4. Project Description

4.1 Project Location

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) as shown on Exhibit 2-1, Regional Map and Exhibit 4-2, Vicinity Map. The Project site is located approximately 4 miles south of downtown Napa in a corporate park known as the Napa Valley Commons. The Project site is made up of three vacant parcels and bound by Napa Valley Corporate Way to the south, Napa Valley Corporate Drive to the west, and Highway 221 to the east. The Kaiser Data Center is located northerly of the site across a vacant parcel. The immediate surrounding area is largely built-out with low-rise office and industrial development with an existing hotel and a planned hotel located on Bordeaux Way, about a block from the Project site. Vineyards are located easterly of the Project site across SR 221.

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. The Napa County Airport and the Airport Industrial Park are located approximately 4 miles to the south, and the Project site is within the Napa County Airport Land Use Compatibility Plan (ALUCP).

4.2 Existing Conditions

The proposed Project is located on a 11.55-acre undeveloped site that has been rough graded and where the site is predominantly characterized by a sparse covering of oat grass, and is frequently mowed for fire control, as shown on Exhibit 4-4, Site Photos. The site has relatively flat topography with elevations ranging from 12 to 32 feet and including berms and sloping areas at the north and southeastern boundaries of the property. The Project site has a total of 50 trees on-site with 47 of the trees growing along the south and southeast corner of the property. Three Coast Live Oak trees are located along the western boarder of the property adjacent to the neighboring commercial property. Table 4-1 describes the surrounding land uses.

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Kaiser Data Center, office and commercial buildings</td>
</tr>
<tr>
<td>South</td>
<td>Office buildings, The Meritage Resort, Meritage Commons</td>
</tr>
<tr>
<td>East</td>
<td>SR 221, a vineyard, a church, and open space</td>
</tr>
<tr>
<td>West</td>
<td>Commercial and office uses, Napa Pipe</td>
</tr>
</tbody>
</table>
Exhibit 4-1  Regional Map
Exhibit 4-2  Vicinity Map
Chapter 4. Project Description
Draft Environmental Impact Report

4.2 – Existing Conditions

January 2018 Trinitas Mixed-Use Project

View 1 – Southeastern corner of Project site from adjacent property

View 2 – Southern property boundary looking east toward SR 221

Exhibit 4-4 Site Photos
Chapter 4. Project Description
Draft Environmental Impact Report

4.2 – Existing Conditions

View 3 – On-site, looking south

View 4 – Western property line

Exhibit 4-5  Site Photos
View 5 – Northwestern corner of the property looking southeasterly

View 6 – Northern property looking south

Exhibit 4-6  Site Photos
Chapter 4. Project Description
Draft Environmental Impact Report

4.2 – Existing Conditions

January 2018 Trinitas Mixed-Use Project

View 7 – Adjacent property to the north of the Project site

View 8 – Berm at northern property boundary

Exhibit 4-7 Site Photos
Chapter 4. Project Description
Draft Environmental Impact Report

Exhibit 4-8  Site Photos

View 9 – Eastern property line looking north

View 10 – Western property line looking south along Napa Valley Corporate Drive
Chapter 4. Project Description

4.2 – Existing Conditions

View 11 – Project site from across SR 221 looking west

View 12 – Eastern property line looking west toward Napa Valley Corporate Drive

Exhibit 4-9  Site Photos
View 13 – Western boundary at existing development

View 14 – On-site, looking east toward SR 221

**Exhibit 4-10  Site Photos**
4.3 Project Description

The Trinitas Mixed-Use Project proposes a hotel, a winery, and an office building within the Napa Valley Commons corporate park. The Trinitas development is the third component of the Project owners’ vision for Napa Valley Commons and completes the combination of brands and experiences that create a resort destination that includes TMR and MC. Market studies demonstrate that the hotel market is desirous of more, higher-end select service hotels such as the AC Hotel and the Residence Inn, given that such brands are not currently present in the Napa market. Feasibility studies demonstrate that these types of hotels are economically feasible and fill a need within the market.

The vision is to create a resort lifestyle district where various parcels under common ownership all complement one another and guests have the opportunity to share a multitude of experiences including overnight stays, events, wine and food, and cultural-related activities. While the existing Meritage Resort focuses on higher-end transient and group guests within an independent four-diamond setting with many resort amenities, the proposed AC Hotel and Residence Inn focus on select service transient guests within the context of branded hotel properties, particularly the extended stay product for those guests who require a more affordable price point with a longer length of stay.

The three hotels, The Meritage Resort and Meritage Commons, which will operate as one hotel, and the proposed AC Hotel and Residence Inn, offer distinct amenities but share a variety of facilities and services. As noted, all the hotels within the district are under common ownership and management, so efficiencies are a core component of the overall business plan. The hotels will share a managing director, who will oversee all day-to-day operational activities of the resort district. There will be shared operations among the hotels, including facilities management and engineering, marketing and sales, and accounting. The following table details the rooms, event space, and amenities provided for the existing TMR and MC expansion as well as the proposed AC Hotel and Residence Inn.

<table>
<thead>
<tr>
<th>Property</th>
<th>Number of Guest Rooms</th>
<th>Event Space (square feet)</th>
<th>Hotel Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Meritage Resort</td>
<td>322</td>
<td>50,000</td>
<td>Full-service restaurant, lobby bar, blend coffee and sundries shop, chapel, pool, Crush Lounge with bowling lanes, fitness center, 9 acres of walkable vineyards, vineyard deck, and wine cave featuring spa, tasting room, and event space</td>
</tr>
<tr>
<td>Meritage Commons Expansion</td>
<td>145</td>
<td>25,380</td>
<td>Outdoor event lawn, Vintners Room with rooftop terrace, pool, food and beverage village including wine tasting rooms, boutique grocery market, demonstration kitchen, and fitness center</td>
</tr>
<tr>
<td>Napa AC Hotel + Residence Inn</td>
<td>253</td>
<td>2,000</td>
<td>AC Hotel lounge, AC Hotel kitchen, library, outdoor living space with BBQs and fire pits, complimentary hot breakfast (RI guests only), grab-and-go markets (both on AC Hotel and Residence Inn side), fitness center, and pool</td>
</tr>
<tr>
<td>Total</td>
<td>720</td>
<td>77,380</td>
<td></td>
</tr>
</tbody>
</table>
The Meritage Resort has been developed and expanded, and Meritage Commons is currently under construction. In 2015, the City approved the construction of the Meritage Commons and the addition of an approximately 10,000-square-foot exhibition hall to the existing Meritage Resort. Meritage Commons includes 134 guest rooms and a variety of guest-serving amenities such as a wellness center, a spa, an outdoor event area, an exhibition kitchen, and a small guest-serving market. Shared facilities were included such as guest check-in for both hotels at the Meritage Resort, use of the existing restaurants and a shuttle service to downtown Napa. Environmental impacts for TMR and MC were previously analyzed. This EIR does not provide additional environmental analysis for TMR and MC.

The proposed Trinitas Mixed-Use Project will add guest rooms, amenities, and shared facilities, in addition to providing a winery and an office building. Guests of the AC Hotel and the Residence Inn will enjoy the food and wine experiences within the Village of the Meritage Commons or the spa treatments within the spa cave at The Meritage Resort. A shuttle and common signage and marketing will tie all the hotels together.

