5. Environmental Setting, Impacts, and Mitigation Measures

5.1 Aesthetics

This section describes the existing aesthetics setting and the potential effects from the proposed Project implementation on the site and its surrounding area. Aesthetics refers to visual considerations, including scenic resources, scenic vistas, changes in visual character, and lighting or glare. Aesthetics analysis is a process to assess logically visible changes and any anticipated viewer response to that change. The analysis herein is based on visual simulations and Project renderings prepared by WATG and included throughout this section.

5.1.1 Existing Conditions

The Project site is a vacant plot of land located within Napa Valley Commons corporate park in south Napa at the junction of the 12/29/221 Highways. Land uses to the north, south, and west are predominantly one-story and two-story commercial and industrial uses, including the City of Napa Department of Motor Vehicles, the Kaiser Data Center, and various wineries. State Route (SR) 221 borders the Project site to the east, with vineyards and a church located to the east of SR 221. Two existing Pacific Hospitality Group-owned/operated hotels, Meritage Commons and The Meritage Resort, are located south of the Project along Bordeaux Way at Napa Valley Corporate Drive. The Napa Pipe mixed-use project is located west of the Project site between Syar Way and the Napa River.

The photographs provided in Exhibit 5.1-1 through Exhibit 5.1-7 show the Project site's existing condition. As shown, the site is covered with grasses, shrubs, and trees, which occur generally on the perimeter of the site. The site is regularly maintained for weed control purposes. The landscaped area on the southeast corner of the site includes areas of turf and coast redwoods, which are part of the landscape theme for the surrounding industrial park. The 50 identified trees on the Project site were analyzed in terms of size, location, current condition and anticipated survival rate based on existing condition. The survey determined that of the 46 non-protected trees on site, 43 trees are worth preserving based on their condition. In addition, four trees were identified as protected under the City's municipal code regulations. Therefore, the existing landscape tree buffer along Highway 221 will remain substantially as depicted under the existing setting.

Within the Napa Valley Commons corporate park, the existing Meritage Resort site has been expanded to include the Meritage Commons, another resort facility directly across Bordeaux Way, which will include 134 hotel rooms and guest amenities when completed. Therefore, the proposed Project will be consistent with existing uses within the corporate park generally.

The Napa Pipe project, west of the Project site, will add impacts to the visual character of the area with development of residential, commercial, industrial, retail and hotel uses.
Chapter 5. Environmental Setting, Impacts, and Mitigation Measures
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Exhibit 5.1-1  Site Photos

View of southeastern corner of Project site from Hwy 221/Napa Valley Corporate Way looking northwest

View at southern property boundary looking east along Napa Valley Corporate Way toward Hwy 221
Chapter 5. Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

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On-site view looking south toward Hwy 221/Napa Valley Corporate Way intersection

View looking south towards Napa Valley Corporate Way

Exhibit 5.1-2 Site Photos
Chapter 5. Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

View at northwestern corner of the property looking southeasterly

View at northern property looking south

Exhibit 5.1-3  Site Photos
Chapter 5. Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

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View of adjacent property to the north of the Project site

View of berm at northern portion of Project site

Exhibit 5.1-4  Site Photos
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View at eastern property line looking north along Hwy 221

View at western property line looking south along Napa Valley Corporate Drive

Exhibit 5.1-5  Site Photos
Chapter 5. Environmental Setting, Impacts, and Mitigation Measures

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View of Project site from Hwy 221 looking west/northwest

View of eastern property boundary looking northwest toward Napa Valley Corporate Drive

Exhibit 5.1-6 Site Photos
Southwestern boundary at existing development looking north

On-site view looking east toward Hwy 221

Exhibit 5.1-7 Site Photos
5.1.2 Regulatory Setting

The City of Napa General Plan policies, the City of Napa Zoning Code standards, and the Napa Valley Commons Design Guidelines regulate the Project.

1. City of Napa General Plan

The City of Napa General Plan establishes policies for future development and redevelopment within the City. The Community Character and Identity section of the General Plan policies ensure that the City’s small-town identifying character and qualities are maintained. The following Land Use policies set forth by the General Plan relate to the aesthetic quality of the proposed Project.

LU-1.6 The City shall designate SR 29, SR 121, and SR 221 as scenic corridors. The City shall endeavor to improve the scenic character of these roads through undergrounding of utilities, increased landscaping, street tree planting, and other improvements.

