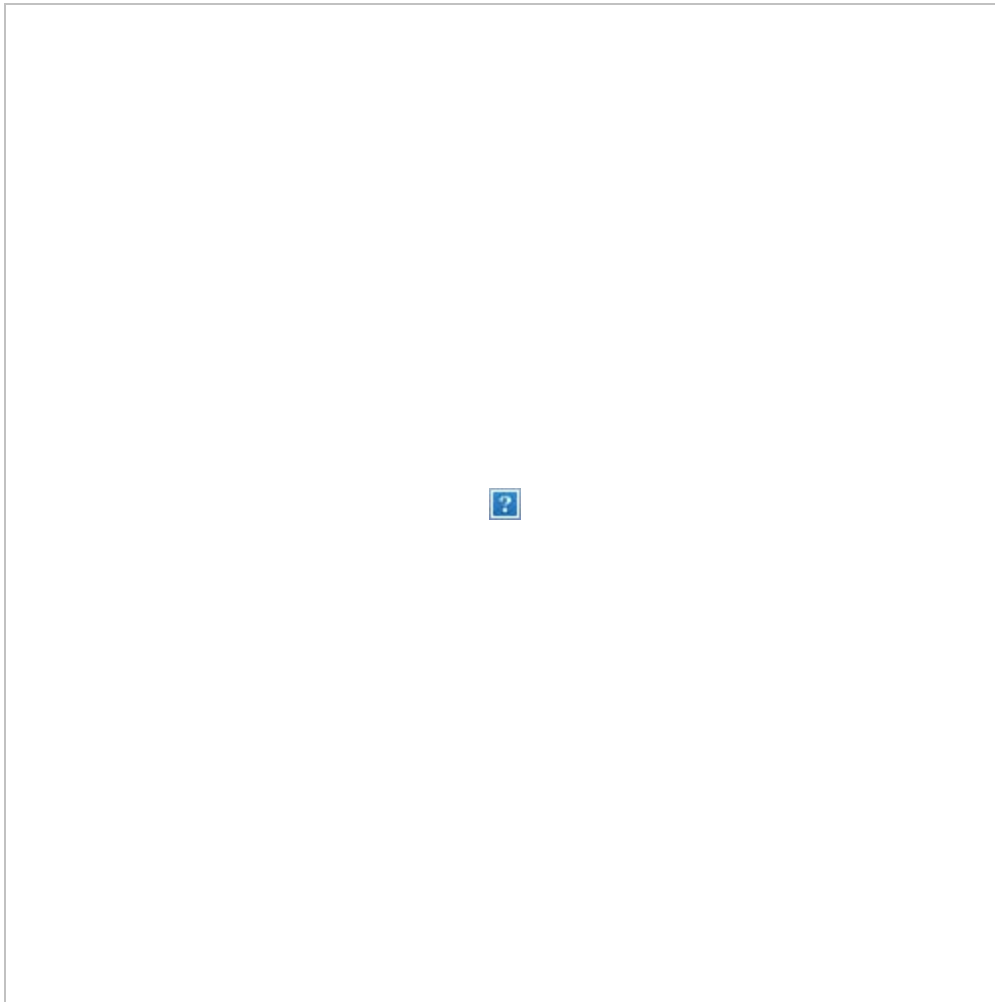


From: SodaCanyonRoad.org
To: [Ayers, Dana](#)
Subject: Hotels spill into the vineyards
Date: Tuesday, July 10, 2018 2:37:49 PM

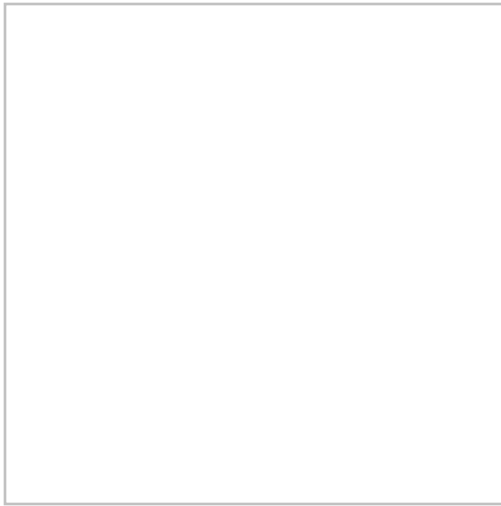


Hotels spill into the vineyards

Bill Hocker | Jul 5, 2018

on the web at: <http://sodacanyonroad.org/forum.php?p=1535>

Given the relentless [explosion of hotel projects](#) in Napa, it is only a matter of time before overnight accommodation is included in Napa County's definition for agriculture - just as food service and party events are now - to allow for their construction in the vineyards. The Oak Knoll Hotel, filling up a parcel on a legacy commercially zoned parcel surrounded by Agricultural Resource zoned land, is a forerunner of a trend that will become increasingly common in the current development frenzy to convert agricultural land to more profitable use. We already have the examples of the [Carneros Inn](#) and the