Following is a detailed description of the proposed Trinitas Mixed-Use Project.

The Trinitas Project site is made up of three vacant parcels and bound by Napa Valley Corporate Way and Napa Valley Corporate Drive. Highway 221 is located easterly of the Project site. The proposed Project’s three distinct components are shown on Exhibit 4-11, Site Plan.

Table 4-3 below summarizes the proposed square footage for the Project.

### Table 4-3  Project Area

<table>
<thead>
<tr>
<th>Hotel Component (253 guest rooms)</th>
<th>Area (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guest rooms</td>
<td>99,076</td>
</tr>
<tr>
<td>Amenities, beverage and food</td>
<td>6,319</td>
</tr>
<tr>
<td>Meeting space</td>
<td>780</td>
</tr>
<tr>
<td>Lobby, lounges, and check-in</td>
<td>2,957</td>
</tr>
<tr>
<td>Back of house, circulation, and structure</td>
<td>46,425</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>155,557</strong></td>
</tr>
<tr>
<td>Winery Component</td>
<td></td>
</tr>
<tr>
<td>Lobby, conference, sales, and tasting</td>
<td>3,160</td>
</tr>
<tr>
<td>Production and storage</td>
<td>15,986</td>
</tr>
<tr>
<td>Back of house and structure</td>
<td>7,068</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>26,214</strong></td>
</tr>
<tr>
<td>Office Component</td>
<td></td>
</tr>
<tr>
<td>Leasable space</td>
<td>24,673</td>
</tr>
<tr>
<td>Non-leaseable (restrooms and storage)</td>
<td>1,250</td>
</tr>
<tr>
<td>Non-leaseable (circulation and structure)</td>
<td>3,955</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>29,878</strong></td>
</tr>
<tr>
<td><strong>Project Total</strong></td>
<td><strong>211,649</strong></td>
</tr>
</tbody>
</table>
Exhibit 4-11  Site Plan
The proposed Project components will have varying building heights, with the hotel being the tallest at approximately 57 feet including rooftop architectural features. The second tallest building would be the winery with a roof height of 28 feet and architectural features extending up to 38 feet. The office building would be the shortest structure with a roof height of 24 feet and architectural features extending up to 32 feet. The proposed building heights are provided on Table 4-4 below. An analysis of building heights is provided in Section 5.1, Aesthetics and Section 5.9, Land Use and Planning.

### Table 4-4  Proposed Building Heights

<table>
<thead>
<tr>
<th></th>
<th>Hotel</th>
<th>Winery</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>IP-A (allowed)</td>
<td>40/60 feet¹</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>IP-B (allowed)</td>
<td>--</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Project (proposed)</td>
<td>57 feet</td>
<td>28 feet/38 feet²</td>
<td>24 feet/32 feet²</td>
</tr>
</tbody>
</table>

¹ IP-A up to four stories/60 feet with Planning Commission design review (Z.C.17.14.030)
² Building height/architectural feature height

The Project site is bound by Highway 221, Napa Valley Corporate Way, Napa Valley Corporate Drive, and an adjacent lot with an office building and partially undeveloped land. The Project site is split into two zoning districts (IP-A and IP-B) with two distinct sets of setback requirements. Lot 1 (containing the hotel building) is within the IP-A district, which requires a minimum setback of 50 feet from Highway 221 and 35 feet from Napa Valley Corporate Way. Lot 2 (containing the winery building and a portion of the parking lot along Highway 221) is within the IP-B zoning district, which requires a minimum setback of 35 feet from Highway 221. Lot 3 (containing the office building) is within the IP-B zoning district, which requires a minimum setback of 35 feet from Napa Valley Corporate Drive. The following table details Project compliance with the zoning code setback requirements.

### Table 4-5  Proposed Setbacks

<table>
<thead>
<tr>
<th></th>
<th>Zoning Code (IP-A/IP-B)</th>
<th>Lot 1 (IP-A)</th>
<th>Lot 2 (IP-B)</th>
<th>Lot 3 (IP-B)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway 221</td>
<td>50 ft./35 ft.</td>
<td>50 ft.</td>
<td>45 ft.</td>
<td>---</td>
</tr>
<tr>
<td>Napa Valley Corporate Way</td>
<td>35 ft./35 ft.</td>
<td>50 ft.*</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Napa Valley Corporate Drive</td>
<td>35 ft./35 ft.</td>
<td>---</td>
<td>---</td>
<td>35 ft.</td>
</tr>
</tbody>
</table>

*Requirement of existing landscape easement

The General Plan establishes the allowable Floor Area Ratio (FAR) for the Corporate Park designation as 0.4. The proposed development at the Project site would have a FAR of 0.42, which is greater than is allowed by the General Plan. However, given Pacific Hospitality Group’s (PHG) ownership of The Meritage Resort, Meritage Commons, and this new Project component, the properties can be viewed in a comprehensive manner with regard to their integrated operations and to assess allowable FAR.

Zoning Code §17.52.120 C provides for the combination and averaging of FAR for projects that encompass several buildings on several lots. Using this approach, the Trinitas project component FAR would be computed in conjunction with Meritage, which are all located in close proximity and are all under the ownership/operation of PHG. The Meritage Resort, which is located on a 20.63-acre lot, expanded its operations in 2016 by incorporating a 9.3-acre lot located across the street for the construction of Meritage Commons. Zoning Code
§17.52.120 C provides for the combination and averaging of FAR for projects that encompass several buildings on several lots. Using this approach, the Trinitas project component FAR would be computed in conjunction with The Meritage Resort and Meritage Commons developments.

The table below is a summary of square footage and FAR approved under the most recent discretionary review process PA 15-0071.

<table>
<thead>
<tr>
<th></th>
<th>Acreage</th>
<th>Development Area</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Meritage Resort</td>
<td>20.63</td>
<td>317,367 sf</td>
<td>0.35</td>
</tr>
<tr>
<td>Meritage Commons</td>
<td>9.3</td>
<td>160,300 sf</td>
<td>0.40</td>
</tr>
<tr>
<td>Trinitas Mixed-Use Project</td>
<td>11.55</td>
<td>211,649 sf</td>
<td>0.42</td>
</tr>
<tr>
<td>Meritage/Trinitas Combined</td>
<td>41.48</td>
<td>689,316 sf</td>
<td>0.38</td>
</tr>
</tbody>
</table>

The Project proposes a total of 211,694 square feet for the hotel, the winery, and the office building, which exceeds the maximum allowable floor area established by the General Plan FAR by approximately 10,403 square feet. Through prior planning applications, the City approved 477,667 of the 521,500 square feet for The Meritage Resort and Meritage Commons, providing a surplus of 43,833 square feet. Mitigation included herein requires recordation of a covenant, or other satisfactory device, to restrict the allowable square footage to ensure that the total remaining intensity for Meritage is not exceeded. A General Plan Amendment or other legislative act to increase the Project FAR is not required if Zoning Code §17.52.120 is utilized to average the FAR across all three developments.

