



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 rocated within the resort grounds. As part of the project, an approximately 3,100 - lineal foot unused segment of Staniy 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: Rallways: 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

3

Notice of Completion & Environmental Document Transmittal Mail to: State Clearinghouse, P.O. Box 3044, Sacramonto, CA 95812-3044 (916) 445-0613 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramonto, CA 95814

SCH#2009032009

Project Title: <u>81. Regis Napa Valley Project</u> Lend Agency: <u>City of Napa</u>		Contact Person: Michael Allen, Associate Planner	
Mailing Address: 1600 First Street City: Napa		2hone: (707) 257-9630	
	Zip: <u>94559</u> C	County: Nape	
Project Location: County:Napa	City/Neurest Commu		
Cross Streets: Stanly Lane / Stanly Cross Road	16 .00	2)p Code: 94559	
Longitude/Leiltode (degrees, minutes and seconds): 38 - • Adversion's Parcel No.:047-230-49, -50, -51, -52			
Within 2 Miles: State Hwy #; 12, 29, 121, 221	Section: Unsec. Twy Watcowsyst. Nepa Riv		
Airporte:	CENED Non Pacifi	Cameros Elementary	
Erriv Cons Supplement/Subscope	EARING HOUSE D	A Final Document	
Local Action Type:			
Central Plan Update General Plan Update General Plan Amendment General Plan Amendment General Plan Element Community Plan Site Plan		Annexation Redevelopment Constel Pormit (Subdivision, etc.)	
Development Type;			
Contraction Solo		T	
Commercial:Sq.ft, Acros Employe	Col	Mineral	
Industrial: Sq.D Acres Employe	E Poweri	Type	
C Recreational:	Hazardova W	Noat: Type MGD /nst::Type nit reson; 25,000-ceee winery	
Water Facilities: Type MGD	Other, 245-un	nit resont; 25,000-cese winery	
Project lanues Discussed in Document;			
Acathetic/Visual 🔲 Fiscal	C Recreation/Parks	Z Vegetation	
Agricultural Land I Flood Plain/Flooding Z Air Quality Z Porest Land/Pire Hass		des Water Quality	
📿 Archeological/Historical 🛛 📿 Goologic/Seismic	🗹 Sewar Capacity	Water Supply/Groundwater Wetland/Riparian	
🖸 Biological Resources 🛛 🕢 Minerula			
		paction/Grading Growth Inducement	
Cossial Zone Noise Drainege/Absorption Economic/Joba Public Services/facili Present Land Use/Zoning/General Pian Designation: Resource Area (General Pian); Agricultural Resource (2 Project Description: (please use a separate page if a	Solid Westo Islance (7) Taxic/Hazardous Idos (7) Traffic/Circulation Coning) Hecodestry)	Cumulativo Effects Other.	
Cossial Zone Noise Drainscr/Absorption Zeconomic/Joba Dealgost Present Land Use/Zoning/General Pian Dealgostion: Resource Area (General Pian); Agricultural Resource (2	Solid Wasto Islance [7] Taxic/Hazardaus Idas [7] Taxic/Hazardaus (aning) Iecoassary) a SL Regis resort and winer 50 guest unity 95 vacation is. The 25,000 Check water pipeline would b	y on 93 acres and astociated infrastructure bome units, notestation and event space, minimized within the resort grounds,	
Cossial Zone Cossia Zo	Solid Waste Islance [7] Taxic/Hazardous (dos 2] Traffic/Circulation (coning) necoascry) a St. Regis resort and wher SO guest unit st. The 25,000 ced water pipeline would b t site.	y on 93 acres and astociated infrastructure bome units, notestation and event space, minimized within the resort grounds,	
Cossial Zone Noise Drainsec/Absorption Economic/Jobe Population/Housing B Present Land Use/Zoning/General Pian Dealgnation: Resource Area (General Pian): Agricultural Resource (Project Description: (please use a separate page if The proposed project consists of the development of Improvements on 3 scres. The resort would provide t restaurants, a spa, and operations and support facilitie As part of the project, a wastewater pipeline and resyn Olstrict Soscol Water Recycling Facility and the project	Solid Waste Islance [7] Taxic/Hszardous (Islance [7] Taxic/Hszardous Traffic/Circulation Traffic/Circulation Island Island Solid State Solid	y on 93 Acres and associated infrastructure home units, nureation and event space, ind within the resort grounds, be installed between the Napa Sanitation e following State Agencies	