LU-1.7 The City shall enhance the Napa River as a natural corridor and recreational spine connecting neighborhoods, employment areas, and other destinations.

2. City of Napa Zoning Standards

The City of Napa Zoning Code provides standards prepared based on the General Plan policies to which proposed projects must adhere. The proposed Project is seeking a Design Review permit for the following:

17.62.010 Specific purposes: Design review implements General Plan policies concerning the environment and design by guiding the location and appearance of development. Key design goals of the city are to integrate the urban environment with the city's natural features; to encourage attractive, well located commercial development and to assure high quality, well designed housing that respects neighborhood character. General Plan design goals are furthered by the adoption of design guidelines. Design review also allows implementation of applicable design guidelines.

The proposed Project does not include residential development; however, the office, winery and hotel elements of the proposed Project are required to be designed to the standards of the zoning code. The proposed Project is located within the Industrial District (IP-A and IP-B). The two districts maintain the same development intent with slightly different implementation of standards. Section 5.9, Land Use and Planning of this report analyzes Project land use consistency with the zoning code. This section will analyze Project aesthetics consistent with property development standards provided by the zoning code.

3. Napa Valley Commons Design Guidelines

The Napa Valley Commons Design Guidelines (Design Guidelines), included as Appendix C, Napa Valley Commons Design Guidelines approved February 22, 2016 were originally prepared in the 1980s when Napa Valley Commons (formerly Napa Valley Corporate Park) was first built and were updated in 2016 in response to the growth Napa Valley Commons
has experienced over the past 30 years. The Design Guidelines are developed in accordance with the City of Napa General Plan and zoning code, and establish site planning, architecture, landscape, and lighting guidelines specific to the Napa Valley Commons area, including the Project site. In addition to individual site guidelines, the Design Guidelines establish objectives for the public realm within Napa Valley Commons and procedures for development including the design review process.

**Design Review Process**

Separate from the City’s Planning Commission Design Review permit, the proposed Project is subject to the Napa Valley Commons design review process. The process for design review requires that the applicant submit master and schematic plans to the Napa Valley Commons Design Review Committee for review and approval of all Project elements including aesthetics.

### 5.1.3 Thresholds of Significance

The City thresholds of significance for the evaluation of Project impacts in the area of aesthetics are based upon suggested criteria from the CEQA Environmental Checklist in Appendix G of the CEQA Guidelines. The Project would result in a significant impact if it would:

- a) Have a substantial adverse effect on a scenic vista.
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- c) Substantially degrade the existing visual character or quality of the site and its surroundings.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### 5.1.4 Project Impacts Prior to Mitigation

The proposed Project will change the aesthetics character of the Project site by building a hotel, a winery, and an office building on a vacant parcel of land in Napa Valley Commons. The Project site will be graded; buildings, drive aisles, and parking areas will be constructed; and landscaping, drainage, and water treatment will be designed and installed. Site preparation and construction will take into consideration the four native oak trees that are to be preserved on-site. The proposed Site Plan, included as Exhibit 5.1-8 below, depicts the built-out condition of the proposed Project hotel, winery, and office building.
The aesthetics components of the proposed Project include vehicle and pedestrian access, truck delivery access, common space areas, and building materials and features. Proposed site access, including vehicle, pedestrian, and commercial access, will be maintained by two entry points from the surrounding streets. Is it anticipated that the proposed driveway along Napa Valley Corporate Drive will function as an accessway for the office building. The existing driveway along Napa Valley Corporate Way will serve hotel guests, the winery and commercial vehicles. A drive aisle connecting the two driveways with a direct path around the perimeter of the Project site will provide a sidewalk for pedestrian access and parking. The perimeter drive aisle would be viewed from the existing Kaiser Data Center, Napa Valley Corporate Way and SR 221 and will be lined with California sycamore and California live oak trees at an interval of approximately every eight parking spaces.

Related to commercial vehicles, the site plan depicts locations at which commercial vehicles will park while carrying out their purpose for being on-site. Delivery areas and waste removal areas have been designed to be shielded from public view by buildings and landscaping, including a variety of shrubs and trees such as California sycamore, northern oaks, California live oak, cypress, and laurels. For a complete list and locations of proposed trees, see Exhibit 5.1-9, Tree Plan.