### 4.3.1 Mixed-Use Visual Character

The Project components are designed with a cohesive architectural theme. Proposed materials include wood, reclaimed wood, stucco, and colored concrete block combined with more contemporary materials such as concrete, steel, and glass. The proposed materials would be incorporated into the Project to provide modern features for each individual building by using materials that are commonly found in homes, towns, and wineries in the area.

The Design philosophy that defines the Project, is a creation of buildings that weave themselves into the fabric of the regional architecture while creating an identity of their own. The Project takes its influences from the Napa agrarian architecture and the wines it represents. The clean lines with shed roofs and simple forms create a design that is an ode to the winery barns of old, while embodying a casual sophistication. The material palette with accents of corrugated metal and wood, strengthen this idea of the simple utilitarian elegance. The use of deep color for the metal cladding against the light color of the plaster is an homage to the variety of wines produced in the area. Altogether, the design of the Project is a reflection of the wine industry that is synonymous to the Napa identity.

The dual-branded AC Hotel and Residence Inn, while functioning as one building, each has a distinctive brand identity that allows it to address the unifying vision for this Project in its own unique way. The Residence Inn brand is known for being more restrained and residential. The architecture addresses this by keeping the forms simple and utilitarian with
the barnwood accents providing the agrarian feel. By contrast the AC Hotel brand is known for a more modern aesthetic, and so the corrugated metal shed forms are more expressive and the colors bolder, influenced heavily from the more contemporary architecture that can be seen around Napa.

The Winery building is a more utilitarian structure where the function drives form. The wine industry is the heart and soul of Napa so it is fitting that the most dominant architectural features of this barn style building are driven by the processing, production and storage of the wine that is produced here. A continuation of the materials palette and architectural forms ties it together with the other two buildings giving it the same restrained elegance.

The Office building is nestled away furthest from the highway and closest to the one and two-story buildings that make up the bulk of the Napa Valley Commons area. The corrugated metal and shed roof forms continue the architectural language established by its two neighbors to give it the Napa feel, but it is the most restrained of the three with a limited material palette that helps it blend into the surrounding area.

Several illustrative plans have been included in this document to provide the reader with a visual interpretation of the proposed Project; however, they do not contain the level of Project detail as provided by plans or drawings, and are intended to provide the reader a visual reference. Illustrative plans for the hotel, the winery, and the office building are depicted in Exhibit 4-12 through Exhibit 4-18, Project Rendering. A further description of the visual character for each component is provided below.

### 4.3.2 AC Hotel and Residence Inn

The hotel is proposed as a 4-story, 253-guest-room, dual-branded Marriott hotel featuring an AC Hotel and a Residence Inn. The dual-branded hotel will be constructed as a single building with several shared features, but will operate to provide distinct experiences. The building architecture will incorporate subtle differences for each brand, with separate arrival and lobby areas. The hotels will have a combined total of approximately 99,000 square feet of guest rooms, 3,800 square feet of food and beverage, 2,500 square feet of guest amenities, and 780 square feet of shared meeting space. The two hotel brands will share back of house and circulation areas, as well as a fitness center, an event lawn, and pool amenities.

The hotel will also include areas to accommodate housekeeping, employee facilities, mechanical/electrical, and circulation, such as corridors, back of house circulation, stairwells, elevator cores, and public circulation. The hotel is planned with three distinct areas within the building including the AC Hotel check in, amenities and guest rooms, Residence Inn check in, amenities and guest rooms, and shared common area amenities. As a select service operation, the hotels will not include a restaurant or room service, but will provide limited breakfast service. Each of these components is described in more detail below. Detail of the proposed hotel is depicted on Exhibit 4-19 through Exhibit 4-23, Hotel Floor Plans.
Exhibit 4-12  Project Rendering – Aerial View of Project Components
Exhibit 4-13  Project Rendering – View of Hotel and Amenities
Exhibit 4-14  Project Rendering – Entrance to AC Hotel
Exhibit 4-15  Project Rendering – Residence Inn Entrance
Exhibit 4-16  Project Rendering – Trinitas Winery Arrival
Exhibit 4-17  Project Rendering – Trinitas Winery Function Lawn
Exhibit 4-18  Project Rendering – Office View
Exhibit 4-19  Hotel Floor Plan – Level 1
Exhibit 4-20  Hotel Floor Plan – Level 2
Exhibit 4-22  Hotel Floor Plan – Level 4
Exhibit 4-23  Hotel Floor Plan – Roof
1. **AC Hotel**

The AC Hotel will have 153 guest rooms located on the northern portion of the hotel building. The amenities provided for the AC Hotel include an approximately 900-square-foot kitchen area, an 1,800-square-foot lounge, an 800-square-foot library and media center, and an open air bar.

As mentioned above, the AC Hotel will not have a restaurant or room service. A European-style breakfast of premade baked eggs dishes will be served to guests in the mornings, and small plate appetizers will be served in the evenings. AC Hotel guests will be offered shuttle service to downtown Napa and to its sister hotel, The Meritage Resort, which offers a full-service restaurant and is located approximately two-tenths of a mile away on Bordeaux Way.

Guests enter the AC Hotel through the AC Hotel entry on the north side of the building facing the winery. The bar, market, library, and media area separate the lobby and check-in area from the guest rooms. The entry will be distinguishable to guests through the use of a canopy, pavers, landscaping, and signage. Upon entry, guests will check in at the AC Hotel lobby and check-in area. Parking for the AC Hotel will be provided in the northeastern portion of the parking lot.

The AC Hotel will have five queen and king guest room configurations. Guests will have options ranging from a standard double queen room to a large king room. The standard guest rooms are designed with a sleeping area and a separate bathroom. The king guest rooms are designed with a sleeping area and a pull-out couch sitting area along with a separate bathroom. The AC Hotel guest rooms will not be equipped with kitchens. Both the king and queen configurations will offer ADA accessible rooms for guests.

2. **Residence Inn**

The Residence Inn will have 100 guest rooms located on the southern portion of the hotel building. The amenities provided for Residence Inn include an approximately 700-square-foot breakfast area and 1,000-square-foot hearth room. Guests will enter the Residence Inn at the southeast corner of the building facing Napa Valley Corporate Way. The Residence Inn entry way opens into the check in area and hearth room. The entrance will be distinguishable to guests through the use of a canopy, pavers, landscaping, and signage. The guest rooms are located in two separate areas in the east wing and the main building of the hotel. Amenities are located in a central area adjacent to the check-in area. Parking for the Residence Inn will be provided in the southeastern parking area with overflow parking provided in the southern parking area.

The Residence Inn will have nine queen and king room configurations. Guests will have options ranging from studios to two bedrooms. The studio guest rooms are designed as one single room with a sleeping area, a kitchen and living room area, and a bathroom. The one-bedroom guest rooms are designed with either two queens or one king bed in the bedroom, a separate kitchen and living room area with dining seating and a couch, and a bathroom. The two-bedroom guest rooms are designed with a king bed in the first room and a queen bed in the second room, a separate kitchen and living room with dining seating and a couch, and a bathroom. All guest rooms will come equipped with a kitchen and all room configurations will offer ADA accessible rooms for guests.
3. **Hotel Building Features**

The hotel building is generally oriented toward the parking lot facing SR 221. The hotel building mainly runs north from the Kaiser Data Center end of the property and south towards Napa Valley Corporate Way, with two guest room wings that extend easterly containing a majority of the guest rooms. The southern guest room wing contains Residence Inn guest rooms, and the northern guest room wing contains AC Hotel guest rooms. Looking north from Napa Valley Corporate Way, the hotel building shape is intended to provide substantial massing relief by obscuring the back half of the building and appearing only as an L-shape. The shape of the hotel building serves to create a centrally located sheltered area for the pool and outdoor common area.

