

Gallina, Charlene

From: Cori Resha <cori.resha@ascentenvironmental.com>
Sent: Tuesday, January 21, 2020 10:07 AM
To: Ayers, Dana
Cc: Bordona, Brian; Gallina, Charlene; Amanda Olekszulyn; Zachary Miller
Subject: Oak Knoll Hotel - Ascent Response to Bollard Response
Attachments: Oak Knoll Ascent Noise Response re Bollard_012120.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Dana—

Attached is the memo containing Ascent's response to the additional information provided by Bollard in response to Ascent's Technical Peer Review. Please let us know if you have any questions.

Thanks,
Cori

Cori Resha, J.D.
Environmental Planner
D 916.842.3177 | C 916.365.3304
E Cori.Resha@AscentEnvironmental.com



Ascent Environmental, Inc.
455 Capitol Mall, Suite 300
Sacramento, CA 95814
O 916.444.7301



Memo



455 Capitol Mall, Suite 300
Sacramento, CA 95814
916.444.7301

Date: January 21, 2020

To: Brian Bordona, Deputy Director, Napa County Planning, Building and Environmental Services Department

From: Zachary Miller, Noise Analyst

Subject: **Bollard Acoustical Consultants' Response to Ascent Environmental's Technical Peer Review of the Oak Knoll Hotel Events Environmental Noise Assessment**

This memorandum addresses the Bollard Acoustical Consultants (Bollard) memo submitted in response to Ascent Environmental's Technical Peer Review of Bollard Acoustical Consultants' Oak Knoll Hotel Events Environmental Noise Assessment (Technical Peer Review).

On December 20, 2019, the Oak Knoll Resort (project) applicant submitted a memo detailing their responses to Ascent Environmental's Technical Peer Review. Ascent reviewed the responses prepared by Bollard and has prepared this memo in reply.

Comments Pertaining to Existing Ambient Noise Environment at Nearest Residences

In response to Ascent's comments in the Technical Peer Review, Bollard provided a detailed description and record of the weather conditions present during the ambient noise survey showing that conditions were appropriate for conducting noise measurements; thus, confirming their validity. Additionally, Bollard provided a response detailing the rationale for why noise monitoring was performed on Friday, Saturday, and Sunday as opposed to during typical weekdays (i.e., Monday through Thursday). The additional information provided by Bollard regarding the weather conditions and days the noise monitoring was conducted are responsive to Ascent's comments from the Technical Peer Review, and Ascent agrees that the data is supportive and appropriate for the analysis.

Comments Pertaining to Analysis of Special Event Noise Generation - Event Simulation

ASSUMPTIONS AND MODELING

In response to Ascent's comments in the Technical Peer Review, Bollard provided a detailed description and evidence supporting their assertion that the speaker sideline noise exposure has been measured by Bollard staff to be 10 decibels (dB) lower than the exposure of a person with direct exposure to the front of the speaker. Additionally,

Bollard substantiates their claim that typical sound levels from amplified music would be 75 dBA at 50 feet from where the speakers are located by providing data regarding average measured amplified music sound levels at various comparably sized venues. The additional information provided by Bollard regarding the noise attenuation associated with the directionality of speakers and the typical sound levels of amplified music are responsive to Ascent's comments from the Technical Peer Review, and Ascent agrees that the data is supportive and appropriate for the analysis.

BOLLARD PROVIDED EVENT SIMULATION

In response to Ascent's comments in the Technical Peer Review, Bollard provides additional data and a detailed explanation of why the methodology employed for the event simulation was appropriate. Additionally, Bollard notes that the project applicants are willing to locate the speakers used for special events such that they are shielded from view of the nearest residences to the north.

Ascent agrees that the methodology used to simulate an event is reasonable and appropriate. Additionally, Ascent concurs that with the speaker calibration, placement, and orientation as assumed in the Bollard event simulation modeling, the noise exposure associated with the amplification of music and voices at the nearest noise sensitive receptor could comply with the Napa County exterior noise standards if implemented as proposed in the study.

Comments Pertaining to the Conclusions and Recommendations

In response to Ascent's comments in the Technical Peer Review, Bollard provided substantiation for the reference noise levels used to model the amplified music generation of the project, as well as substantiation for the speaker directionality offset used to model sound levels at the nearest residences. Additionally, Bollard notes that Mitigation Measure 3.7-3b in the DEIR requires calibration of the sound system, and because the applicants are willing to be conditioned to procure a sound level meter and check sound levels at the property lines of the nearest residences to the north during events with amplified music, additional simulations or noise control measures are not warranted for this project.