Cossin Zone Cossi	Solid Waste Islance [7] Taxic/Hazardaus (Islance [7] Taxic/Hazardaus (Islance [7] Taxic/Hazardaus Traffic/Circulation Coning) Iscatasory Iscatasory) Iscatasory Is	yon 93 Acres and associated infrastructure home units, repeation and event space, d within the resort grounds, be installed between the Nepa Sanitation e following State Agencies State/Consumer Syss	
Clearingbonse Contact:	Solid Weste Solid Weste Infance [7] Taxic/Hazardous tess Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid State Solid St	Cal EPA	
Clearinghouse Contact: (916) 445-0613 Clearing bound Clearing bound Cleari	Solid Weste Solid Weste Interfect Circulation Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid State Solid S	Cal EFA d Land Use Cumulativo Effects Other. Other	
Cossal Zone Cossal Zone Noise	Solid Waste Solid Waste Islance [7] Taxic/Hazardous Traffic/Circulation Traffic/Circulation Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid State S	Cumulativo Effects Other	
Cossial Zone Drainsec/Absorption Economic/Jobs Present Land Use/Zoning/General Pion Dealgnation: Resource Area (General Pian): Agituitural Resource (7 Project Description: (plasse use a separate page i/ The proposed project consists of the development of improvements on 3 acres. The resort would provide a restaurants, a spa, and operations and support focilitie As part of the project, a wastewater pipeline and recyc Ofstrict Soscol Water Recycling Facility and the project ate Clearinghouse Contact: (916) 445-0613	Solid Weste Solid Weste Interest Solid Weste Traitic/Hazardous Traitic/Circulation Traitic/Circulation Solid Weste Solid Weste Solid Weste Solid Weste Solid Wester	Call EPA Call	
Cossial Zone Drainsec/Absorption Economic/Jobs Present Land Use/Zoning/General Pian Dealgnation: Resource Area (General Pian): Agricultural Resource (7 Project Description: (please use a separate page if 7 The proposed project consists of the development of 1 Improvements on 3 scras. The resort would provide 1 restaurants, a spa, and operations and support fecilitie As part of the project, a wastewater pipeline and recyc Olstrict Soscel Water Recycling Facility and the project ate Clearinghouse Contact: (916) 445-0613	Solid Waste Solid Waste Internet (2) Taxic/Hazardous tos (2) Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid State Solid St	Comming State Agencies Sinte/Consuster Sves rways General Services Cal EPA ARB - Airport Projects ARB - Major Industrial Proje Comm Integrated Waste Mgrat Bd SWRCB: Clean War Prog	
Cossial Zone Noise Noise Datainge/Absorption Population/Housing B Datainge/Absorption Population/Housing B Populat	Solid Weste Solid Weste Internet Solid Weste Internet Solid Weste Internet Solid Weste Internet Solid Weste Solid	Commany C	
Cossis Zone Noise Noise Drainsgc/Absorption Population/Housing B Drainsgc/Absorption Population/Housing B Population/Housing B Population/Housing B Population/Housing B Present Lend Use/Zoning/General Plan Dealgnation: Resource Area (General Plan); Agricultural Resource (7 Project Description: (plasse use a separate page if a The proposed project consists of the development of improvements on 3 acres. The resort would provide T restaurants, a spa, and operations and support facility and the project a wastewater pipeline and recycolstrict Soscel Water Recycling Facility and the project descriptions (916) 445-0613 (California) (916) (916) 445-0613 (California) (916) (91	Solid Waste Solid Waste Internet (2) Taxic/Hazardous tos (2) Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid State Solid St	Cumulativo Effects Other	