Open space areas on the proposed Project site, as shown on the site plan, include pedestrian circulation and common areas that are connected by landscaping and hardscape. Also included are a 50' landscaped berm along Highway 221 and double landscaped right-of-way in the setback from Napa Valley Corporate Drive near the office building. Exhibit 5.1-10 depicts cross-sections from the travel lanes of SR 221. Section A shows the view towards the hotel, and Section B shows the view towards the winery. Visual simulations are presented in the following Section 5.1.4.3, Long-Term Impacts.

The proposed Project features design elements such as wood trellis, pergolas for entryways, water features, low walls with decomposed granite, pavers, and outdoor fire pits. The open area at the pool and lounge deck is reserved for use by Residence Inn and AC Hotel guests, and is located centrally between two east wings of the building. The pool area is surrounded by walkways, a glass enclosure, and a grassy open space area situated between the pool deck and the main hotel building. The event lawn is a large grassy area surrounded by shrubs, laurel trees, and northern red oaks located between the winery and hotel buildings. The event lawn will function as a part of the winery operations and will be reserved for organized events. The office building includes an outdoor courtyard lined by olive trees with a seating area for working or eating. Hotel, winery, and office building features and materials are discussed in detail below.

Site Planning for the proposed Project was developed with consideration of the City’s General Plan and Zoning Code, and the Napa Valley Commons Design Guidelines. The Project proposes extensive landscaping throughout the site and within setback areas, including large canopy trees as discussed above. Storm water treatment will be located in landscaping and parking lots areas. Buildings are situated such that their relationship with the entrance streets are reinforced and parking is screened from street view by the buildings, landscaping and berms. Building heights will vary with the hotel as the tallest at a height of approximately 57 feet, the winery at a height of 38 feet, and the office building at a height of 32 feet. Further explanation of each individual component, including building height and architectural features, is included below.
Exhibit 5.1-9  Tree Plan
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5.1 – Aesthetics

January 2018 Trinitas Mixed-Use Project

Exhibit 5.1-10 Cross-Sections from Travel Lanes of SR 221
1. **City of Napa General Plan, Zoning, and Napa Valley Commons Design Guidelines**

The proposed Project has been designed in accordance with the standards set forth by the City’s General Plans, the City’s zoning code, and guidelines set forth by the Napa Valley Commons Design Guidelines, including the following:

**Napa General Plan**

The proposed Project is located adjacent to the SR 221 corridor, which is considered a scenic corridor by the City’s General Plan Policy LU-1.6. The Project will improve the aesthetics qualities of the area through the undergrounding of utilities, extensive landscaping, planting of over 400 trees, and the incorporation of high quality materials and building design. The proposed Project is consistent with the City of Napa General Plan.

General Plan policy LU 1-6 calls for the future designation of several state highways, including SR 29, SR 121 and SR 221 as scenic corridors. The proposed Project is adjacent to Highway 221, which has not yet been designated. However, the policy also encourages improving the scenic character of the highways through undergrounding utilities, increased landscaping, tree planting and other improvements. The development of the vacant site, which includes extensive landscaping along the perimeters of the Project as well as internal landscaping, will enhance the view of the corporate park from the perspective of Highway 221. Landscaping will include 400+ trees with approximately 90-100 trees between Highway 221 and the hotel and winery structures. In addition, the Project design includes extensive setbacks from Highway 221, which will further enhance views of landscaping features from the Highway towards the Project and could allow the undergrounding of powerlines in the setbacks. The Project is consistent with this policy even absent the official designation for SR 221.

General Plan policy LU-1.7 encourages the enhancement of the Napa River as a natural corridor and recreational spine connecting destinations. The Napa River is close enough to the Project site that guests and visitors could be enticed to utilize the recreational opportunities afforded through this policy. However, the policy does not specifically pertain to the Project site as the River is not contiguous to Project boundaries and no direct connections are anticipated between the Project and the Napa River.