The additional information provided by Bollard relative to substantiation of the reference noise levels, attenuation associated with speaker directionality, and the event simulation and noise modeling is responsive to Ascent's comments from the Technical Peer Review. Additionally, Ascent agrees that the Bollard event simulation noise modeling adequately demonstrates that, with the assumed project building placement and speaker calibration, placement and orientation, the project could conduct events with amplified music such that Napa County exterior noise standards are not exceeded at the nearest noise sensitive receptors.

To ensure that the proposed sound system is calibrated correctly and noise standards are not exceeded, Mitigation Measure (MM) 3.7-3b recommended in the Draft Environmental Impact Report for the Oak Knoll Hotel Project requires review and approval by the County which cannot be completed until building design and construction, and speaker installation and calibration is complete. MM 3.7-3b is recommended in the EIR for the project and if the project and its MMRP are approved, would ensure that all appropriate steps are taken to demonstrate that the use of amplified sound would not exceed Napa County exterior noise standard at the nearest noise sensitive receptors.

- Noncombustible material, Ignition-resistant material.
- One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual.
- The underside of floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

707A.8, R337.7.9 Underside of appendages: *njk*

When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- Noncombustible material Ignition-resistant material
- One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual.
- The underside of floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

708A and R337.8 EXTERIOR WINDOWS AND DOORS

(Exterior windows; exterior glazed doors; glazed openings within exterior doors; glazed openings within exterior garage doors; exterior structural glass veneer)

708A.2.1, R337.8.2.1 Exterior windows and exterior glazed door assemblies:

Exterior windows and exterior glazed door assemblies shall comply with one of the following:

- Constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406.
- Constructed of glass block units, OR,
- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- Tested to meet the performance requirements of SFM Standard 12-7A-2

708A.2.2, R337.8.2.2 Structural glass veneer:

The wall assembly behind the structural glass veneer shall comply with Sections 707A.3 and R337.7.3.

708A.3, R337.8.3 Exterior doors:

Exterior doors shall comply with one of the following:

- Exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
- Constructed of solid core wood that complies with the following:
 - Stiles and rails shall not be less than 1 3/8 inches thick.
 - Raised panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
- Fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
- Tested to meet the performance requirements of SFM Standard 12-7A-1.

708A.3.1, R337.8.3.1 Exterior door glazing:

Glazing in exterior doors shall comply with Sections 708A.2.1 and R337.8.2.1.

709A and R337.9 DECKING

709A.2, R337.9.2 Where required:

The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet of the building.

709A.3, R337.9.3 Decking Surfaces:

The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials: (Identify proposed product: TRSA and define compliance method below.)

- Ignition-resistant material compliant with performance requirements of both SFM Standard 12-7A-4 and 12-7A-5.
- Exterior fire retardant treated wood. Noncombustible material.
- Any material compliant with performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.

Gallina, Charlene

From: Janet Mendelsohn <alladin2759@gmail.com>
Sent: Tuesday, January 21, 2020 3:53 PM
To: Gallina, Charlene
Subject: Oak Knoll Resort proposal

As a nearby resident I am very concerned about this proposed commercial project and its environmental impact. The art gallery and tenant retail space sound like an attempt at putting a mini-mall in the midst of the ag preserve and should generate an immediate "no way!".

The restaurant and(!) a hotel - did I read somewhere that it is to be 3-stories?! - would be detrimental to the decidedly rural feel of the area.

If memory serves me well, the Laird family upon purchase of the parcel announced that it would return it to vineyard use. Maybe that is just my wishful thinking. Worried about seeing such intrusion to our precious Napa Valley and hoping the project is nixed as is...Sincerely, J. Mendelsohn

Gallina, Charlene

From: Sharon Crull <sharon@terraceswine.com>
Sent: Tuesday, January 21, 2020 9:34 AM
To: joellegPC@gmail.com; Whitmer, David; Cottrell, Anne; Mazotti, Andrew; JeriGillPC@outlook.com
Cc: dana.ayer@countyofnapa.org; Gallina, Charlene; Morrison, David
Subject: Oak Knoll Boutique Hotel Project

To the members of the Planning Commission-

Please support the Oak Knoll Hotel project that will be before you tomorrow, January 22, 2020.