Cossial Zone Dreinsge/Absorption Dreinsge/Absorption Population/Housing B Dreinsge/Absorption Population/Housing B Population/Housing B Population/Housing B Present Land Use/Zoning/General Pian Designation: Resource Area (General Pian): Agitcuitural Resource (2 Project Description: (alease use a separate page i/ The project consists of the development of improvements on 3 acres. The resort would provide 1 restaurants, a spa, and operations and support focilitie As part of the project, a wastewater pipeline and recyc District Soscol Water Recycling Facility and the project tate Clearinghouse Contact: (916) 445-0613 (916) the Review Began: (916) 445-0613 (916)	Solid Waste Solid Waste Islance [/] Taxic/Hszardous Traffic/Circulation Colorado Traffic/Circulation	Candidative Effects Cumulative Effects Other	
Costal Zone Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Dreinsge/Absorption Present Lend Use/Zoning/General Pian Designation: Resource Area (General Pian): Agricultural Resource (2 Preject Description: (please use asparate page i/ The proposed project consists of the development of improvements on 3 acres. The resort would provide 1 restaurants, a spa, and operations and support focilitie As part of the project, a wastewater pipeline and resy District Soscol Water Recycling Facility and the project uate Clearinghouse Contact: (916) 445-0613 () the Review Began: () () ()	Solid Waste Solid Waste Islance [/] Taxic/Hszardous Traffic/Circulation Sold waster Sold waster Sold waster Traffic/Circulation Sold waster S	Commission State Agencies State/Consumer Sves General Services General Services Call EPA A ArB - Airport Projects ARB - Transportation Project ARB - Major Industrial Projects ARB - Major Industrial Projects SWRCB: Clean With Prog vation SWRCB: Wir Rights Flood Prot. X Reg. WQCB # 2	
Cossis Zone Noise	Solid Weste Solid Weste Infance [7] Taxic/Hazardous Ites [2] Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid Weste Solid Wester Project Sent to the X Resources Boating & Wate Coostal Comm Colorado Rvr B X Conservation X Fish & Gamo # Delta Protection Col Fire X Historic Preserv X Parks & Rec Contral Valley 1 Bay Cons & Dev X DWR	Cand Use Cunulativo Effects Other Oth	
Cossin Zone Cossi	Solid Weste Solid Weste Intervention Int	Commission and event space, Sinte/Consumer Systemeter Sys	
Cossin Zone Drainge/Absorption Drainge/Absorption Drainge/Absorption Drainge/Absorption Drainge/Absorption Population/Housing B Population/Housing B Present Land Use/Zoning/General Plan Dealgnation: Resource Area (General Plan): Agricultural Resource (2 Project Description: (please use a soparite page H The proposed project consists of the development of improvements on 3 acres. The resort would provide 1 restaurants, a spa, and operations and support facility As part of the project, a wastewater pipeline and respondent of the project consists te Clearinghouse Contact: (916) 445-0613 () As Review Began: <u>10-13-2009 H COMPLIANCE 10-13-2009 ease note State Clearinghouse Number CH#) on all Comments <u>80 0 9 0 8 2 0 0 9 H#: asse forward late comments directly to the } } </u></u>	Solid Weste Solid Weste Infance [7] Taxic/Hazardous Ites [2] Traffic/Circulation Traffic/Circulation Traffic/Circulation Solid Weste Solid Wester Project Sent to the X Resources Boating & Wate Coostal Comm Colorado Rvr B X Conservation X Fish & Gamo # Delta Protection Col Fire X Historic Preserv X Parks & Rec Contral Valley 1 Bay Cons & Dev X DWR	Comm Comm Sunte/Consumer Sves Cal EFA ARB - Airport Projects ARB - Major Industrial Proje Comm Integrated Waste Mgrat Bd SWRCB: Clean War Prog vation SWRCB: War Rights Fload Prot. X Reg. WQCB # 2_ Vomm Ladeus Comm Sunte/Commission	
