Notice of Preparation and Notice of Scoping Meeting

Date: June 30, 2017
To: Public Agencies and Interested Persons
From: Victor Carniglia, Contract Planner, City of Napa
Subject: Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Trinitas Mixed Use Project
Applicant: Pacific Hospitality Group
Review Period: June 30, 2017 through July 31, 2017

Scoping Meeting: The City will host a public scoping meeting to be held as noted below to provide a description of the project and to solicit comments relative to the content of the information to be analyzed in the EIR.

Date: July 24, 2017
Time: 5:30 PM
Location: City of Napa Council Chambers, 955 School Street, Napa, 94559

The City of Napa (City) will be the Lead Agency for the preparation of an EIR for the Trinitas Mixed Use Project (proposed project), located on an approximately 11.55-acre site in the City of Napa within Napa Valley Commons, east of Napa Valley River, west of State Route 221 (SR 221), and north of the junction of SR 221 and State Route 29 (SR 29). The project site is identified by the Napa County Assessor's Office as APN 046-610-009, APN 046-610-019, and APN 046-610-020.

The City is issuing this Notice of Preparation (NOP) to inform the public and resource agencies about the project and to solicit input. The responses to this NOP will help the City determine the scope of the EIR and ensure an appropriate level of environmental review. The project description, location, site conditions, approvals, probable environmental effects, effects found not to be significant, and project alternatives are described below. The City of Napa is soliciting comments regarding the scope and content of the environmental document from public agencies and other interested parties.

Public input regarding the appropriate topics for analysis to be included within the Draft Environmental Impact Report is being sought. Pursuant to CEQA Guidelines §15082, all comments must be received as soon as possible but not later than 30 days after receipt of this notice. The comment period for this Notice is June 30, 2017 to July 31, 2017. You may provide your comments at the Scoping Meeting or by submitting them in writing to the address at the bottom of this Notice.
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Under CEQA Guidelines §15060(d), the City of Napa, as lead agency, has determined that an EIR would be required and has completed an Initial Study for the purpose of narrowing issues only. Upon completion of the Draft Environmental Impact Report, the document will be made available for public review and comment. There will be public notice regarding its availability at that time.

Project Description

The Trinitas Mixed use Project proposes a hotel, winery, and office building within Napa Valley Commons. The project site is made up of four vacant parcels and bound by Napa Valley Corporate Way, and Napa Valley Corporate Drive; along Highway 221. The project is proposed as an extension of an existing hotel development, The Meritage Resort (TMR) and Meritage Commons (MC), located on Bordeaux Way. The extended development will be operated under single ownership and will have shared components including back of house services such as laundry and guest-serving components such as a shuttle between the new hotel component and TMR/MC and to the downtown.

The project has three distinct components: a dual-branded Marriott Hotel, a small winery, and a two-story office building with surface parking and associated outdoor spaces, as shown on Exhibit 1 - Site Plan. The hotel includes a 4-story, 253-guestroom dual-branded hotel featuring an AC hotel (153 rooms) and a Residence Inn (100 rooms) on the easterly portion of the project site. The hotels share a pool area, a fitness room, and an event lawn. The AC hotel includes a meeting room, a market, a lounge, a breakfast area, and a library and media area. The Residence Inn includes a small meeting room, a market, a breakfast and breakfast-serving area, and a hearth and study area. The hotels will not include a restaurant, but will provide a breakfast buffet for guests as mentioned above. The lounge at the AC hotel is proposed to serve alcoholic beverages and small plate appetizers to hotel guests.

The project contemplates a 26,214-square-foot winery including production and storage facilities, a conference room, a tasting area, and a sales office on the central portion of the site. The winery also includes administrative offices, a wine lab, a storage area, restrooms, and associated mechanical areas with an exterior lawn for small events and tastings. The winery is anticipated to be either a single-tenant or a custom crush operation. Lastly, the project contemplates a 2-story, 29,878-square-foot office building with leasable office space, and facilities including an outdoor courtyard work and lunch area on the westerly portion of the project site.

Project Location

The Trinitas Mixed Use Project is proposed to be located on 11.55 acres across four vacant parcels between Napa Valley Corporate Way and Napa Valley Corporate Drive, and along Highway 221 within Napa Valley Commons Corporate Park. The site is approximately 4 miles south of downtown Napa, and is located in an industrial/business park known as the Napa Valley Commons. The immediate surrounding area is largely built-out with low-rise office and industrial development. A planned redevelopment project known as Napa Pipe is located westerly within the County of Napa (County). The Napa County Airport and the Airport Industrial Park are located approximately 4 miles to the south. The Project site is located within the Napa County Airport Land Use Compatibility Plan (ALUCP) and a portion of the Project site is within the Airport Land Use Commission referral area.
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Project Site Conditions

The undeveloped Project site is rough graded where the site is predominantly characterized by a sparse covering of oat grass, and is frequently mowed for fire control. Native Oak trees are present onsite and are intended to be preserved with the proposed project. The existing hotels, TMR and MC, are located approximately one-quarter mile to the south of the proposed Project, across Napa Valley Corporate Way on Bordeaux Way as shown on Exhibit 2 - Project Location Map.