Building heights for the hotel range from 47 feet with ridgelines up to approximately 57 feet. Building heights and mass are generally consistent with the maximum height on the southern perimeter being approximately 1 foot lower than the northern perimeter. The hotel is a 4-story building with amenities and a limited number of guest rooms located on the first floor with the remainder of guest rooms located on floors two through four. The hotel building incorporates flat and pitched rooflines throughout with several pop-up roofline elements.

4. **Shared Hotel Amenities**

As discussed above, the proposed dual-branded hotel will share several amenities, including a 1,600-square-foot fitness center located centrally on the first floor of the building between the meeting room and the AC Hotel kitchen. The fitness center will be accessed from inside the building through an internal corridor that connects the AC Hotel to the Residence Inn. The main shared hotel area is the common outdoor space located between the two wings of the hotel. This common outdoor space includes a small lawn, a fire pit with seating, a covered barbeque area, a table seating area, a pool, a spa, a pool deck lounge area, and cabanas, as shown on Exhibit 4-24, Hotel Shared Outdoor Area Illustrative Plan.

The shared outdoor area will have access from four hotel entry points, two on the AC Hotel side and two on the Residence Inn side. The shared outdoor area entry points for the AC Hotel are located at the main part of the building, adjacent to the lounge and bar area and at the east end of the AC Hotel guest room corridor. The shared outdoor area entry points for the Residence Inn are located at the main part of the building, adjacent to the hearth room and at the east end of the Residence Inn guest room corridor.

The shared outdoor entry points open to a central lawn area with a fire pit and seating area located to the north of the event lawn near the AC Hotel. A water feature will be located to the south of the lawn near the Residence Inn. A covered barbeque area will be located on the south near the Residence Inn. A trellis is proposed to cover the barbeque and seating area. The spa and associated deck lounge seating will be located to the east of the barbeque area towards the parking lot, and a small storage building will be located at the end of the shared outdoor area between the spa and the parking lot. The pool and associated deck lounge seating will be located centrally near the AC Hotel side of the shared outdoor area. Pedestrian paths will connect each of the separate outdoor shared components, enabling hotel guests to move freely about the area.
Exhibit 4-24  Hotel Shared Outdoor Area Illustrative Plan
4.3.4 Winery

The proposed winery is a single-story 26,214-square-foot building that will include approximately 3,000 square feet of front of house uses such as production and storage facilities, a conference room, a tasting area, and a sales office. The winery also includes approximately 7,000 square feet of ancillary or back of house uses such as administrative offices, a wine lab, a storage area, restrooms, and associated mechanical areas. Wine production and storage will occupy approximately 15,000 square feet of the building, and an approximately 5,500-square-foot exterior lawn for small events and tastings is proposed to be located on the south side of the building between the winery and the hotel. The entrance to the winery would be east facing with an arrival area that will be distinguishable to guests through the use of a canopy, pavers, landscaping, and signage. Upon entry into the winery, guests will be greeted in the lobby/salon area that opens directly into the bar and kitchen. The conference/library room will be immediately to the left and two small tasting rooms to the right. A larger barrel tasting room will be located on the left between the conference/library room and the kitchen. The public area in the winery will be limited at just over 3,000 square feet with the remaining area consisting of the crush pad, the cellar, barrel storage, and other back of house uses such as offices, restrooms, storage, circulation, and employee facilities. Detail of the proposed winery is depicted on Exhibit 4-25, Winery Floor Plan – Level 1.

The event lawn is bordered by trees located to the south of the winery building, between the hotel and the winery. The event lawn is anticipated to function as an outdoor area for entertaining groups of up to approximately 150 people. No permanent roofing or canopy is proposed for the event lawn, which will be maintained as an open space grassy area when not in use. It is anticipated that the event lawn will have events throughout the year. Although a majority of events will occur during the warmer summer months. For the purpose of this analysis, it is assumed that regular use of the event lawn would be consistent with the provisions of the City’s Municipal Code, and events that would otherwise require special permitting will require compliance with use permit conditions. An in-depth review of event noise generation is contained in Section 5-10, Noise.

Winery Building Features

The winery building is proposed to be 28 feet high with architectural features extending to 38 feet high. Design features at the winery include a combination of slanted and flat roofs, exterior articulated columns, and art niches. Building façade materials include corrugated aluminum metal painted in a colonial red paint on the exterior columns bordering a portion of the building’s east façade and a standing seam roof also painted with colonial red paint along the southern portion of the building. Additional incorporated materials include reclaimed wood, stucco, and polished CMU block used throughout the building’s façade.
Exhibit 4-26  Winery Roof Plan
Wine Manufacturing and Production

The winery is anticipated to be either a single-tenant or a custom crush operation producing approximately 50,000 barrels of wine per year. Grapes used for crush will be delivered directly into the crush pad via the delivery area at the western side of the winery building. The wine produced in the crush pad will be transferred to the cellar or barrel storage for the fermentation process, while industrial wastewater will be transferred to a wastewater treatment area located opposite the loading area adjacent to the trash enclosures. At the end of the fermentation period, wine stored in the cellar and barrels will be bottled and packaged for distribution. As required by the City’s Zoning Code, all wine manufacturing operations will occur within the building, and the associated mechanical yard will be screened by a 6-foot wall to meet city zoning regulations.

Wastewater Treatment

As indicated above, wastewater treatment for wine waste will be provided on-site. The industrial wastewater from the winery will be held in a tank beneath the winery and transferred through an underground piping system to an on-site wastewater treatment area located immediately to the southwest of the winery across an internal drive aisle. The wastewater treatment area will be approximately 2,800 square feet in size and includes three cylindrical water storage tanks and the wastewater treatment system itself. The wastewater treatment area will be shielded from view through the use of fencing and landscaping. The wastewater treatment area will be accessed through a gate to ensure that the area remains secure.

The industrial wastewater treatment process includes a filtration process where solid and liquid elements of the wastewater will be separated. The solids will be dewatered and disposed of with normal trash, and remaining water will be filtered to a pure state through a reverse osmosis system. The resultant pure water will be stored in tanks in the wastewater treatment area and dispersed through the Project’s landscape irrigation system, which will be directly connected to the pure water storage tanks. The proposed winery will not connect into the sewer system or use a hauling system. All industrial wastewater water will be treated on-site.

