

PUBLIC HEARING ON THE DRAFT
EIR FOR THE OAK KNOLL HOTEL
PROJECT

JULY 11, 2018

AGENDA

- ▶ Purpose of Public Hearing
- ▶ Project Objectives
- ▶ Project Location
- ▶ Project Description
- ▶ Environmental Issues Addressed in the Draft EIR
- ▶ Summary of Impacts
- ▶ Project Alternatives
- ▶ CEQA Process and Schedule
- ▶ Comments on the Draft EIR

PURPOSE OF PUBLIC HEARING

- ▶ Provide overview of the Proposed Oak Knoll Hotel Project
- ▶ Summarize key conclusions of the Draft EIR
- ▶ Describe ongoing public review process
- ▶ Receive Commissioner, public, and agency input on the Draft EIR



Solano Ave

Wurz Ln / W. Oak Knoll Ave

State Route 299

PROJECT OBJECTIVES

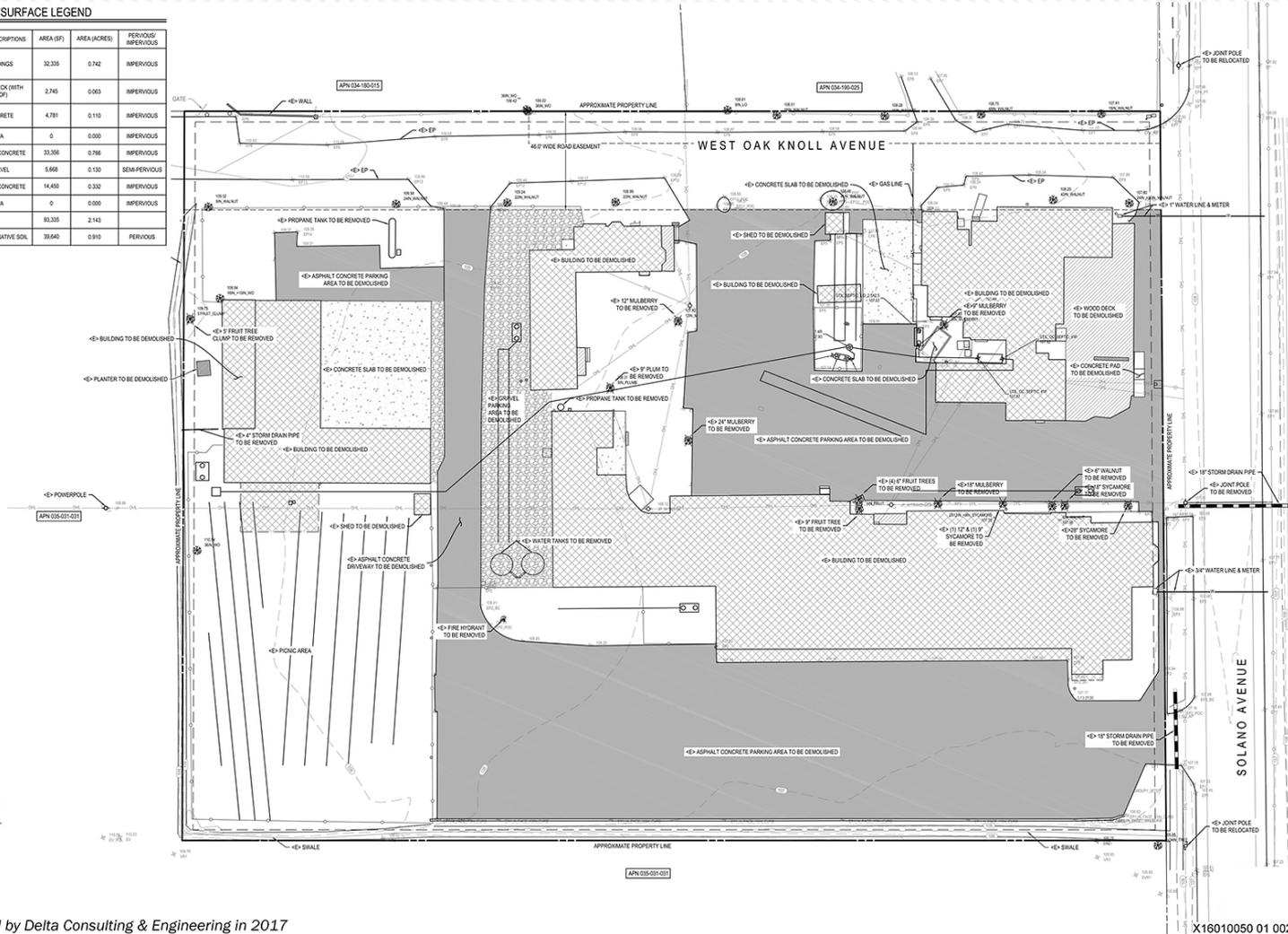
The project applicant has developed the following objectives for the project:

- ▶ Design a project that is consistent with the Commercial Limited zoning;
- ▶ Develop several distinct areas within the project site, connected by garden areas with comprehensive landscape planning;
- ▶ Provide County-serving hospitality, retail, and restaurant uses within the project site;
- ▶ Generate positive fiscal impacts for the County through redevelopment within the project site;
- ▶ Develop a project that utilizes the Vine Trail to allow project patrons an alternative way to explore Napa Valley; and
- ▶ Implement a sustainable project that maximizes reuse of water supplies and minimizes water demands.

DEMOLITION PLAN

PRE-CONSTRUCTION SURFACE LEGEND

TYPE OF SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	32,320	0.742	IMPERVIOUS
	WOOD DECK (WITH ROOF)	2,745	0.063	IMPERVIOUS
	PAVED IMPERVIOUS DECKING, PATIOS, AND IMPERVIOUS LINERS	4,781	0.110	IMPERVIOUS
	SIDEWALKS AND PATHS	N/A	0.000	IMPERVIOUS
	PARKING LOTS	33,306	0.766	IMPERVIOUS
	GRAVEL	5,668	0.130	SEMI-PERVIOUS
	ROADWAYS AND DRIVEWAYS	14,430	0.332	IMPERVIOUS
	OFF-SITE IMPERVIOUS IMPROVEMENTS	N/A	0.000	IMPERVIOUS
	TOTAL IMPERVIOUS	93,335	2.143	
	OTHER PERVIOUS SURFACE	39,640	0.910	PERVIOUS