My husband Timm and I own and operate The Terraces, a small winery and vineyard in Rutherford.

As the baby boomers age, the visitor profile here is changing. Millennials and Gen Zers seek experiences beyond just driving from winery to winery, tasting wine. The balance of wine and culinary experiences offered by this project combined with the biking and walking opportunities on the nearby Napa Valley Vine Trail fit perfectly with this new model of sustainable tourism.

This intimate, low impact hotel is exactly the type of project that will keep our economy vibrant yet respect the history of the Valley and our environment.

I can't wait to see this hotel become a reality.

Thank you,

Sharon Crull

The Terraces
1450 Silverado Trail South
P.O. Box 511
Rutherford, CA 94573
707-963-1707 winery
415-519-0106 mobile

John and Marissa Foust
5129 Solano Avenue
Napa, California 94558
jfoust@rallsgruber.com

January 20, 2020

Via Email as PDF Attachment

ATTN: Napa County Planning Commissioners
Napa County Supervisors
Lead County Planner Dana Ayers
Supervising Planner Charlene Gallina
Planning Director David Morrison

RE: OAK KNOLL HOTEL DEVELOPMENT

Dear Commissioners, Supervisors, and Planners:

I writing to express my family's support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. Our home is located a few doors down from the project site, exactly four parcels to the north. We have a daughter who is a senior at Vintage High School, and a son who is a sophomore at Justin Siena. All four of us are looking forward to welcoming the Oak Knoll Hotel to our neighborhood.

From our perspective, the proposed development—with its tastefully designed boutique hotel and small restaurant—represents the best possible commercial use for the site (recognizing that the parcel is zoned *commercial limited*). It would complement rather than distract from the semi-rural nature of our neighborhood by adding an attractive, low-impact amenity that would blend in with the existing vineyards, wineries, and homes.

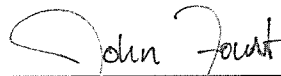
I would also like to take this as an opportunity to register my displeasure with the status quo. The corner of Solano Avenue and West Oak Knoll is objectively awful. The project site, which has been declared a public nuisance, is an abandoned lot filled with decaying structures inhabited by rodents and racoons. The Oak Knoll Hotel is a good first step in restoring beauty to the otherwise neglected corner of Solano and West Oak Knoll.

Finally, on the issue of traffic, while I do not profess to be a traffic engineer, I do have the distinction of owning the only home within a mile of the project site that has a driveway opening onto Solano Avenue. This makes me particularly sensitive to the traffic, which I do not believe will be materially impacted by the project. Anyone who is

familiar with the traffic patterns on Solano Avenue can predict that visitors will mostly be arriving from the south, turning west on Oak Knoll from Highway 29, without passing a single home. And they will mostly be departing the same way.

The Oak Knoll Hotel is an environmentally-minded development that compliments the goals of Napa's Agricultural Preserve. As neighbors who live in one of the homes nearest to the site, we believe it will improve the neighborhood and benefit our semi-rural community. We strongly encourage you to support and approve this project.

Sincerely,

A handwritten signature in black ink that reads "John Foust". The signature is written in a cursive style with a large initial "J".

John and Marissa Foust

Gallina, Charlene

From: John Foust <Jfoust@rallsgruber.com>
Sent: Tuesday, January 21, 2020 9:09 AM
To: Ayers, Dana; Gallina, Charlene; Morrison, David; joellegPC@gmail.com; Whitmer, David; anne.cottrell@lucene.com; Mazotti, Andrew; JeriGillPC@outlook.com; supervisor@dianedillon.net; Cortez, Nelson; Bordona, Brian
Subject: Letter of Support for Oak Knoll Hotel Project
Attachments: Oak Knoll Hotel Support Letter Foust 012020.pdf

Dear Napa County Planning Commissioners, Napa County Supervisors, Lead County Planner Dana Ayers, Supervising Planner Charlene Gallina, and Planning Director David Morrison:

Attached please find my letter of support for the Oak Knoll Hotel Project at 5091 Solano Avenue.