4.3.5 Office Building

The proposed office building is a 2-story, 29,878-square-foot building with highly modular office space. A majority of the office space will serve as management offices for the on-site winery, the on-site dual-branded AC Hotel/Residence Inn, The Meritage Resort, and Meritage Commons, which are all under common ownership and management. The remaining leasable space would be approximately 8,000 square feet. Amenities at the office building include a 1,700-square-foot meeting room, a 1,500-square-foot lobby, an outdoor courtyard area, and bicycle parking.
The office building would be located immediately off Napa Valley Corporate Drive. Office tenants and employees will enter using the driveway and park in the parking lot located adjacent to Napa Valley Corporate Drive. Overflow parking spaces are provided along the perimeter of the northern boundary of the subject property. The office building entrance is west-facing towards Napa Valley Corporate Drive and will be distinguishable to guests through the use of a canopy, pavers, landscaping, and signage. Detail of the proposed office building is depicted on Exhibit 4-27, Office Floor Plan – Level 1 and Exhibit 4-28, Office Floor Plan and Roof Plan.

The office building would have a roof level height of approximately 24 feet with architectural features extending to 32 feet in height. Building façade materials include corrugated aluminum metal painted in a colonial red paint on the exterior columns of the building’s east façade and a standing seam roof also painted with colonial red paint along the southern portion of the building. Additional materials include painted stucco, aluminum C-channel, and large double pane windows used throughout the building’s exterior. Building accent features include sky lights, a glass-aluminum curtain wall, horizontal louvers and wood door awnings.

4.3.6 Site Access and Circulation

Vehicular access to the Project site will be provided from the existing driveway on Napa Valley Corporate Way, and a new right in/right out driveway is proposed on Napa Valley Corporate Drive. Visitors accessing the hotel and winery are anticipated to utilize the Napa Valley Corporate Way entry point, while the office traffic is anticipated to utilize the Napa Valley Corporate Drive access point. The traffic study identified impacts in the cumulative condition to the main access off Napa Valley Corporate Way, which requires the installation of a traffic signal or roundabout as further detailed in Section 5.13, Transportation/Traffic.

Once on-site, vehicles accessing the property from Napa Valley Corporate Way will be prompted by internal signage to proceed easterly towards the AC Hotel and the Residence Inn arrival areas, and the winery. Delivery trucks entering from Napa Valley Corporate Way will be directed through the property using an internal drive aisle to the winery and hotel delivery areas. The office building will be primarily accessed from Napa Valley Corporate Drive where internal signage will direct vehicles. As shown on the Site Plan, the entry off Napa Valley Corporate Way will be enhanced with street paving to assist in directing vehicle traffic along the primary access way to the hotel parking areas and entrances. The primary access throughout the Project will be provided around the perimeter of the site, and speed bumps will be installed throughout the northern drive aisle to minimize the occurrence of speeding along the northern boundary of the Project site. The proposed internal drive aisle is intended to be a secondary accessway used only for deliveries and trash pickup.

Surface parking throughout the Project site will allow patrons and guests to park close to their destination. Parking spaces will be provided via surface parking around the exterior perimeter of the Project site. The proposed Project will provide 441 on-site parking spaces. Based on the parking ratios set forth in Zoning Code §17.54.040, the applicant is required to provide a total of 444 parking spaces. The proposed Project will be three spaces short of the required parking based on the zoning code standards for all three uses, and will request a reduction in the required parking by three spaces based on the shared uses.
Exhibit 4-27  Office Floor Plan – Level 1
Exhibit 4-28  Office Floor Plan and Roof Plan
Table 4-7 details required parking totals.

**Table 4-7 Vehicle Parking Summary**

<table>
<thead>
<tr>
<th>Component</th>
<th>Required Spaces</th>
<th>Proposed Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel (1 space per room)</td>
<td>253</td>
<td>250</td>
</tr>
<tr>
<td>Staff (1 space per every 2 employees)</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>267</td>
<td>264</td>
</tr>
<tr>
<td>Winery (1 space per 500 square feet)</td>
<td>43</td>
<td>43</td>
</tr>
<tr>
<td>Admin/sales (1 space per 350 square feet)</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>57</td>
<td>57</td>
</tr>
<tr>
<td>Office (1 space per 200 square feet)</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>Total</td>
<td>444</td>
<td>441</td>
</tr>
</tbody>
</table>

The Project will provide 441 on-site parking spaces including 15 ADA-compliant parking spaces and 53 clean air vehicle parking spaces, which are counted towards the required total for the Project and are represented in the table above. As detailed above, the Project provides three parking spaces fewer than is required by City Code. However, as a mixed-use project with different peak parking periods, it is anticipated that office parking would be available on evenings and weekends, which are the peak demand periods for the hotel.

The Project also proposes the installation of on-site bike racks and bike storage. The short-term bike racks are for day use only and a covered and lockable bike storage area is intended for longer storage needs. The hotel bike racks and bike storage will be located at the back of the building adjacent to the internal driveway. The winery will provide bike racks at the northern side of the building adjacent to the drive aisle and parking running along the northern boundary of the property. No bike storage will be provided at the winery. The office building will provide bike racks at the front entrance of the building facing Napa Valley Corporate Drive. Bike storage for the office building will be provided at the back of the building adjacent to the internal drive aisle. Table 4-8 details short-term (bike racks) and long-term (bike storage) bike parking for the proposed Project:

**Table 4-8 Bike Parking**

<table>
<thead>
<tr>
<th>Component</th>
<th>Required Spaces</th>
<th>Proposed Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel (short term)</td>
<td>13</td>
<td>14</td>
</tr>
<tr>
<td>Hotel (long term)</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>14</td>
<td>16</td>
</tr>
<tr>
<td>Winery (short term)</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Winery (long term)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Office (short term)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Office (long term)</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>Total</td>
<td>7</td>
<td>8</td>
</tr>
</tbody>
</table>

Total
Pedestrian access and circulation will be maintained on-site through the construction of pathways and directional signage. The Project proposes sidewalk improvements along Napa Valley Corporate Drive and Napa Valley Corporate Way that will provide direct pedestrian access onto the Project site.

The proposed internal drive would require the removal of a trash enclosure belonging to the neighboring office building located to the west of the Project site. The proposed Project includes the relocation of the trash enclosure approximately 100 feet to the north. The relocated trash enclosure will be approximately the same size or slightly larger than the existing trash enclosure and will be accessible from the neighboring site through the proposed internal drive aisle on the subject site. Disposal of trash, including trash truck pick up, will function in the new location the same way as it currently operates. The applicant will maintain the neighbor’s trash enclosure on the Project site in a location approximately 100 feet from its existing location.