The Project site is located at the southern boundary of the City of Napa, near the junction of State Route 29 (SR 29) and State Route 221 (SR 221). The site is approximately 4 miles south of downtown Napa, and is located in an industrial/business corporate park known as the Napa Valley Commons. The immediate surrounding area is largely built-out with low-rise office and industrial development. The Kaiser Data Center is located northerly of the site across a vacant parcel. Vineyards are located easterly of the site across SR 221 and a planned redevelopment project known as Napa Pipe is located westerly of the site within the County of Napa (County) and the City's sphere of influence.

Project Approvals

The proposed Project will require approval of the following discretionary actions:

- Zoning District change to Planned Development Overlay (P:D) to allow for building height increase between 2 and 8 feet for the office and winery building architectural features and to allow for shared parking.
- Major Design Review
- Issuance of a Use Permit for Hotel operation in IP-A designation.
- Consistency Determination by the Airport Land Use Commission

Probable Environmental Effects

This NOP has been prepared and distributed to solicit comments from potential Responsible Agencies, Trustee Agencies, and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR. Interested individuals and groups are invited to comment on the scope of the anticipated EIR. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The City of Napa, as the Lead Agency, has determined that an EIR is necessary for the Project identified herein and has elected to proceed directly with the preparation of an EIR (California Environmental Quality Act (CEQA) Guidelines §15060(d) and §15063(a)). Potential environmental effects anticipated to be addressed in the EIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Traffic and Transportation
- Utilities and Service Systems
Exhibit 2 - Project Location Map
Effects Found Not To Be Significant

Because of site or project characteristics, the proposed Project is not expected to have significant effects on certain environmental topical areas, including those described below. These topical areas will be addressed in the Effects Found Not to Be Significant section of the EIR.

Agriculture and Forestry Resources

The proposed project site does not contain any of the characteristics of Farmland. In addition, the Project site is zoned as Industrial Park (IP), has a General Plan (GP) designation of Corporate Park and is located within the City limits. The uses allowed in IP and GP are generally consistent with professional and business offices, research and development, wine and other food manufacturing, and hotel uses. The General Plan and zoning do not allow for farmland or agricultural uses and these uses do not currently exist on-site. Therefore, the Proposed Project will have a less than significant impact on farmland conversion or agricultural resources.

Cultural Resources

The Project is located on a site that has been previously disturbed and is within a largely built-out area of Napa Valley Commons. An Archeological Inventory Survey (survey) dated December 1, 2014 was prepared by Michael Jensen of Genesis Society for the MC project located along Bordeaux Way. The results of the Archeological Inventory Survey determined that no significant resources have been identified within the vicinity of or in historical survey records. Therefore, the Project would have no impact on, or cause changes in the significance of, historical resources.

Mineral Resources

The Project site does not contain any known mineral resources, and development of the site would not result in the loss of any known mineral resources. Therefore, the Project would have no impact on mineral resources.

Population and Housing

The project will not induce population growth or displace housing. The subject site is a vacant property. Housing is not contemplated as a part of this project and a limited number of new jobs would be created. The project will be conditioned to comply with the City’s Affordable Housing Ordinance.

Recreation

The project will not increase the use of neighborhood or regional parks, or cause the degradation of existing parks or recreational facilities. The components of the proposed project include a hotel, winery and office building.

Tribal Cultural Resources

The Archeological Inventory Survey prepared by Genesis Society included consultation with the Native American Heritage Commission (NHAC). The NHAC responded to the project with a letter indicating that a record search of the sacred land file failed to indicate the presence of Native American resources in the immediate area. No historical cultural resources were identified within the area. The proposed project would have no impact on Tribal Cultural Resources.
 Alternatives  
The EIR will examine project alternatives, including a No Project Alternative where environmental impacts from the proposed project are analyzed against if the project site were to remain in its existing state. Other alternatives will be analyzed with the goal of reducing or eliminating significant environmental effects, if any.

 Submitting Comments  
If you have any questions or need additional information, please contact Victor Carniglia at (707) 257-9530 or send an email to vcarniglia@cityofnapa.org. To ensure that the full range of Project issues of interest to responsible government agencies and the public are addressed, comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to Victor Carniglia, by 5:00 p.m. on Monday, July 31, 2017. Copies of all documents cited in this NOP are available for review at the City’s Community Development Department, 1600 First Street, Napa, California.

Submit written comments to the following:

   City of Napa Community Development Department
   Attn: Victor Carniglia, Contract Planner, City of Napa
   Address: PO Box 660, Napa, CA 94559
   Email: vcarniglia@cityofnapa.org

Submitted by: ________________________________
Victor Carniglia, Contract Planner
City of Napa, Community Development Department