Source: Prepared by Delta Consulting & Engineering in 2017

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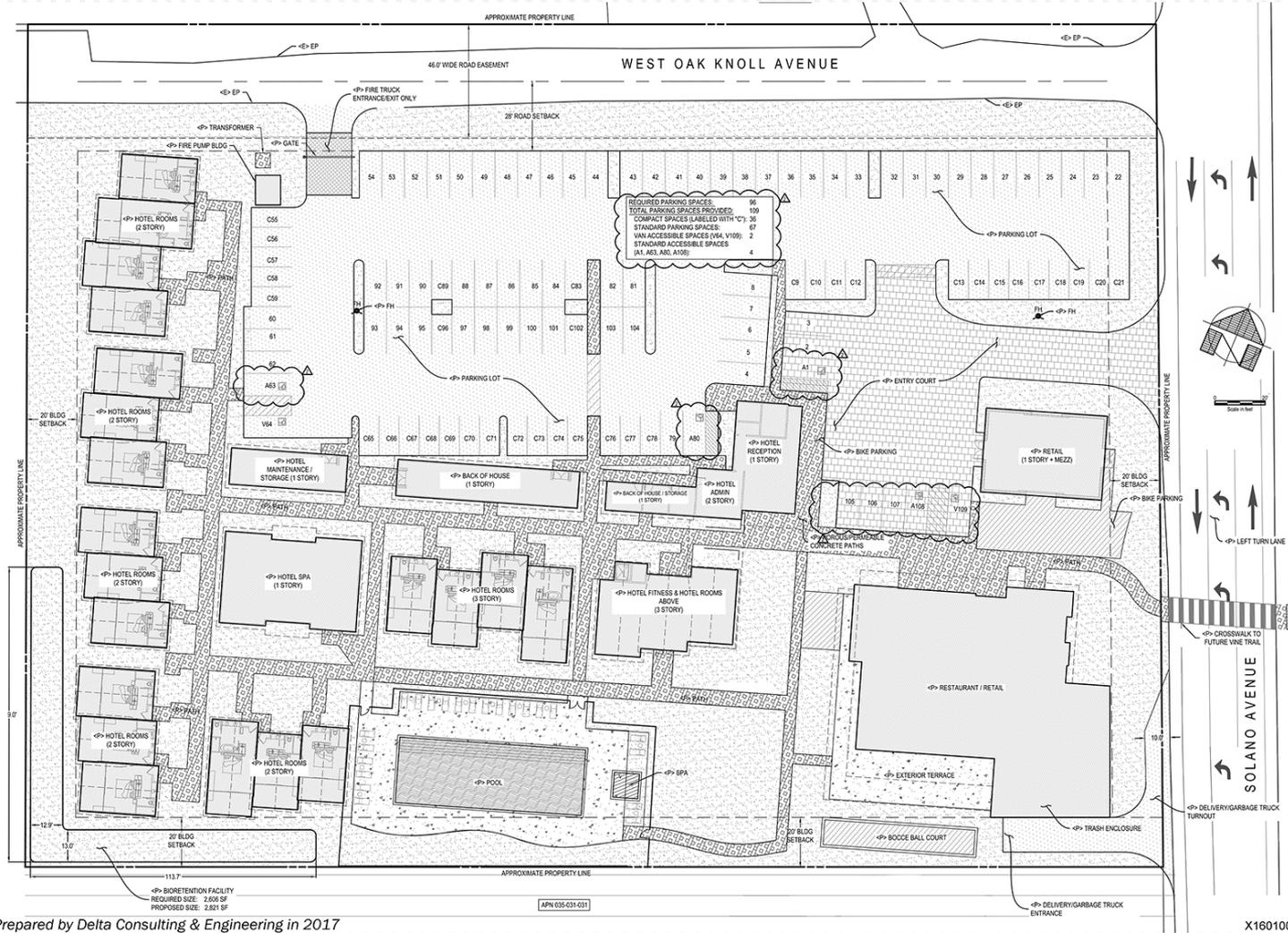
PROJECT DESCRIPTION

- ▶ **50-room Hotel**
 - ▶ Two- and three-story buildings
 - ▶ On-site amenities: fitness center, pool, spa services, *guest lounge*
- ▶ **100-seat Restaurant**
 - ▶ 70 seats indoor and 30 seats on outdoor patio
 - ▶ 800 square foot retail space for service of food orders to-go
- ▶ **1,280 square feet of Retail Area**
*(*reduced from 4,100 square feet as described in NOP)*
- ▶ **109-stall Parking Lot**
*(*no parking exception required for revised project with reduced retail)*

PROJECT DESCRIPTION (CONT'D)

- ▶ Onsite wastewater treatment system to treat wastewater to Title 22 standards, which would be used for onsite landscape irrigation and sanitary fixtures
- ▶ Underground storage tanks for storage of domestic and treated recycled water
- ▶ Site access from Solano Avenue
- ▶ Gated access from West Oak Knoll Avenue for emergency vehicle access only
- ▶ Periodic private functions at restaurant

SITE PLAN



Source: Prepared by Delta Consulting & Engineering in 2017

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SOLANO ELEVATION



AERIAL VIEW 1

ZONING REVIEW PROCESS

- ▶ All uses proposed with the project require approval of a conditional use permit in the Commercial Limited (CL) zoning district
- ▶ Conditional use permits are subject to the discretion of the Planning Commission
- ▶ The Commission will consider public input, staff analysis, and the information in the EIR before making a decision to approve or to deny the use permit request