Poetry Inn and the approved resort at [Stanley Ranch](#). And the always threatened [Altamura hotel](#) at Tran cas and the Trail. A highly respected grower-vintner is also [proposing a hotel](#) adjacent to one of his wineries and recently [another winery hotel is being proposed by the Halls](#). Again, as with Oak Knoll, the zoning may allow such projects, but the incorporation of overnight stays into the heart of the agricultural landscape, even more impactful than the event-center wineries currently being approved throughout the vineyards, sets a precedent that will up the pressure to change the definition of agriculture to allow inclusion of such use on a routine basis.

The county policy in the General Plan that applies to this legacy property use, Policy AG/LU-45 states that :

"With respect to Policies AG/LU-44 and 45, due to the small numbers of such parcels, their limited capacity for commercially viable agriculture due to pre-existing uses and/or size, location and lot configuration, and the minimal impact such commercial operations and expansions will have on adjacent agriculture or open space activities or the agricultural and open space character of the surrounding area, such limited development will not be detrimental to Agriculture, Watershed or Open Space policies of the General Plan."

This parcel is eminently viable for agricultural use, leased perhaps to the owner of the adjacent vineyards. This project will not have a "minimal impact". The impact of a 50 room hotel, 33 employees and 109-space parking lot, on the open-space character of the surrounding vineyards plus the increased traffic and water and sewer concerns such a project presents, should be a point of contention between the county and the developer. Perhaps the various alternatives presented by staff to the planning commission represent some pushback from the county. But it is not enough.

An alternative not presented in the DEIR (which might be considered "2c-No Project-Existing Entitlements Alternative (Agricultural Restoration)") is the use of the property for agriculture. Money can actually be made growing grapes in Napa County. It is not a taking to disallow building construction on prime arable land at the center of the Napa Valley.

Paradise is being paved over in one building project after another as the official guardians of the county's rural heritage continue to promote development interests, hoping to bolster government coffers while really just adding to the government expense of maintaining a more urban environment.

This project is an opportunity to mitigate that development trajectory and suggest that the urbanization that is currently nibbling away at Napa's agricultural land, with building projects

approved at almost every planning commission meeting, can not only be slowed but in fact reversed.

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this email was sent to: dana.ayers@countyofnapa.org

From: [Jake Fazio](#)
To: [Ayers, Dana](#)
Subject: Oak knoll hotel project DEIR comment
Date: Tuesday, July 10, 2018 4:52:08 AM

I like the idea of repurposing the old red hen site but think a hotel is way to excessive. Solano is a sleepy road that I commute every day. Adding hundreds of cars to this geography daily would kill the quality of life in my opinion.

I would however support a restaurant and small retail establishment similar to Ranch market and Il Posto. It provides much needed support for the area and contributes to the local economy, and you could probably staff it.

I'm on the record that until we get labor figured out then do not add unsustainable labor problems. I will be watching this as will my neighbors. Let's come together as a community and make the right decision together, not fragmented.

My name is Jake Fazio and live at 1107 Darms Lane.

Thank you.

Feel free to reply with any questions.

Jake

From: [Marlee](#)
To: [Ayers, Dana](#)
Subject: Re: Oak Knoll Hotel Project DEIR Comment
Date: Monday, July 09, 2018 2:12:21 PM

Thank you for your prompt response.

Compliance with the required 109 parking stalls does not allow for off street staff parking – which is my point.

Forgive me, perhaps St. Helena allowed for parking as you commented below – however the parking allowance covered only enough spaces for paying **guests** – there was **no** allowance for staff/employee parking – employee parking was regulated to the streets. Saint Helena’s Main Street, Elmhurst, as well as the Seventh Day Adventist church’s lot are full of employee’s transportation vehicles. It is a huge clutter of a mess having staff park on the streets. Does Napa want to recreate the same scenario with this project?

I would hope the county regulations recognizes a hotel/restaurant *needs parking not only for the guests, it needs to allow and account for off street parking for all employees*. What I read in your response seems to be adequate allowance for ‘guest’ parking only – it does not provide for off street staff parking. Certainly, the owners of the project will not want to allow any of their staff to occupy parking spaces, because the management will desire to avail parking for their paying guests – where will staff park? ON THE STREETS!

I am strongly suggesting that compliance with the county code parking is not adequate to keep employee vehicles (regardless of full time or part time employment status) off of the one main road and the local residential streets – and should be addressed.