**Napa Zoning Code**

The proposed Project integrates urban development through the preservation of existing trees on-site and the berm landform adjacent to Highway 221. The Project proposes planting additional trees, bushes, and drought-tolerant plants native to this area. The architectural theme and building materials were selected based on Napa architecture. The proposed Project is consistent with the City of Napa Zoning Code land use designations and will achieve regulatory consistency through the approval of a Planned Development Overlay.
Napa Valley Commons Design Guidelines

The proposed Project will be submitted to the City Planning Commission for design review approval. In addition to completing the City’s design review process, the applicant will prepare and submit to the Napa Valley Commons Design Review Committee a plan package for review and approval. The submitted plans will follow the detailed requirements of the Napa Valley Commons Design Review Process. This review is separate from the CEQA analysis provided herein. The new driveway cut along Napa Valley Corporate Drive and proposed sidewalks will be designed consistent with the Napa Valley Commons streetscape guidelines.

The Napa Valley Commons Design Guidelines are a tool for the Napa Valley Commons Design Review Committee and serve to further define the design intent requirements as set forth by the Covenants, Conditions, and Restrictions (CC&Rs). The guidelines outlined are not a replacement for the zoning code, but rather function to aid design goals and objectives for developers and land owners within Napa Valley Commons. The proposed Project will comply with the Napa Valley Commons Design Guidelines by adhering to the plan review process as outlined by the Design Review Process in the Napa Valley Commons Design Guidelines, and implementing any appropriate Project specific design guidelines.

2. **Short-Term Impacts**

Construction activities for the Project will include site clearing, grading, infrastructure installation, and construction of parking areas, drive aisles, driveways, and building structures. Project completion is expected to take approximately 18 months from the start of construction to complete build-out. Exposed grading surfaces, construction debris, construction equipment, and stockpiled materials may adversely impact views of the site on a temporary basis.

The Project Applicant is required to coordinate with the City of Napa Public Works during the various construction phases of the Project. Project grading includes minimal changes to site topography, as the existing topography is disturbed and relatively flat.

Construction areas, including construction equipment, construction storage bins, and fencing, will be visible from surrounding land uses, roadways and SR 221. However, due to the short-term nature of construction, and required adherence to Best Management Practices and coordination with the City, potential construction-related impacts to aesthetics are not anticipated to be significant.

3. **Long-Term Impacts**

Long-term impacts to aesthetics are those associated with the Project upon completion of all Project construction phases. Construction will permanently alter the site. Potential permanent impacts are further described below.
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5.1 – Aesthetics

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Project Components

The following discussion provides details and analysis of the Project’s three components from an aesthetics viewpoint. As analyzed herein, the Project is consistent with the theme of the Napa Valley Commons corporate park and complies with height, setback, site coverage and architectural styles in the City’s regulations, policies and design guidelines. Therefore, the proposed Project is not anticipated to have a significant impact on or degrade the existing visual character or quality of the site and its surroundings. The proposed uses are consistent with commercial and hotel uses that have already been established in the surrounding area. The visual concept for the proposed Project incorporates updated and contemporary features by using materials that are commonly found in homes and wineries in the area. As shown on the Project renderings Exhibit 5.1-11 through Exhibit 5.1-14, the Project will blend aesthetically with the surrounding area and the building colors and materials provide a cohesive appearance, compatible with the existing development within the corporate park.

While, the proposed Project is designed to communicate aesthetically as a whole, each component exemplifies slightly unique characteristics as described below. Proposed materials include wood, reclaimed wood, stucco, colored concrete block, and more contemporary materials such as concrete, steel, and glass, as shown on Exhibit 5.1-15 Materials Board.

1. **Hotel Component**

Project components have been designed to communicate a unified theme with each building component retaining an individual uniqueness. The most prominent building on-site will be the 4-story hotel with 253 guest rooms and total of 155,557 square feet of gross area. The proposed hotel building roofline would be 46 feet with mechanical housing and architectural features extending up to approximately 57 feet, as shown on Exhibit 5.1-16 and Exhibit 5.1-17, Illustrative Hotel Elevations.