4.3.7 Signage

The Project proposes on-site signage. The Project signs would be informational and directional and advisory, and subject to the City’s discretionary approval process. There will be a variety of signs at the Project entries and within the interior of the Project site to assist in wayfinding for hotel guests, winery patrons, office employees and visitors, and for service and deliveries, as shown on Exhibit 4-29, Sign Program Site Location and Sign Types. Sign materials will primarily consist of aluminum painted backing with aluminum primary tenant addresses pinned off the sign and vinyl lettering. Sign design examples are provided in Exhibit 4-30 through Exhibit 4-47, Sign Plan Signage Examples. The following table provides the number and types of signs proposed by the Sign Program.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Quantity</th>
<th>Area (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 4: Directional Sign</td>
<td>8</td>
<td>15 per face</td>
</tr>
<tr>
<td>Type 5: Accessible Parking</td>
<td>15</td>
<td>per Code</td>
</tr>
<tr>
<td>Type 6: Legal Notice</td>
<td>2</td>
<td>per Code</td>
</tr>
<tr>
<td>Type 7: On-site Stop Sign</td>
<td>1</td>
<td>per Code</td>
</tr>
<tr>
<td>Type 9A: Single Tenant Monument</td>
<td>1</td>
<td>30 per face</td>
</tr>
<tr>
<td>Type 9B: Multi-Tenant Monument</td>
<td>2</td>
<td>30 per face</td>
</tr>
<tr>
<td>Type 10: Storefront Signage</td>
<td>4</td>
<td>5 per panel</td>
</tr>
<tr>
<td>Type 11: Building Mounted Signage</td>
<td>7</td>
<td>25 per panel</td>
</tr>
<tr>
<td>Type 13: Clean Air/EV Parking</td>
<td>89</td>
<td>per Code</td>
</tr>
</tbody>
</table>

In addition to interior signs, several signs will be positioned on-site to be viewed from the street and the sidewalks. These signs include a multi-tenant entry sign at the entry way off Napa Valley Corporate Drive and Napa Valley Corporate Way with several directional signs. One multi-tenant monument entry sign will be placed at each entrance to identify multiple tenants within the Project area, and will be double faced up to 30 square feet in size. The single-tenant monument sign will be installed at the entry of the office building and will be a single-faced sign up to 30 square feet in size.
ACRI NAPA MIXED USE SIGN PROGRAM

2.2 Site Location Plan & Sign Types List

SIGN TYPES PER NAPA VALLEY CORPORATE PARK MASTER SIGN PROGRAM
- SIGN TYPE 4: DIRECTIONAL SIGNING
- SIGN TYPE 5: ACCESSIBLE PARKING
- SIGN TYPE 6: LEGAL NOTICE
- SIGN TYPE 7: ON-SITE STOP SIGN
- SIGN TYPE 8: SINGLE TENANT MONUMENT
- SIGN TYPE 9: MULTI-TENANT MONUMENT
- SIGN TYPE 10: STOREFRONT SIGNAGE
- SIGN TYPE 11: BUILDING MOUNTED SIGNAGE

ADDED / NEW SIGN TYPES
- SIGN TYPE 13: CLEAN AIR / ELECTRIC VEHICLE PARKING

Exhibit 4-29  Sign Program Site Location and Sign Types
TRINITAS MIXED USE SIGN PROGRAM

3.1 Sign Type 4: Directional Signing

Exhibit 4-30  Sign Plan Signage Examples – Sign Type 4: Directional Signing (Sheet 4.0)
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Exhibit 4-31  Sign Plan Signage Examples – Sign Type 4: Directional Signage (Sheet 4.1)
TRINITAS MIXED USE SIGN PROGRAM

3.2 Sign Type 5: Accessible Parking

Code required signs at each HC parking space for car or van

Exhibit 4-32  Sign Plan Signage Examples – Sign Type 5: Accessible Parking (Sheet 5.0)
Exhibit 4-33  Sign Plan Signage Examples – Sign Type 5: Accessible Parking (Sheet 5.1)
TRINITAS MIXED USE SIGN PROGRAM

3.3 Sign Type 6: Legal Notice

Code required sign for notices regarding HC parking space use, fire lanes, and private property

15 SQ FT per sign face, sign is singlefaced

Exhibit 4-34 Sign Plan Signage Examples – Sign Type 6: Legal Notice (Sheet 6.0)
Code required sign for notices regarding HC parking space use, fire lanes, and private property

15 SQ FT per sign face, sign is singlefaced

Exhibit 4-35  Sign Plan Signage Examples – Sign Type 6A: Legal Notice (Sheet 6.1)
TRINITAS MIXED USE SIGN PROGRAM

3.4 Sign Type 7: On-Site Stop Sign

Code required sign for interior STOP locations

Exhibit 4-36  Sign Plan Signage Examples – Sign Type 7: On-Site Stop Sign (Sheet 7.0)
Exhibit 4-37  Sign Plan Signage Examples – Sign Type 7A: On-Site Stop Sign (Sheet 7.1)
TRINITAS MIXED USE SIGN PROGRAM

3.5 Sign Type 9A : Single Tenant Monument

Exhibit 4-38  Sign Plan Signage Examples – Sign Type 9A: Single-Tenant Monument (Sheet 9.0)
Exhibit 4-39  Sign Plan Signage Examples – Sign Type 9A: Single-Tenant Monument (Sheet 9.1)
TRINITAS MIXED USE SIGN PROGRAM

3.6 Sign Type 9B: Multi-Tenant Monument

Exhibit 4-40  Sign Plan Signage Examples – Sign Type 9B: Multi-Tenant Monument (Sheet 9.2)
Suggested use of multiple addresses (numbers are placeholder)

Suggest this sign type be used at entry points off of Corporate Drive and Corporate Way as IDENTITY signs for the 3 parcels within the project.

Suggested use of branded logos for hotel and winery as opposed to name listing for optimal recognition.

30 SQ FT per sign face, sign will be double-sided

**Exhibit 4-41  Sign Plan Signage Examples – Sign Type 9B: Multi-Tenant Monument (Sheet 9.3)**
TRINITAS MIXED USE SIGN PROGRAM

3.7 Sign Type 10: Storefront Signage

Exhibit 4-42 Sign Plan Signage Examples – Sign Type 10: Storefront Signage (Sheet 10.0)
Exhibit 4-43  Sign Plan Signage Examples – Sign Type 10: Storefront Signage (Sheet 10.0) continued
TRINITAS MIXED USE SIGN PROGRAM

3.8 Sign Type 11 : Building Mounted Signage

Exhibit 4-44  Sign Plan Signage Examples – Sign Type 11: Building-Mounted Signage (Sheet 11.0)
Exhibit 4-45  Sign Plan Signage Examples – Sign Type 11: Building-Mounted Signage (Sheet 11.0) continued
Exhibit 4-46  Sign Plan Signage Examples – Sign Type 11: Building-Mounted Signage
(Sheet 11.0) continued
TRINITAS MIXED USE SIGN PROGRAM

3.9 Sign Type 13: Clean Air / Electric Vehicle Parking

Added / New Sign Type
Used at surface parking spaces as required

Painted aluminum post and panel with painted graphics 3” sq.
Panel attaches flush to post with concealed hardware.
Backside of panels are painted to match post.
Past color will match Master Sign Program warm gray colors.
Panel colors will coordinate with project colors.

Exhibit 4-47  Sign Plan Signage Examples – Sign Type 13: Clean Air/Electric Vehicle Parking
Several primary directional signs are proposed around the perimeter of the proposed Project site throughout the parking areas. These signs would be installed at eight locations within the property to assist in wayfinding. The proposed signs would assist in vehicle flow and safety, identification of accessible parking, and providing legal notices. However, signs are also proposed as tenant identification and as an ease for wayfinding. Additional information regarding signage and wayfinding can be found in Section 5.13, Transportation/Traffic.

4.3.8 Existing and Planned Napa Valley Commons Hotels – Combined Operations

The Project is intended to complement and operate in association with The Meritage Resort (TMR), which is an existing hotel located south of the Project site, and Meritage Commons (MC), which is an expansion of TMR and currently under construction. All three hotels are under common ownership. The hotels will have shared components including back of house services, laundry, and guest-serving components such as a shuttle between the new hotel component and TMR/MC and to the downtown. The hotels will also share a managing director who will oversee all day-to-day operational activities of the resort district. There will be shared operations among the hotels, including facilities management and engineering, marketing and sales and accounting.