Regards,

Marlee Rodrigue

From: "Ayers, Dana" <Dana.Ayers@countyofnapa.org>
Date: Monday, July 9, 2018 at 12:35 PM
To: Marlee <marleez1637@gmail.com>
Subject: RE: Oak Knoll Hotel Project DEIR Comment

Marlee,

Thank you for your email. I will forward it to our office assistants to ensure that copies are given to the Planning Commissioners for this upcoming Wednesday’s meeting.

To your request for additional information about parking, the project as proposed meets county

zoning code requirements for off-street parking for hotel, restaurant and retail uses. Those requirements are listed in Napa County Code chapter 18.110, which you can search online. The County Code requires a ratio of one stall per room for hotels (50 stalls for the proposed 50-room hotel); one stall per 120 square feet of restaurant space (54 stalls for the approximately 6400 square feet of kitchen and indoor/outdoor dining areas of the restaurant building); and one stall per 250 square feet for retail area (5 stalls for the 1280 square foot retail space). Thus, to comply with zoning code regulations, the project would need to have 109 off-street stalls, and 109 stalls are proposed with the current project.

I took a look at the city of St. Helena's 2010 staff report for the Grandview/Las Alcobas Hotel. I noticed that their parking requirements are the same as the county's for hotel uses, but that they are lower for restaurant uses. (St. Helena requires one parking space per four seats, whereas the county's parking requirement is for one stall per 120 square feet of restaurant space.) For Grandview/Las Alcobas' 40-seat restaurant, the city's minimum requirement was for 10 off-street parking stalls; the city's 2010 staff report indicates that that is what was proposed with that project. The Oak Knoll Resort restaurant is proposed to have 100 seats, which, under the city's regulations would require at least 25 parking stalls, but under county regulations, require at least 54 parking stalls. The project applicant is proposing to provide the minimum 54 off-street parking stalls for the restaurant as part of the project scope.

To the other question in your message, the county collects a fee per square foot for commercial developments, with those funds used for construction of affordable housing in the cities and town in the county. The developer of this project would have to pay that fee prior to getting a building permit, if the project is approved. If you have other specific questions about the county's affordable housing fee, I can give you the contact in the county executive office to whom you can direct those inquiries.

Thank you again for your email and your interest in this project, and please feel free to contact me if you have other questions.

Dana Ayers, Planner
Napa County
Planning, Building & Environmental Services
1195 Third Street, Napa, CA 94559
Phone: 707-253-4388
Fax: 707-299-4320

From: Marlee <marleez1637@gmail.com>
Sent: Saturday, July 07, 2018 5:48 PM
To: Ayers, Dana <Dana.Ayers@countyofnapa.org>
Subject: Oak Knoll Hotel Project DEIR Comment

Greetings -

I am sure you are informed of the egregious error made in planning & ultimate construction of what is referred to as the Albatros Hotel in Saint Helena (actually Las Alcobas Napa Valley) - the plans never realized parking for staff, city planners completely overlooked this area of construction . Just take a trip up valley, staff are having to all park on Main Street, pay for, and utilize parking at the Seventh Day Adventist churches lot(not allowed on Saturdays their day of worship) , etc.... It is a total disaster for everyone.

Hotel maids, Concierge, grounds keepers, laundry people, restaurant staff (kitchen, servers, busers, wine service, kitchen dishwashers, etc) spa staff, pool keepers, pool servers, and the list continues.... Special events staff; delivery of goods, - it seems to me from the photo simulation of the proposed project as represented in the Napa Register – this project lacks allowances for staff parking, and even allowances for delivery of goods areas..... None – no parking for all the people needed to create the service of a first class hotel spa with special events services. Where do all of these people park?

Please insure, there is parking off Solano Avenue for the staff needs for this project – it is very important.

Along this subject matter, does the project have an allocation for affordable housing for staff????? Is the city/county at all concerned about housing needs for those working at this new project?

I would appreciate a response from you regarding my inquiry as to staff parking provisions.

Thank you,

Marlee Rodrigue



Napa County Planning Commission

1195 Third Street

Napa, CA 94559

RE: Comments for Oak Knoll Hotel Project DEIR

Dear Chair Cottrell & Planning Commissioners:

I cannot speak with conviction on traffic, parking, light pollution, or noise and will leave these issues in the capable hands of neighboring parcel owners. But I do have years of experience tracking a similar Commercial Limited parcel in the Carneros.

My issues & comments are focused on the intensity of uses and complexity of infrastructure on a very constrained 3.5 acre parcel.

The applicants want to cram a hotel, retail, restaurant/café, pool, spa, fitness, on-site laundry, and events all supported by a complex series of water systems.

In fact, there are 5 water systems using underground tanks, pumps, etc.

- Domestic water supplied by a constrained connection to City of Napa pipeline
- Closed loop on-site laundry treatment scheme
- Recycled water for irrigation, sanitary facilities (toilets/urinals), fire suppression
- Storm water management
- Wastewater treatment

I question the evaluation of Impact 3.8-3: Impacts to water or wastewater treatment as LTS.