The hotel is proposed to be a dual-branded – AC Hotel and Residence Inn – Marriott hotel. Due to its height and proximity to roadways, the hotel building will have primary viewpoints from Napa Valley Corporate Way and SR 221, as well as some secondary views from Bordeaux Way, Napa Valley Corporate Drive, and Anderson Road. Although the hotel is designed with consistent materials for both brands operating out of the building, slight variations would be incorporated in the way the materials would be used and presented for each brand. For example, both brands incorporate reclaimed wood, corrugated metal, and stucco facades; however, the façade on the Residence Inn half of the hotel primarily uses reclaimed wood and stucco with very little corrugated metal, and the AC Hotel primarily uses stucco and corrugated metal with less reclaimed wood. As discussed above, the hotels’ shared pool area, situated between the two main guest room wings of the hotels, incorporates trees, bushes, and groundcover consistent with landscaping around the entire property.
Exhibit 5.1-11  Project Rendering – Aerial View of Project Components
Exhibit 5.1-12  Project Rendering – View of Hotel and Amenities
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Exhibit 5.1-14  Project Rendering – Residence Inn Entrance
Exhibit 5.1-15 Materials Board

- Reclaimed Wood
- Burgundy Paint Color for Corrugated Metal and Standing Seam Roof
- Window Frame Copper Penny Paint Color
- Aluminum Store-Front Mansard Brown Paint Color
- Double Pane Window Loave Coating Light Gray Tint
- Corrugated Aluminum Metal V-Beam Profile | Thickness 0.042 Inches
- Burnished CMU Block in Dark Brown
- CMU Stack Bond Pattern
- Extended Roof
- Prefinished Louver
- Standing Seam Snap-On Roof Panels
Chapter 5 – Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

Overall South Elevation – Hotel Building

Overall East Location – Hotel Building

Exhibit 5.1-16  Illustrative Hotel Elevations (South and East)
Chapter 5 – Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

Overall North Elevation - Hotel

Exhibit 5.1-17  Illustrative Hotel Elevation (North)
Visual Character

The four-story hotel structure is designed with articulated exterior walls, textured materials, and varying rooflines, including the use of flat and slanted roofing to minimize massing. The colors and materials used for the building exterior are intended to complement each other. The building is proposed to be a combination of burgundy corrugated aluminum metal and off-white stucco, accented around the base with finished concrete back and off-set by copper penny color painted window frames. Landscaping and extended roof features have been incorporated to accentuate the hotel entrances. The hotel pool area, located between the two main wings of the hotel buildings, creates an open space area with landscaping, a grassy area, and pool deck for hotel guests to sit outdoors, lounge or swim.

2 Winery Component

The winery is proposed to occupy a gross area of 26,214 square feet on the Project site and has been designed with a consistent project theme. The proposed winery building roofline would be approximately 26 feet with mechanical housing and architectural features extending up to approximately 38 feet, as shown on Exhibit 5.1-18, Illustrative Winery Elevations (East and South).

Primary views of the winery would be from SR 221 with secondary views from Anderson Road. The winery would be almost completely obscured from views along Napa Valley Corporate Drive and Napa Valley Corporate Way by the proposed hotel and office building and the existing buildings located on the adjacent property. Building materials, architectural features, and the façade of the winery strongly reference the hotel and office building components by using reclaimed wood, corrugated metal, and stucco. The winery is designed with an articulated pitched roof with architectural rooftop elements to reduce massing. The outdoor area surrounding the winery incorporates trees, bushes, and groundcover consistent with landscaping around the entire property.

Visual Character

The one-story winery building is proposed to have a façade consisting of a combination of reclaimed wood, corrugated aluminum metal, cement block, and stucco. The winery is also designed with an articulated façade of varying colors and materials to provide visual relief and draw guests to the entry. The colors and materials used for the exterior of the winery will complement those used for the hotel and office, but would have a stylish effect comparable to Napa area wineries. The building is proposed to be a combination of colonial red corrugated aluminum metal and off-white stucco, with finished concrete block accenting the base of the building. The winery building is designed with articulated rooflines of varying pitches and materials, including sanding seam snap on roof panels to minimize visual massing of the building. A small event lawn will be connected west of the winery, providing an area for small gatherings between the hotel and the winery.
Chapter 5 – Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

Overall East Elevation – Winery Building

Overall South Elevation – Winery Building

Exhibit 5.1-18  Illustrative Winery Elevations (East and South)
3. **Office Building Component**

The Office building would be a two-story building occupying a gross area of 29,878 square feet and has been designed consistent with the themes of the hotel and winery. The proposed office building roofline would be approximately 24 feet high with mechanical housing and architectural features extending up to approximately 32 feet high, as shown on Exhibit 5.1-19, Illustrative Office Elevations (North and West).

