

### 3. Project History and Background

The proposed Project is located on undeveloped land situated on 11.55 acres of property within the Napa Valley Commons corporate park (Napa Valley Commons). Napa Valley Commons encompasses 237 acres located in south Napa at the gateway intersection to the Napa Valley and the City of Napa. The site is bound by Kaiser Road to the north, SR 221 to the east, SR 12 to the south, and the Napa Pipe project (formerly Kaiser steel plant) and Napa River to the west. Napa Valley Commons is nearly built out with only three small properties at the southwest end of the site currently remaining undeveloped. A 9.3-acre parcel of land located at the southern boundary of Napa Valley Commons is planned as a hotel known as Meritage Commons. In addition to the City's General Plan and Zoning Code, development in Napa Valley Commons is guided by the Napa Valley Commons Design Guidelines (Design Guidelines) and was historically governed by the Airport North/Bedford Industrial Park Specific Plan until its sunset in 2014.

The Airport North/Bedford Industrial Park Specific Plan was adopted by the County of Napa in 1981 for approximately 1,580 acres of land extending from the Napa County Airport north to Kaiser Road. The purpose of the Specific Plan and its associated Master Environmental Impact Report was to prepare for the development and annexation of this land into the City of Napa. Today, the land that was once governed by the Airport North/Bedford Specific Plan has been incorporated into the City and is now governed by the City's General Plan and Zoning Code.

The Meritage Resort (formerly the Buena Vista) was approved for construction in 2004. Pacific Hospitality Group (PHG) subsequently acquired the resort property, including property directly across Bordeaux and the property that is the subject of this DEIR, the Trinitas Mixed-Use Project site. The Meritage Resort, the Meritage Commons, and the Trinitas Mixed-Use Project are under the same ownership, and each component is part of the larger vision to provide a collection of brands and experiences that create a true destination. As part of the City's approval of the Meritage Commons project in 2015, the City approved floor area ratio (FAR) averaging consistent with City Zoning Code Section 17.52.20(c)(1) between the existing Meritage Resort and Meritage Commons, which are non-contiguous parcels and separated by Bordeaux Way. Meritage Commons, which is currently under construction, is anticipated to open in 2018.

In 2014, the Airport North/Bedford Industrial Park Specific Plan, which was implemented in 1981 prior to the annexation of Napa Valley Commons into the City of Napa, was extinguished. In the same year, the Zoning Code was amended to allow wineries within the IP-A and IP-B zoning districts, where they were previously only allowed in the IP-C zoning district. In 2016, the Napa Valley Commons Design Guidelines were updated to reflect the evolution of the area from a strictly industrial area to a mixed use corporate park including uses ranging from the resort and hospitality sector to wine and food industry. Napa Valley Commons is divided into three tracts by the Design Guidelines with the proposed Project located within Tract B, the periphery tract, designated for mixed uses with high quality landscape and architectural features. Tract A is designated as the Resort Park tract and

Tract C is designated as the Internal Park where larger sites for research, development, assembly, and warehousing are located. The stated purpose of the Design Guidelines is to be a tool for the Napa Valley Commons Design Review Committee. The Design Guidelines establish overall design parameters that are flexible and adaptable, allowing and encouraging original design expression.

As discussed above, the Project is located to the east of the Napa Pipe project. Napa Pipe is a 154-acre mixed use development that has been approved for approximately 945 houses and apartments, a K-8 school, industrial, retail, and warehousing including a Costco warehouse. Napa Pipe is located within the County of Napa and was approved by the County Board of Supervisors in 2013, and the Napa Pipe Design Guidelines were approved in 2015. It is anticipated that the Napa Pipe project will be implemented in phases.

### Planning Commission Preliminary Review

Preliminary review by the Planning Commission is applied by City staff to significant projects that would benefit from early consultation. While preliminary review is encouraged by the Planning Commission and City Staff, it is not a requirement. The purpose of the preliminary review is an informal process intended to serve as guidance to the project applicant. On June 1, 2017 the Planning Commission conducted a preliminary design review.

After receiving a presentation on the Project, the Planning Commission offered comments focused on design elements and site layout. The following table provides a summary of the key comments received by the Planning Commission and the changes to the Project advanced by the Applicant in response to the Planning Commission comments.

**Table 3-1 Planning Commission Comment and Applicant Response**

Concern related to materials for Hotel Component	<p>The Residence Inn was updated to include metal detail around the windows, incorporate wood into the façade similar to the winery, and the overall color field of the hotel was lightened.</p> <p>The AC Hotel was also updated to have copper metal detail surrounding the windows, a wood veneer façade added to the hotel signage on the corner of the building, and incorporate wood in the facade similar to the winery.</p>
Hotel distinction	<p>The Residence Inn and AC Hotel brands located within the hotel building are distinguished through separate façade design and by distinctly separate roof lines. The AC Hotel roof was updated to include a combination of flat and shed roofs to support the lifestyle brand that is contemporary and playful. The standing seam material consistent throughout the AC Hotel and Residence Inn provide consistency in commonality between the two brands.</p>
Concerns about site layout and orientation	<p>It is not possible to reorient the hotel, as zoning regulations on the other parcels within the Project site are within the IP-B zoning district and do not permit the 60-foot height limit required for the hotel and allowable by the IP-A zoning district. The winery is appropriately positioned near the highway with truck access shielded in the interior of the Project site, while the office building is located near existing commercial offices on Napa Valley Corporate Drive and can be conveniently accessed by occupants.</p>
Request for view simulations depicting the Gateway to Napa vantage	<p>View simulations were prepared and are included in the Aesthetics section.</p>