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Agenda Date: 10/7/2009

Agenda Placement: 9A

## Airport Land Use Commission Board Agenda Letter

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**TO:** Airport Land Use Commission

**FROM:** John McDowell for Hillary Gitelman - Director  
Conservation, Development & Planning

**REPORT BY:** John McDowell, Deputy Director - 299-1354

**SUBJECT:** Draft Comment Letter on City of Napa St. Regis Resort Environmental Impact Report

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### **RECOMMENDATION**

#### **DRAFT COMMENT LETTER / ST. REGIS NAPA VALLEY RESORT**

**Request:** Discussion and direction concerning a draft comment letter to the City of Napa in regard to the St. Regis Napa Valley Project Environmental Impact Report, which is a proposed resort located on Stanley Lane northwest of the Napa County Airport within Airport Land Use Compatibility Zones D and E.

**Staff Recommendation:** Direct either the ALUC Chair or ALUC Staff to sign and send the finalized comment letter.

**Staff Contact:** John McDowell, 299-1354 [jmcdowel@co.napa.ca.us](mailto:jmcdowel@co.napa.ca.us)

### **EXECUTIVE SUMMARY**

The City of Napa has prepared a Draft Environmental Impact Report (DEIR) for the St. Regis Napa Valley Project, which is a resort and winery on 93 acres located on the west side of Stanley Lane, approximately a half mile south of State Route 12/121. The project is located northwest of the Napa County Airport under the downwind approach path for the main runway, and is located within compatibility zones D and E. The project includes a resort with a winery, 150 guest rooms, 95 vacation homes, events space, restaurants, a spa and recreation elements. The project also includes construction of a sewer line and recycled water line across the Napa River between the Napa Sanitation District (NSD) treatment plant and the project site.

Discretionary approvals required from the City of Napa include a general plan amendment, a rezoning, adoption of a master plan, tentative subdivision map, condominium map, and annexation to Napa Sanitation District. The State Aeronautics Act (Public Utilities Code Section 21676) requires any project involving a general plan amendment or rezoning within an airport influence area to be referred to the ALUC for a consistency determination.

The public comment period on the adequacy of DEIR closes on October 12, 2009. Therefore, at this meeting, it is requested that the Commission review the attached draft comment letter, and provide comments and direct the ALUC Chair or ALUC Staff to sign the final version of the letter. Copies of the DEIR are available online at [www.cityofnapa.org](http://www.cityofnapa.org).

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

City of Napa has prepared a Draft Environmental Impact Report. The City is obligated to respond to the ALUC's comments on the DEIR in the Final Environmental Impact Report.

**BACKGROUND AND DISCUSSION**

See attached draft comment letter.

**SUPPORTING DOCUMENTS**

A . Draft Comment Letter

Airport Land Use Commission: Approve

Reviewed By: John McDowell