I urge the commission to read Fall Creek's Engineering Report [Appendix F]

"In general, the proposed wastewater system & treatment train will include the following: a sanitary sewer system to collect the waste water and flow by gravity and/or pumped line into an aerobic baffled reactor that will then flow into a 3-stage biological trickling filter system which then flows through an aerobic nitrification basin, followed by denitrification filter tank. Effluent will flow into a recirculation tank which then goes into a multi-media filtration system, through an ozone disinfection system and finally into storage tanks ready for reuse."

The report also identifies requirements including safety features such as alarms, backup power, and redundant design criteria for the system. These safeguards in addition to strict reporting and monitoring will protect public safety and watershed protection. Also mentioned are monitoring groundwater wells, and a reinforced parking lot.

All of this would suggest that the complexity of these systems create a **high risk before mitigation**.

From my experience with the Carneros Resort – the applicant significantly underestimates their water needs. I reviewed the water usage tables (see attached) from Fall Creek’s Engineering Report. In both the 100% and 70% occupancy flow projections the Restaurant use is the single highest in gallons per day (gpd). The 100-seat restaurant is only estimated to have a turnover of 3. Is this realistic? If this restaurant is as successful as the Boon Fly or Fremont Diner, there could be 300 people eating just between the hours of 9am and noon. The attached charts might be very appropriate **averages** but overlook the potential **peak days**. Is the wastewater treatment sized to only handle 10,000 gallons per day? Or is there a buffer? And it’s not clear if the suggested redundant/backup systems are planned.

For all these reasons, I suggest that Impact 3.8-3 be modified to represent a SIGNIFICANT Impact with appropriate mitigations listed that could potentially reduce to a LTS.

Thanks and regards,

The signature 'Eve' is written in a large, elegant, cursive script.

Eve Kahn, Chair

Get a Grip on Growth

PO Box 805

Napa, CA 94559

Draft Report of Waste Discharge

WW FLOW ESTIMATES 100% OCCUPANCY WITH ONSITE LAUNDRY AND T-22 TOILET REUSE					
Description	Quantity	Occupancy	Total Guests	Unit Flows (gal/unit)	Total Flow (gpd)
Hotel Rooms	50	2	100	60	3000
Reception Area Restrooms (4 visits/ hour, 12 hr/ day)	2	48		3	288
Fitness Studio (Showers+ Sinks)					500
Spa (Showers+ Sinks)					500
Laundry (On site with reuse - closed loop)	--	--	--	--	--
Restaurant	100	3		15	4500
Bar and Coffee Shop	100	1.5		3	450
To Go (Catering)	25			11	275
Retail (Restrooms)	24			3	72
Employees	30			15	450
Total Estimated System Flow					10035
Total Estimated Disposal Flow (20% reduction b/ c toilet reuse and low flow features)					8028

Table 5. Wastewater Flow Projections at 70% Occupancy

WW FLOW ESTIMATES 70% OCCUPANCY WITH ONSITE LAUNDRY AND T-22 TOILET REUSE						
Description	Quantity	Occupancy	Total Guests	Unit Flows (gal/unit)	Total Flow (gpd)	Adjusted Total Flow (gpd)
Hotel Rooms	50	2	100	60	3000	2100
Reception Area Restrooms (4 visits/ hour, 12 hr/ day)	2	48		3	288	202
Fitness Studio (Showers+ Sinks)					500	350
Spa (Showers+ Sinks)					500	350
Laundry (On site with reuse - closed loop)	--	--	--	--	--	--
Restaurant	100	3		15	4500	3150
Bar and Coffee Shop	100	1.5		3	450	315
To Go (Catering)	25			11	275	193
Retail (Restrooms)	24			3	72	50
Employees	30			15	450	315
Total Estimated System Flow					10035	7025
Total Estimated Disposal Flow (20% reduction b/ c toilet reuse and low flow features)					8028	5620

6.2. Wastewater Treatment System Description and Performance

From: [Wendy Bennett](#)
To: [Ayers, Dana](#)
Subject: Oak Knoll Hotel Project
Date: Sunday, July 08, 2018 10:47:09 AM

Good morning:

It is my understanding that a hotel is being planned for the old Red Hen Property on Solano Avenue.

I live in north Napa and the traffic along this corridor is already bad. The neighbors in the immediate area do not wish for a hotel to be built either. The property is not zoned for a hotel, but for a restaurant and retail space.

It seems that we already have enough high end hotels in the area now.

Because it would need a variance to the general plan and due to it not being currently zoned for hotel use, I am opposed to this proposal and hope that you will not recommend it.

Thank you for your consideration.

Sincerely,

Wendy Bennett
4206 Maher Street
Napa, CA 94558