Primary views of the office building would be from Napa Valley Corporate Drive. Views of the office building from Napa Valley Corporate Way would be obscured by the existing buildings on the adjacent property, and views of the office building from SR 221 would be obscured by the winery.

**Visual Character**

The office building is proposed as the third structural element and will tie into the hotel and winery by using similar and complimentary colors and materials. The building materials are proposed to be a combination of burgundy corrugated aluminum metal and off-white stucco, with door awnings, wood framed windows, and horizontal louvers and C-channel graphite colored window accents.

**Visual Simulations**

The Project has been designed with canopy trees to assist in screening the parking lot from neighboring views and SR 221.

The rustic modern architectural theme of the proposed Project is consistent with the architectural theme within Napa Valley Commons. The Project’s aesthetics visual impacts will be less than significant since the proposed buildings will be consistent with the existing views in Napa Valley Commons. Exhibit 5.1-22 and Exhibit 5.1-23 portray view simulations of the Project as viewed from Highway 221 at the primary access point to the corporate park.
Chapter 5 – Environmental Setting, Impacts, and Mitigation Measures

5.1 – Aesthetics

Exhibit 5.1-19  Illustrative Office Elevations (North and West)
Exhibit 5.1-20, View Simulation – Street View from Highway 221/Napa Valley Corporate Way depicts the view of the Project through the dense landscaping that will remain. Project components visible through the landscaping include roofs and portions of the hotel buildings. The most visible portion of roof will be from the southern extent of the Residence Inn structure, which is aligned along an east to west orientation. The nearest portion of the building is located approximately 250 feet from the intersection. The nearest point of the hotel core of the building is located more than 300 feet from the intersection. In addition, the top of the roof of the AC Hotel would be minimally visible from this vantage point. The nearest portion of AC Hotel roof is more than 400 feet from the intersection and only a small area of the roof would be visible. The distance that the structures are set back from the corner of Highway 221/Napa Valley Corporate Way combined with the mature and dense landscaping located at the southeast corner of the site diminishes the visual appearance of the hotel structures.

Exhibit 5.1-21, View Simulation – Street View from Highway 221 Looking West depicts the view from Highway 221 just north of the Napa Valley Corporate Way intersection. From this location, the majority of the Residence Inn is screened from view by the existing dense landscaping at the southeast corner of the Project site. From this vantage point, the AC Hotel is the most prominent feature visible from Highway 221. As shown, existing dense landscaping and mature trees provide a view buffer for a large portion of the Residence Inn hotel. The most prominent portion of the AC Hotel that will be visible is the portion that is oriented east/west of the site. The nearest part of the building is located more than 150 feet from Highway 221. The core of the hotel structure, which runs in a north to south orientation, is located approximately 275 feet from Highway 221. The façade of the AC Hotel that will be most visible from this location incorporates several different building materials including a light-colored façade, dark colored façade and multiple windows. Behind the façade the roof slopes to provide further articulation.

Exhibit 5.1-22, View Simulation – Street View from Highway 221 Looking Southwest to the Proposed Winery to the proposed winery depicts the view of the Project from across the grassy setback area. The closest visual feature is the telephone poles that are set slightly back from Highway 221. The parking lot will be visible beyond the grassy setback that gently slopes from SR 221 to the Project site with an approximate 10-foot grade differential. The winery is largely obscured by trees, and the hotel can be seen in the distance through trees. The office building is not visible at this vantage. The nearest parked car that would be entirely visible is located approximately 75 feet away, and the hotel is located approximately 220 feet away.

Exhibit 5.1-23, View Simulation – Street View from Highway 221 Looking Southwest to the Proposed Hotel depicts the view of the Project from across the setback area to the hotel. Similar to Exhibit 5.1-22, the closest visual feature is the existing utility poles that are slightly set back from Highway 221. Across the setback, there is an approximate 10-foot grade differential between SR 221 and the proposed parking lot. The first row of parking will be partially obscured from view because of the grade differential. The next row of parking and the majority of the parking lot that would be entirely visible is located approximately 75 feet away. The nearest corner of the hotel is located approximately 150 feet away from Highway 221. The AC Hotel is prominently visible in the background, while the winery is largely obscured by trees and the office building located behind the winery is not visible.
Exhibit 5.1-20  View Simulation – Street View from Highway 221/Napa Valley Corporate Way
Exhibit 5.1-21  View Simulation – Street View from Highway 221 Looking West
Exhibit 5.1-22  View Simulation – Street View from Highway 221 Looking Southwest to the Proposed Winery
Exhibit 5.1-23  View Simulation – Street View from Highway 221 Looking Southwest to the Proposed Hotel
Other areas of the sloped roof will also be visible above the existing trees. The façade of the Residence Inn hotel, which will be reclaimed wood, will be minimally visible from this location. The grey tones of the reclaimed wood blend in and are less visible compared to the corrugated metal and stucco which are also proposed on the buildings.