4.3.9 Infrastructure and Utilities

The Project site, although not currently, because it is a vacant lot, would be served by existing utility and other service providers. Utilities in the area are provided by Pacific Gas and Electric, and phone services are provided by an array of companies including AT&T and Comcast. The City of Napa Water District is the responsible agency for providing water to the proposed Project and the City of Napa Recycling and Solid Waste division is responsible for trash pickup. As a function of the Project, an existing trash enclosure belonging to the neighboring property and located on the subject property will be relocated for the purpose of creating a clear path for the internal drive aisle between the subject property and the neighboring property. The trash enclosure belonging to the neighbor will be moved approximately 100 feet northerly along the proposed internal drive aisle.

Napa Sanitation District is responsible for providing sewer service and recycled water service to the Project. The Project will provide the infrastructure for the sewer and recycled water connections. In addition, the Project includes retrofits for upsizing of connection pipes within the public domain and a storm water detention tank on the Project site for the purpose of detaining the discharge differential between the 25-year and 10-year storm event on-site. In addition to the proposed detention tank, the Project will implement Drainage Management Area (DMA) and Integrated Management Practices (IMP) strategies. Additional information and analysis regarding storm water can be found in Section 5.8, Hydrology and Water Quality.

4.3.10 Tree Preservation and Planting

The Project arborist identified 50 trees on the Project site that were each analyzed in terms of size, location, current condition and anticipated survival rate based on existing condition. The survey of on-site trees resulted in a determination that four of the on-site trees (three valley oaks and one coast live oak) are protected species per the City of Napa regulations. These
trees will be preserved on-site per the City of Napa regulations, and measures will be implemented to ensure their continued health.

The remaining 46 trees on site are not protected and do not require preservation by the City; however, 43 of those trees are worth preserving based on their condition. It is the intent of the proposed Project to maintain the 43 healthy trees on-site, which are largely located at the southeast corner of the Project site. It is anticipated that these trees will be minimally impacted by construction and will most likely tolerate the minimal amount of root pruning that will be required during construction. Additional information and analysis regarding the trees located on-site can be found in Section 5.3, Biological Resources.

The Project includes preservation of nearly all existing on-site trees, but also will provide a total of 430 new trees and shrubs throughout the Project site, as shown on Exhibit 4-48, Tree Plan. The perimeter of the of the Project site along the parking area and drive aisles will be lined with approximately 82 California live oak and California sycamore trees.

In the parking lot areas of the Project, where cars will be more densely present, African Sumac will be planted to provide shield from view and shade from the sun. Approximately 22 Mediterranean Cypress trees are also proposed to be used in the main parking lot to assist in breaking up the area, and 120 Mediterranean cypress trees will be planted along the buildings’ exterior walls to provide color, visual texture and as a compliment to the aesthetics of the buildings themselves. Although it is acknowledged that the 45-foot setback area between SR 221 and the winery could present the potential for additional landscaping, the setback area is encumbered by two easements that take up the entire setback. Support for landscaping within the setback cannot be granted to the applicant due to required access and maintenance of the easement. Any planting within the easement areas would need to be consistent with City of Napa utility maintenance guidelines.

A majority of the proposed trees would be planted in the parking lots and along the outside of the buildings. There are six rows of parking between the winery and SR 221. The Applicant proposes planting more than 100 trees in the parking lot and drive aisles located between the winery and SR 221 for the purpose of minimizing and attenuating the visual appearance of a large parking area along SR 221 in addition to providing parking lot shade.

The Applicant proposes to plant approximately 30 trees in the parking lot and drive aisle between the hotel and SR 221. The tree planting in this area is less than between the winery and SR 221, where there are only two rows of parking. The winery parking lot contains six rows of parking. In addition, the tree planting in this area is limited, as compared to the winery, in an attempt to preserve guest views from the hotel across SR 221 to the vineyards. As discussed above, the proposed Project will maintain the existing grove of 43 trees located at the southeast corner of the Project site at Napa Valley Corporate Way and SR 221.

The building frontages and walkways will be lined with a variety of other trees including 54 olive trees, 21 northern red oak trees, 44 callery pear trees, 19 laurel trees, and 22 strawberry trees. In addition to the proposed trees, the Project also includes an extensive landscape plan with variety of shrubs, hedges, grasses and succulents. A full list of these can be found on Exhibit 4-49, Planting Legend. Additional information and analysis regarding the trees planting can be found in Section 5.1, Aesthetics.
Exhibit 4-48  Tree Plan
Chapter 4. Project Description
Draft Environmental Impact Report

4.3 – Project Description

Exhibit 4-49  Planting Legend
4.4 Environmental Features

The Project site is characterized as an 11.55-acre undeveloped and rough graded lot with trees bordering the southern frontage and the southeast corner. The Project site is an open, vacant lot with multiple trees found on the eastern and southern perimeter of the site. There are three mature valley oaks on the western side of the property, a small coast live oak located on the eastern side of the property, and 31 small redwood trees located throughout the Project site. Natural drainage consists of sheet flow over the ground surface that concentrates in manmade surface drainage elements such as roadside ditches and natural drainage elements such as swales, ravines, and creeks.

The environment and the Project sustainability are important factors of the Project design. A fundamental strategy for the property is to deliver a “green” and sustainable community. There are differing concepts of green building design elements due to the broad range of sustainable issues. Definitions vary from wide-ranging concepts that incorporate all aspects of sustainability to narrow definitions that focus on one specific sustainable design feature such as water harvesting or energy efficiency. While there is no formal definition of green site design, the term implies a site structure that is friendlier to its occupants and the environment and is more resource efficient. In general, green building design entails the implementation of these related community goals: energy efficiency, healthy indoor air quality, waste reduction, water efficiency, and reduced environmental impacts. The green building design field continues to evolve as new technologies and products come into the marketplace and innovative designs improve their effectiveness. Although it cannot be predicted what technology will be available in the future, the Project proposes to exceed current standards for low impact design.

The Project design feature options included herein are intended to exceed current standards of protection for all valuable resources, including but not limited to:

1. **Outdoor Air Quality** – The proposed mixed-use development will offer connection to on-street sidewalks to offer pedestrian and bicycle links from one use to another, resulting in reduced automobile trips.

2. **Water Usage and Storm Water Quality** – The low impact development plan will include the use of drought-resistant plant materials, reclaimed water for all landscape irrigation purposes, water-saving systems, and the use of storm water filtering systems throughout the Project site. All development will comply with water-saving features such as utilizing low-flow showerheads, faucets, and water closets.

   Landscaping water usage will be reduced by using drought-tolerant California-friendly plant material and irrigation systems that measure the local weather condition and respond to current conditions. The use of large areas of turf is minimal, and is not utilized in landscape areas. Roof collection systems will divert rain water to irrigate drought tolerant landscape area. The Project will be in compliance with the City of Napa Water Efficient Landscape Ordinance (WELO) as well as state criteria for water usage.
3. **Energy** – Reduction of energy usage by the proposed Project can be accomplished by using passive solar techniques and low energy lighting. Passive solar techniques such as incorporating roof overhangs, awnings, trellises, and shade trees to selectively control heat gain, installation of windows to catch breezes and provide cross ventilation should be considered.