Cossin Zone Drainge/Absorption Zenomic/Jobs Progulation/Housing B Population/Housing B Population/Housing B Population/Housing B Present Land Use/Zoning/General Plan Designation: Resource Area (General Plan): Agricultural Resource (2 Project Description: (plasse use a soparate page H The proposed project consists of the development of Improvements on 3 acres. The resort would provide 1 restaurants, a spa, and operations and support facility As part of the project, a wastewater pipeline and recyc District Soscol Water Recycling Facility and the project the Clearinghouse Contact: (916) 445-0613 () H COMPLIANCE [D - 13 - 2009 H COMPLIANCE [D - 13 - 2009 CH#) on all Comments SQ 0 9 0 S 2 0 0 9 CH#: aase forward late comments directly to the	Solid Weste Solid Weste Intervention Int	Cand Use Cunulativo Effects Other Othelic Utilitice Comm	
Cossial Zame Drainoger/Absorption EDite Drainoger/Absorption Drainoger/	Solid Weste Solid Weste Instruction Instructi	Commission C	
Cossis Zone Noise	Solid Weste Solid Weste Instruction Instructi	Comm	
Cossin Zone Drainge/Absorption Drainge/Absorption Drainge/Absorption Drainge/Absorption Drainge/Absorption Dresont Land Use/Zonting/General Plan Dealgnstion: Resource Area (General Plan): Agricultural Resource (2 Project Description: (please use a separate page i/ The proposed project consists of the development of improvements on 3 acres. The resort would provide t restaurants, a spa, and operations and support facility As part of the project, a watsewater pipeline and reproject te Clearinghouse Contact: (916) 445-0613 Drainge/Absorption Construct Soscol Water Recycling Facility and the project te Clearinghouse Contact: (916) 445-0613 Drainge/Absorption Dom PLIANCE DO	Solid Weste Solid Weste Instruction Instructi	Comm State Agencies Sinte/Consumer Sves General Services Cal EFA ARB - Airport Projects ARB - Airport Projects ARB - Major Industrial Projects SWRCB: Clean War Prog SWRCB: Clean War Prog SWRCB: War Quality SWRCB: War Quality SWRCB: War Rights Flaod Prot. X. Reg. WQCB # v Comm Toxic Sub Ctri-CTC Yth/Adit Corrections Jorections Independent Comm State Lands Comm State Lands Comm Takoe Rgl Plan Agency	
Cossis Zone Noise	Solid Weste Solid Weste Instruction Instructi	Comm State Agencies Sinte/Consumer Sves General Services Cal EFA ARB - Airport Projects ARB - Airport Projects ARB - Major Industrial Projects SWRCB: Clean War Prog SWRCB: Clean War Prog SWRCB: War Quality SWRCB: War Quality SWRCB: War Rights Flaod Prot. X. Reg. WQCB # v Comm Toxic Sub Ctri-CTC Yth/Adit Corrections Jorections Independent Comm State Lands Comm State Lands Comm Takoe Rgl Plan Agency	
Cossis Zone Drainger/Absorption Drainger/Absorption Drainger/Absorption Drainger/Absorption Drubile Services/Facili Present Land Use/Zoning/General Pian Designation: Resource Area (General Pian): Agricultural Resource (2 Project Description: (please use a soparate page i/ The project Description: (please use a soparate page i/ The project Description: (glease use a soparate page i/ The project Description: (glease use a soparate page i/ The project Description: (glease use a soparate page i/ the project Consists of the development of Improvements on 3 stres. The resort would provide t restaurants, a spa, and operations and support facility As part of the project, a wastewater pipeline and reproject ate Clearinghouse Contact: (916) 445-0613 C C C H COMIPLIANCE D C C C H COMIPLIANCE D C C C H#: Comments directly to the C C C C MD/APCD A	Solid Weste Solid Weste Instruction Instructi	Commission Conservance Swares Subter Consuster System Call EPA ARB - Airport Projects ARB - Transportation Project ARB - Major Industrial Project Subter Consuster Waster Maynet Bd SWRCB: Clean With Prog SWRCB: Clean With Prog SWRCB: With Rights Fload Prot. X. Reg. WQCB # 2 v Comm	
