STORAGE

tmp#4.txt

SCS Method

Given Input Data:

Description	Pre Development
Drainage area	0.4090 mi2
Runoff curve number, CN	76
Time of concentration, Tc	1.3554 hrs
Dimensionless Hydrograph	scsdim
Rainfall	5.8300 in
Distribution Curve	tr20t3: Type 1A, 24 hrs
Duration	24.0000 hrs
Antecedent Moisture Condition ..	Type II
Time Increment, Tp	0.1000 hrs

Computed Results:

Peak discharge, qp	119.5198 cfs
Peak Time, Tp	8.8385 hrs
Peak rate factor	484
Constant, K	0.7500
Runoff Volume	3.2340 in
.....	853.6404 cfs-hrs
.....	70.5448 acft

SCS Method

Given Input Data:

Description	
Drainage area	0.0192 mi ²
Runoff curve number, CN	79
Time of concentration, T _c	0.1667 hrs
Dimensionless Hydrograph	scsdim
Rainfall	5.8300 in
Distribution Curve	tr20t2: Type 2, 24 hrs
Duration	24.0000 hrs
Antecedent Moisture Condition ..	Type II
Time Increment, T _p	0.1000 hrs

Computed Results:

Peak discharge, q _p	55.7780 cfs
Peak Time, T _p	11.9980 hrs
Peak rate factor	484
Constant, K	0.7500
Runoff Volume	3.5358 in
	43.8129 cfs-hrs
	3.6207 acft

AREA UNDER CURVE = 289.05 UNITS
 10,000 UNITS = 1500 cfs-hrs
 → 10,000 UNITS = 54 x 10⁶ cf
 | UNIT = 540 cf
 289.05 UNITS x 540 cf/UNIT = 156,087 cf

RUNOFF HYDROGRAPH FOR 30 ACRES