**Light and Glare**

The Project site does not currently generate any nighttime light source; therefore, development of the proposed Project will create a new light source that will increase light and glare in the immediate vicinity and incrementally increase the amount of light shed into the night sky. Virtually all light sources will contribute to illumination of the surrounding area to some degree. The degree of illumination varies, depending on the candlepower of the light source, the height of the light, the presence of barriers or obstructions, and the type and design of the light source. A Photometric Assessment was prepared to investigate on-site and surrounding off-site impacts produced by the installation of lights and signage on the subject site. The Photometric Assessment is included herein as Exhibit 5.1-24, Photometric Assessment. As shown in the Exhibit, lighting has been designed to eliminate spill from the Project parking lot lighting onto the adjacent properties, including Highway 221.

New light sources resulting from the proposed Project will include safety and security lighting and ornamental lighting for landscaping and architectural features. The street lights provided along the drive aisles and the parking areas for safety purposes will be mounted on 24-foot poles. New glare sources from light reflecting off building windows will be minimized by the use of non-reflective glass. Spillover into the surrounding area will be prevented by use of light fixtures that are shielded downward.

The proposed lighting would be an extension of the existing lighting from the surrounding development and would be consistent with similar commercial and hotel development. The additional lighting will be designed in compliance with City Zoning Code §17.54.170.C.5 and will not create any light spillage onto nearby businesses with the implementation of Mitigation Measures MM AE-1 through MM AE-4. These mitigation measures will prevent light spill onto surrounding properties and resource preservation areas and ensure that on-site lighting is directed towards the appropriate use.

The proposed Project is within the Napa County Airport Land Use Compatibility Plan area. The proposed Project must meet certain standards to be considered a compatible use within the ALUCP. The proposed Project’s compatibility is analyzed in Section 5.7, Hazards and Hazardous Materials in this DEIR. Project impacts related to light and glare will be less than significant with mitigation included herein.
Exhibit 5.1-24  Photometric Assessment
Grape Crusher View Point

The City of Napa General Plan does not identify scenic vistas in the immediate area surrounding the proposed Project or within City limits. However, the Napa County General Plan identifies the Grape Crusher statue as a scenic vista. The proposed Project is located approximately a half mile north of the Grape Crusher and at a significantly lower grade. Intervening development such as The Meritage Resort, Meritage Commons, offices, and utility lines are currently visible from the Grape Crusher. The proposed Project will not impact views of the Grape Crusher statue, but will be visible from the Grape Crusher look-out area. As noted, lighting will be shielded downward to prevent illumination of dark skies and to minimize lighting visibility from off-site locations such as the Grape Crusher. While views from the Grape Crusher during daylight hours could be somewhat impacted by the additional Project development, the Project is in an area that is largely built-out as a corporate park, and views of this area will remain substantially the same as currently exist. The proposed Project would have a less than significant impact on a scenic vista.

5.1.5 Mitigation Measures

1. Standard Mitigation Measures

The proposed Project would be subject to the following standard mitigation measures as required by City of Napa Policy Resolution No. 27.

<table>
<thead>
<tr>
<th>MM AE-1</th>
<th>Low-level lighting shall be utilized in any parking area(s) as opposed to elevated high-level intensity light standards.</th>
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<tr>
<td>MM AE-2</td>
<td>All new utilities shall be placed underground.</td>
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<tr>
<td>MM AE-3</td>
<td>The developer shall comply with the following:</td>
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<tr>
<td></td>
<td>a. The plans submitted for the Project improvements or building permit, whichever comes first, shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or landscape contractor. The final landscape plans shall specify that 1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner and 2) the Agricultural Commissioner’s Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged. No improvement plans shall be approved nor building permit issued until the Planning Department approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Director that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be consistent with the approved plans including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the</td>
</tr>
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</table>
2. Special Mitigation Measures

None required. The analysis indicates that, with implementation of project design features and the City's Standard Mitigation Measures, the proposed Project would not have a significant effect on aesthetics.

