PUBLIC NOTICE OF AVAILABILITY (NOA) DRAFT ENVIRONMENTAL IMPACT REPORT

SCH #: 2017072005

Date: January 12, 2018

Project: Trinitas Mixed-Use Project - Draft Environmental Impact Report (Draft EIR)

Project Location: The Trinitas Mixed-Use Project proposes a hotel, winery, and office building within Napa Valley Commons. The 11.55-acre Project site is made up of three 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.

Project Description: 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 space. 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 back of house services. 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.

NOA Purpose: The purpose of this NOA is to inform local residents, responsible agencies, institutions, and other interested parties that the Draft EIR is available for review and comment during the 45-day Public Comment Period (January 12 through February 26, 2018). Written comments regarding the Draft EIR must be submitted no later than 5:00 PM on February 26, 2018 to Erin Morris, Planning Manager, City of Napa, Planning Department, 1600

First Street, Napa, CA 94559 or via email at: emorris@cityofnapa.org   For additional information, please contact Erin Morris at: (707) 257-9530 or Victor Carniglia, Contract Planner, at (925) 360-4199.

Significant Environmental Impacts: Based on the analysis contained in the Draft EIR, the Project will result in significant and unavoidable environmental impacts in the area of greenhouse gas emissions. The Project's operational emissions will remain above BAAQMD thresholds even with mitigation incorporated. All remaining potential environmental impacts are insignificant or can be mitigated to a level that is less than significant. The project site is not located on any lists of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste or materials.

Information Repositories: The Draft EIR is available for review at the following locations:
- City of Napa website – www.cityofnapa.org
- City of Napa Community Development Department, Planning – 1600 First Street, Napa

VICINITY MAP
1"= 800'

WATG | AC Hotel & Residence Inn | Napa Valley Mixed Use
DESIGN CONCEPT PACKAGE | January 27, 2016 | Project No. 154164