Appliances used by the hotel shall be Energy Star qualified appliances. The Project will also comply with the California Energy Code and Green Building Code.

4. **Outdoor Lighting** – Outdoor lighting will:
   - Be designed to prevent glare, light trespass, and sky glow as much as possible
   - Be architecturally integrated with the character of the structures consistent with the Napa Valley Commons Design Guidelines
   - Be directed away from adjacent properties and public rights-of-way
   - Be energy-efficient and shielded so that all glare is confined within the boundaries of the site
   - Use timers, where acceptable, to turn outdoor lights off during hours when they are not needed
   - Be appropriate in height, intensity, and scale to the uses being served
   - Use no more intensity than absolutely necessary
   - Use (LED) light emitting diode fixtures where appropriate
   - Conform with California Energy Code and Green Building Code

5. **Waste Management** – Disposal of solid waste should include provision for recycling.

6. **Construction** – The use of renewable and recyclable materials will be encouraged for the construction of all structures.

7. **Debris Control** – Projects shall divert construction and demolition waste to designated landfills in accordance with City standards.

8. **Building Materials** – Porous or pervious pavement should be used for walks and driveway surfaces and parking areas where possible.

9. **Construction Indoor Air Quality Management Plan** – The developer shall provide a construction air quality management plan on the construction drawings that, at a minimum, includes protecting ducts during construction and changing the filters and vacuuming ducts prior to occupancy.

The developer shall use interior paints and wood finishes with low volatile organic compound (VOC) levels.
4.5 Construction Schedule

Development of the Project site is anticipated to take approximately 19 months to complete, with construction to last approximately 18 months. The work performed will include general site work and construction of the hotel, winery, and office. Site work is anticipated to last 90 days, including grading of approximately 30,150 cubic yards of export, site preparation, and utility infrastructure. Work on the hotel is anticipated to be ongoing for the entire 18 months of anticipated construction time, with winery and office work anticipated to each take 15 months.

The first 30 days of Project site development includes activities such as grading and preparing roadways and parking areas, curbs and gutters, site survey, winterizing the site and erosion control, installing temporary fencing and gates, and developing site ingress and egress. Some of these activities will take longer to complete; however, the first 30 days of site development would be limited to activities such as those mentioned above. The hotel component of the Project would take the longest to complete with construction commencing approximately 1 month after the start of site preparation activities and finishing 18 months later. Hotel construction would include activities such as installation of utilities and electrical, framing for the hotel’s four floors, deck and roof, roofing, elevator installation, interior trim, finish, and painting, and floor coverings.

The winery and office buildings are anticipated to commence construction approximately one month after the hotel and conclude construction approximately 15 months later. Winery and office building construction would include activities such as installation of utilities and electrical, concrete and foundation, framing, roofing, elevator installation, interior trim, finish, and painting, and floor coverings. The table below provides a rough approximation of the timeline for construction:

<table>
<thead>
<tr>
<th>Component</th>
<th>Duration</th>
<th>Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Preparation</td>
<td>3 Months</td>
<td>Day 1</td>
</tr>
<tr>
<td>Hotel</td>
<td>18 Months</td>
<td>One Month after Commencement of Site Preparation</td>
</tr>
<tr>
<td>Winery</td>
<td>15 Months</td>
<td>One Month after Commencement of Hotel Construction</td>
</tr>
<tr>
<td>Office Building</td>
<td>15 Months</td>
<td>One Month after Commencement of Hotel Construction</td>
</tr>
</tbody>
</table>

4.6 Discretionary Approvals

This Environmental Impact Report is intended to provide complete and adequate CEQA coverage for all actions and approvals associated with ultimate development of the proposed Project. The following approvals are anticipated for Project implementation.
4.6.1 **Major Design Review**

Approval of a Major Design Review permit for the purpose of evaluating the proposed Project's design and quality with respect to the City's General Plan policies. The Napa City Council has Design Review permit authority over the proposed Project pursuant to City Zoning Code §17.62.050.

4.6.2 **Planned Development Overlay**

Approval of a Planned Development Overlay pursuant to §17.42 of the City’s Zoning Code. The Planned Development Overlay will include the entire Project site and allow for shared parking for 441 parking spaces when 444 would be required if the Project were to be considered as individual components. An increase in height for the winery and office buildings to 38 feet and 32 feet, respectively, will also be allowed through the Planned Development Overlay.

4.6.3 **Conditional Use Permit**

The Napa City Council will review the proposed Project for the issuance of a Conditional Use Permit for a hotel in the Industrial Park (IP-A) zoning district and the issuance of a Conditional Use Permit for a winery in the Industrial Park zoning district pursuant to Zoning Code §17.14.020.

4.6.4 **ALUC Consistency Determination**

The County of Napa Airport Land Use Commission (ALUC) will review the proposed Project for a consistency determination for a hotel within the Airport Land Use Compatibility Plan Zone C. Pursuant to City Zoning Code §17.34.070, the proposed Project will be referred by the Planning Commission to ALUC for a consistency determination. ALUC review will occur prior to final action by Napa City Council.

4.7 **Project Objectives**

CEQA Guidelines §15124 requires an EIR to include a statement of objectives sought by the proposed Project. This disclosure assists in developing the range of Project alternatives to be analyzed in the EIR, as well as providing a rationale for the adoption of a Statement of Overriding Considerations, if one must be adopted, because of one or more significant unavoidable Project-related impacts. Identified below are objectives related to the proposed Project.

- Implement the City's General Plan
- Provide a high quality mixed-use project consistent with the intent of the City of Napa Zoning Code
- Provide safe access at the Project site including adequate wayfinding information for vehicular access to and within the Project site
- Provide safe pedestrian and bicycle access within the Project site
- Design a project consistent with the Napa Valley Commons Design Guidelines
4.8 Intended Uses of the EIR

1. Agencies that are expected to use the EIR in their decision making:
   - City of Napa as Lead Agency
   - Napa County Airport Land Use Commission
   - United States Fish and Wildlife Service
   - Regional Water Quality Control Board

2. Permits or other approvals that may be required to implement the Project:
   - United States Fish and Wildlife Service
   - Regional Water Quality Control Board
   - Caltrans

3. Subsequent use of the EIR:

   This DEIR provides analysis for the proposed Project and may be relied upon for any subsequent permits related to the Project, including resource agency permits related to biological resources impacts and traffic impacts.

   In accordance with CEQA Guidelines §15168(c), subsequent projects identified within the scope of the EIR may rely on this document without the preparation of a new environmental document or the preparation of new findings so long as the project was contemplated in the EIR. Subsequent projects include, but are not limited to, Master Plans, Site Development Permits, Tentative Tract Maps, and Final Maps. The City must examine each subsequent action requested to determine whether it was described in the EIR. No new environmental documentation would be required where the subsequent action/project is within the scope of the EIR so long as no new effects would occur and no additional mitigation measures would be required.

   This EIR may be relied upon for all approval and permit actions related to development of the proposed Project.