5.1.6 Level of Significance after Mitigation

The proposed Project would have a less than significant impact on scenic resources, visual character, and light and glare.

The Aesthetics Assessment analysis responds to CEQA Guidelines, Appendix G Checklist as follows:

CEQA Guideline thresholds require analysis of a project related to whether the project will have a substantial adverse effect on a scenic vista.

The Grape Crusher statue is the prominent landmark and is considered a scenic viewpoint. The Project will not have an impact on views of the Grape Crusher; however, the additional development will be visible from the Grape Crusher outlook. As noted, intervening development, in addition to the fact that the Project will be developed in an existing corporate park setting, will minimize the visual effects of the Project from the Grape Crusher location.

a) The Project will not substantially damage scenic resources, including trees, rock outcroppings and historic buildings within a state scenic highway.

The Project is located in a substantially developed and built out area. The City's General Plan does not list Highway 221 as a currently designated scenic highway and there are no scenic resources on the Project site such as rock outcroppings or historic buildings. Oak trees that are identified in the City's tree preservation guidelines will be preserved on-site. No impacts will result from Project implementation related to scenic resources on the Project site.

b) The Project will not degrade the existing visual character or quality of the site and its surroundings.

Exhibit 5.1-11 (page 5.1-18) through Exhibit 5.1-14 (page 5.1-21) show renderings of the Project built-out condition. Aesthetically, the Project will be compatible with the surrounding development within the Napa Valley Commons corporate park. Buildings will be within
approved height limits and have been designed to present a cohesive visual treatment for the proposed hotel, winery and office building.

The Project includes extensive landscaping throughout the Project site, which will preserve many of the existing trees on the site while enhancing aesthetics with the addition of 400+ trees. More than 100 trees will be located between Highway 221 and the hotel and winery structures with a majority of the trees in the parking lot fronting the winery. Fewer trees are proposed in front of the hotel in order to preserve scenic views of the vineyards across SR 221. However, the existing grove of trees located near the Residence Inn hotel at the corner of Napa Valley Corporate Way and SR 221 will be preserved as shown in Exhibit 5.1-21 and Exhibit 5.1-22 above. The rustic modern architectural theme and building materials are consistent with and based on typical architecture within Napa Valley Commons.

c) As analyzed herein, the Project will create a new source of light and glare because the site is currently vacant with no lighting. However, the lighting will appear as an extension of current lighting in the area which is substantially built out. As noted, extensive landscaping will be provided between Highway 221 and the Project structures, buffering any potential light intrusion to properties across the highway.

The photometric assessment (Exhibit 5.1-24, page 5.1-35 above) shows that with shielded lighting as proposed, no light spill to adjacent properties or roadways will occur. Glare will be kept to a minimum through the use of non-reflective materials on buildings, and will be further minimized by the extensive landscaping along the perimeter of the Project site. There will be no impact related to the additional lighting that will result from the Project.

The Project will be consistent with Napa Valley Commons Design Guidelines. Although the proposed mitigation is intended to reduce the impacts due to light and glare and visual character, it will have a positive impact with respect to the Napa Valley Commons Design Guidelines. The Guidelines were specifically prepared for the Napa Valley Commons business park and were updated as recently as 2016 to address the growth experienced in the past 30 years. The Guidelines are consistent with the City's General Plan and zoning code, and compliance with the Guidelines will ensure that no visual or aesthetics impacts will result from the Project.

5.1.7 Cumulative Impacts

CEQA Guidelines §15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts are the direct and indirect effects of a proposed Project that, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered potentially significant. “Related projects” refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed Project. The Project, as proposed, would not result in a cumulative impact when combined with other projects in the area. The Project's contribution to aesthetics impacts is negligible in the built-out environment surrounding the Project site.
5.1.8 Unavoidable Adverse Impacts

1. **Short-Term**
   No unavoidable adverse short-term impacts are anticipated to occur.

2. **Long-Term**
   No unavoidable adverse long-term impacts are anticipated to occur.