Sincerely,

John Foust
5129 Solano Avenue

John Foust
Ralls Gruber & Niece LLP
Two Embarcadero Center, 8th Floor
San Francisco, CA 94111
direct 415-971-9181
email: jfoust@rallsgruber.com

Gallina, Charlene

From: Jorge Adame <Jorge.Adame@OPUSONEWINERY.COM>
Sent: Tuesday, January 21, 2020 8:48 AM
To: Ayers, Dana
Cc: Gallina, Charlene; Morrison, David
Subject: Oak Knoll Hotel

To whom it may concern

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and a major eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Sincerely,



Jorge Adame
Guest Relations Coordinator
P: (707) 948-2400 x
E: jorge.adame@opusonewinery.com

OPUS ONE



Gallina, Charlene

From: Andrew Florsheim <asflorsheim@gmail.com>
Sent: Monday, January 20, 2020 9:47 PM
To: Ayers, Dana; Morrison, David; Gallina, Charlene
Subject: Oak Knoll Hotel

Napa County Supervisors, Planning Commissioners and Planning Department

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

When I first moved to Napa twelve years ago and was searching for a location to start a restaurant or hotel business, this property right off Oak Knoll, jumped to the top of my list because of its visibility. It's a beautiful property and essentially everyone who visits Napa Valley drives right by it. Nevertheless, once I dug into the details and realized how challenging it would be to redevelop it, I quickly moved on assuming that a more experienced developer would figure it out. Twelve years later, it remains an eyesore to all visitors, as well as locals like myself who drive past it every day. I don't even know how long it's been dormant because it has been decrepit since the day we arrived. Last year, when I heard about the group buying it, as well as their plans, I got excited as a Napa local and a business owner (I am the proprietor of Goose & Gander in St. Helena).

We are fortunate to have such a high-quality group of developers focused on building a new environmentally sensitive, tourism model that is focused on cycling. It would be a wonderful fit, right off of the Napa Vine Trail. Additionally, as a local, it would be terrific to have a gathering place on the Northside of Napa, to meet and dine. And the design looks like a perfect fit for Napa. I encourage you all to approve this project and help improve our wonderful valley.

Sincerely,

Andy

Andrew S. Florsheim
1101 La Grande Ave.
Napa, CA 94558

707-260-5317

Gallina, Charlene

From: Joel Toller <joel@thejoeltollerteam.com>
Sent: Monday, January 20, 2020 9:02 PM
To: Ayers, Dana; Gallina, Charlene; Morrison, David

Dear Ms. Ayers, Ms Gallina and Mr. Morrison,

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community in many ways including:

- Transitioning a property that has been dormant and a major eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail; and
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Cheers,

Joel Toller, Realtor
DRE# 01259088
Coldwell Banker Brokers of the Valley
1200 Main St.
St. Helena, CA 94574
Cell: 707-738-6860
Fax: 707-963-8836
joel@thejoeltollerteam.com
www.thejoeltollerteam.com

Chris Cutler
36 Valley Club Circle
Napa, CA 94558

January 16, 2020

RE: OAK KNOLL HOTEL

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:


I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

This project will benefit the community in many ways including:

- Upgrading a property that has been dormant and a major eyesore for decades;
- Providing a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail;
- By reducing the overall intensity of the land by transforming from a 296 seat restaurant and 20,000 square feet of commercial/retail area to a small boutique hotel with less guests, employees, traffic and water usage compared to the existing entitlements;
- By providing a place for residents of the Oak Knoll area and beyond to come to dine and gather together;

Given these positive benefits, as well as the overall design aesthetic and smart positioning of the hotel, we would strongly encourage you to support and approve the project.

Sincerely,

A handwritten signature in black ink that reads "Chris Cutler". The signature is written in a cursive, slightly slanted style.

Chris Cutler

Gallina, Charlene

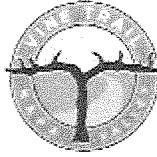
From: Chris Cutler <chris@chriscutler.com>
Sent: Monday, January 20, 2020 7:55 PM
Subject: Support of Knoll House Project
Attachments: Support-of-Oak-Knoll-Boutique-Hotel.pdf

Hello,

I understand this is an important time in deciding the fate of the Knoll House Project. As an involved citizen, dad, and active member of the community, I would like to submit my attached letter of support, and encourage you to advocate as well.