Costal Zone Draingc/Absorption Draingc/Absorption Draingc/Absorption Draingc/Absorption Draingc/Absorption Drouble Services/Facili Present Land Use/Zoning/General Plan Designation: Resource Area (General Plan): Agricultural Resource (J Project Description: (please use a separate page // The proposed project consists of the development of improvements on 3 acres. The resort would provide a restaurants, a spå, and operations and support focilitie As part of the project, a wastewater pipeline and resy Olstrict Soscel Water Recycling Facility and the project State Clearinghouse Contact: (916) 445-0613 State Review Began: D13-2009 SCH COMPLIANCE DD13-2009 Please note State Clearinghouse Number (SCH#) on all Comments	Solid Weste Solid Weste Instruction Instructi	Cumulative Effects Other State/Consumer Sves General Services Cal EPA ARB - Airport Projects ARB - Major Industrial Project ARB - Major Industrial Project ARB - Major Industrial Project SWRCB: Clean Wa Prog wation SWRCB: War Quality SWRCB: War Quality SWRCB: War Quality SWRCB: War Rights Fload ProL X_Reg. WQCB # v Comm Toxic Sub Ctrl-CTC Yth/Adit Corrections Rencry Commission X_NAHC Public Utilities Comm X_State Lands Comm Tahoe Rgl Plan Agency Imre	
Costal Zone Desinge/Absorption Propulsion/Housing B Present Land Use/Zoning/General Pian Designation: Resource Area (General Pian): Agricultural Resource (2) Project Description: (please use a separate page H/ The proposed project consists of the development of improvements on 3 stres. The resort would provide to a stres at of the project, a wastewater pipeline and responsion of stres. The resort would provide the project of the strest stres of the development of improvements on 3 stres. The resort would provide the restaurants, a spa, and operations and support focility and the project of the strest strest of the project of the strest strest of the project of the strest strest of the project of the project of the strest of the project of the strest of the project of the strest of the strest of the project of the strest of the project of the strest of the strest of the project of the strest of the project of the strest of the project of the strest of the str	Solid Weste Solid Weste Instruction Instructi	Commission Conservance Swares Subter Consuster System Call EPA ARB - Airport Projects ARB - Transportation Project ARB - Major Industrial Project Subter Consumer System SWRCB: Clean With Prog SWRCB: Clean With Prog SWRCB: With Rights Fload Prot. X. Reg. WQCB # 2 v Comm	
Coastal Zone Desing Zone Desing Zone Desing ZABsorption Desing Zabsor	Solid Weste Solid Weste Instruction Instructi	Commission Conservance Swares Subter Consuster System Call EPA ARB - Airport Projects ARB - Transportation Project ARB - Major Industrial Project Subter Consumer System SWRCB: Clean With Prog SWRCB: Clean With Prog SWRCB: With Rights Fload Prot. X. Reg. WQCB # 2 v Comm	

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.

Use	Use Characteristics	
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

Table 1: St. Regis Napa Valley Development Summary

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	



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 45day 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	Napa Main Library
Community Development Department	580 Coombs Street
1600 First Street	Napa, CA 94559
Napa, CA 94559	Hours:
Hours:	Monday - Thursday: 10 a.m. to 9 p.m.
Monday - Friday, 9 a.m. to 5 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



Best Rate Guarantee | St. Regis Hotel Directory | Starwood Davelopment Group | Website Terms of Use | Privacy Statement

STOP.	KAREAN	aloft	THE LUCIES	00180213056	WESTER	FOUR RPOINTS	
Prefeorad Operat		c	Ebauerdana.	BT RUGIS	1		