ENVIRONMENTAL ISSUES ADDRESSED IN THE DRAFT EIR

- ▶ Aesthetics
 - ▶ Air Quality
 - ▶ Biological Resources
 - ▶ Cultural and Tribal Cultural Resources
 - ▶ Greenhouse Gas Emissions
 - ▶ Noise
 - ▶ Public Services and Utilities
 - ▶ Transportation and Traffic
 - ▶ Energy
- 

EFFECTS FOUND NOT TO BE SIGNIFICANT

The Initial Study determined that project implementation would result in no impacts or less-than-significant impacts on the following resources:

- ▶ Agriculture and Forestry Resources
- ▶ Geology/Soils
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Mineral Resources
- ▶ Population/Housing
- ▶ Recreation

SIGNIFICANT IMPACTS

- ▶ **Aesthetics:** Create a new source of light or glare
 - Mitigation includes preparation of a lighting plan
- ▶ **Biological Resources:** Disturbance of Special-Status Bat Roosts; Loss of Migratory Bird Nests During Demolition and Vegetation Removal
 - Mitigation includes avoidance and minimization
- ▶ **Cultural and Tribal Cultural Resources:** Archaeological resources, paleontological resources, and human remains; Impacts to tribal cultural resources
 - Mitigation to protect previously-unknown resources

SIGNIFICANT IMPACTS (CONTINUED)

- ▶ **Noise:** Construction-generated noise; Long-term increase in noise levels from operation of on-site stationary noise sources
 - Mitigation to reduce exposure to sensitive receptors
- ▶ **Transportation and Traffic:** Pedestrian facilities; Transit; Transportation hazards; Construction-related traffic impacts
 - Mitigation to improve pedestrian facilities, improve traffic safety, and ensure safety during construction

These impacts were determined to be less than significant after mitigation.

PROJECT ALTERNATIVES

- ▶ **No Project–No Development Alternative:** no site demolition or construction of new buildings; site would remain in its current condition.
- ▶ **No Project–Existing Entitlement Alternative (Rehabilitation):** approved use permits for operation of restaurant, retail, and office uses would be reinstated and minimal building rehabilitation would occur.
- ▶ **No Project-Existing Entitlement Alternative (Demolition):** reinstatement of existing use permits but all buildings would be demolished, and new buildings would be constructed.
- ▶ **No Special Events Alternative:** all physical project elements would be built, but no special events would be permitted.

COMPARISON OF THE IMPACTS OF THE ALTERNATIVES

Resource Area	Project	No Project—No Development Alternative	No Project—Existing Entitlements (Rehabilitation) Alternative	No Project—Existing Entitlements (Demolition) Alternative	No Special Events Alternative
Aesthetics	Less than Significant (with mitigation)	Greater	Similar	Similar	Similar
Air Quality	Less than Significant (with mitigation)	Less	Greater	Greater	Similar
Biological Resources	Less than Significant (with mitigation)	Less	Similar	Similar	Similar
Cultural and Tribal Cultural Resources	Less than Significant (with mitigation)	Similar	Similar	Similar	Similar
Greenhouse Gas Emissions	Less than Significant (with mitigation)	Less	Greater	Greater	Similar
Noise	Less than Significant (with mitigation)	Less	Greater	Greater	Less
Public Services and Utilities	Less than Significant	Less	Greater	Greater	Similar
Transportation and Traffic	Less than Significant (with mitigation)	Less	Greater	Greater	Similar
Energy	Less than Significant	Less	Similar	Similar	Similar

CEQA PROCESS AND SCHEDULE

- ▶ NOP Review Period
June 16, 2017 – July 17, 2017
- ▶ Scoping Meeting
June 26, 2017
- ▶ Draft EIR Review Period
June 22 – August 6, 2018
- ▶ Public Hearing
July 11, 2018
- ▶ Final EIR Expected Release
Fall 2018

COMMENTS ON THE DRAFT EIR

- ▶ Provide oral comments today
- ▶ Provide written comments by August 6, 2018, to:
Napa County Planning, Building, and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Dana Ayers, Planner
Fax: (707) 299-4320
Email: Dana.Ayers@countyofnapa.org
- ▶ County will respond in writing in the Final EIR

Thank You!