

Morgan
7/11/18 - 7A PC Item
County copy

July 11, 2018

Ms. Dana Ayers, County Planner
Napa County Planning Commission
1195 Third Street, Ste. 210
Napa, CA 94559

Dear Ms. Ayers:

Thank you for the opportunity to speak before the Planning Commission regarding the DRAFT EIR for the proposed Oak Knoll Hotel.

First I want to go on record that we are not opposed to some development at this site and in fact have met with the applicants in the past to learn about their plans. We have not enjoyed looking at a varmint infested site for over 10 years. We have appreciated their willingness to come forth and discuss the project with us. We wish to have the development be respectful of the site and the neighbors and responsible to the Ag Preserve and surroundings. We believe the project as currently scoped and described is far too aggressive for what this parcel can and has handled in the past 50 years.

During our meetings with the applicants we expressed two major concerns: Noise and Parking. We were continually told the project would be a luxury, high end, high quality hotel and restaurant with small specialty retail. We were horrified to see that they wanted food take out, larger retail than expected, reduced parking and worse, 24 events per year with up to 100 persons per event. At that time we became less supportive of the project in its current format.

Let me address the Cumulative Impacts section of the EIR. It states that they looked at the past and current projects in the vicinity and considered them as part of the review. That list included Ashes & Diamonds winery, which is not even close to this property and would not be a factor in contributing to noise or traffic at this site. It included Darms Lane Winery – which is pending, H&L which we can't find on the planning web site, Ideology, permitted and not built, and O'Connell pending. What they failed to include was Silenus Winery, Laird Winery, Shifflett Winery, Bay View Cellars Farm Operations that exist within 1000 yards of the project in addition to Ideology, Darms Lane, H&L, and O'Connell. Those projects combined will bring 105,300 people to the neighborhood annually. These need to be added to the review as they add to the density of operations within very short distances of our homes.

We should also add in the Vineyard operations within 1000 yards: Markham farms 60 acres, Laird 40 acres, Aurajo 20+ acres, Lamoreaux 100 acres (plus 50 head of cattle) Ideology 10 acres, Wurz 3 acres, Silenus 10+ acres, D'Ambrosia 10 acres. There is considerable noise generated at night now from farming operations including but not limited to spraying, frost/wind machines, night deliveries of equipment, and night harvest.

Won't it be lovely if we have a 100 person event at the Oak Knoll Hotel with amplified music until 10:00 p.m. and then night harvest at 3:00 in the morning with tractors and lights?

We are simple folk – all we ask is that noise of the type that is generated by events and amplified music be eliminated from this project. No events and No amplified music. There is just too much going on in a very small area to accommodate that request.

We welcome the opportunity to work together with you and the applicant to bring a properly sized project to the County of Napa.

Sincerely,

Morgan Morgan
Estate Manager
Oak Knoll Ranch

Phillip A. Lamoreaux
Owner
Oak Knoll Ranch

Winery	Production Gals/Year	Events	Total Visitors/Year
Laird	900,000	110	36,000
Silenus	72,000	18	27,000
Ideology	30,000	7	5,700
Shifflett	40,000	14	3,400
Darms Lane	30,000	54	9,200
O'Connell	90,000	30	24,000

O'Brien

Vineyards	Within 1000 Yards	
Lamoreaux	100 acres	Plus run herd of cattle - 50 head
Markham	60 acres	
D'Ambrosio	10 acres ?	North and south of project
Laird	60 acres	
Aurajo	20 acres ?	
Ideology	10 acres	
Silenus	10 acres ?	