Sincerely, Chris

Chris Cutler
36 Valley Club Circle
Napa, CA 94558
chris@chriscutler.com
707.771.0038



Chuck McMin
Board President

Philip Sales
Executive Director

Nancy Ferriszon
Operations Manager

Marion Johnson
Operations Assistant

NAPA VALLEY VINE TRAIL COALITION
BOARD MEMBER ORGANIZATIONS

LAND INTEREST GROUPS
Napa Valley Vintners (s-founded)
Napa Valley Grapegrowers (s-founded)
Land Trust of Napa County (s-founded)
Napa County Farm Bureau
Winegrowers of Napa County

PUBLIC AGENCIES
Napa Valley Transportation Authority (NVTAT)
City of Vallejo, Solano County
NVTAT/TAC Public Works Planner
Active Transportation Advisory Committee of Napa County (ATAAC)
Napa County Regional Park & Open Space District
California Department of Fish & Wildlife
Napa County Law Enforcement
Napa County Sheriff's Department
City of Napa Police Department
California Highway Patrol
Napa Valley College
Colusa District 4

ECONOMIC INTEREST GROUPS
Visit Napa Valley
Napa Valley Chambers of Commerce
Caitledge Vitality Group
Cycling Businesses of Napa Valley
North Bay Realtors, Napa Group

ENVIRONMENTAL INTEREST GROUPS
Sierra Club Napa Group
Sustainable Napa County
Friends of the Napa River

CUSTOMER & COMMUNITY INTEREST GROUPS
Napa County Bicycle Coalition
Health, Wellness & Medical Coalition
Youth Development/Safety Education
Runners of Napa Valley
Ratery Clubs of Napa Valley
Arts Council Napa Valley

January 20, 2020

Members of the Napa County Planning Commission

Dear Members of the Planning Commission:

Re: Oak Knoll Hotel

The Napa Valley Vine Trail Coalition supports projects that provide connectivity to the Vine Trail and promote healthy life styles in Napa Valley consistent with the goals of our organization.

Oak Knoll Manor project, on the site of the long shuttered Old Red Hen and Zaire restaurants, is proposing to connect their project directly across Solano Avenue to the Vine Trail via a bridge over the flood control channel. We support this.

The Vine Trail is already helping to reduce vehicle traffic on SR29. In the past three years an average of 108,000 uses have been made of the Vine Trail between Napa and Yountville, based on data from our automatic bike and pedestrian counters.

The Oak Knoll Hotel project would provide users of the Vine Trail an opportunity to use facilities and purchase food and beverages. It is a good example of a project that respects the past and the future of non-motorized transportation in the Valley.

Thank you for your consideration.

Philip Sales
Executive Director

Gallina, Charlene

From: Philip Sales <psales@vinetrail.org>
Sent: Monday, January 20, 2020 3:45 PM
To: joellegPC@gmail.com; Whitmer, David; Mazotti, Andrew; JeriGillPC@outlook.com; Anne Cottrell
Cc: Morrison, David; Gallina, Charlene; Ayers, Dana; Greg Pitts
Subject: Oak Knoll Hotel
Attachments: Letter re Oak Knoll Hotel.jpeg

Please find a letter from the Napa Valley Vine Trail Coalition re the proposed project.

Philip Sales

Executive Director

NAPA VALLEY VINE TRAIL COALITION

3299 Claremont Way #4

Napa, CA 94558

707.252.3547 x200

OFFICE HOURS:

Monday-Thursday, 9am-5pm

www.vinetrail.org

Regarding this email and attachments: This email is confidential and may contain privileged information. If you are not the intended recipient or receive it in error, you may not use, distribute, disclose, or copy any of it (and doing so may be unlawful), and you must immediately notify and return it to us at [psales@vinetrail.org] and destroy all copies. Views of individuals herein do not necessarily reflect those of the Napa Valley Vine Trail Coalition. This email does not constitute a binding offer, acceptance, amendment, waiver, or other agreement, unless such intention is clearly stated in the email. As good computing practice, you should conduct your own virus checking. Please note that we may monitor, in accordance with applicable law, emails we receive.

Gallina, Charlene

From: Sherrie Perkovich <sherrie@sojourncellars.com>
Sent: Monday, January 20, 2020 2:46 PM
To: Ayers, Dana; Gallina, Charlene; Morrison, David
Subject: Support for Oak Knoll Hotel Project

As I am unable to attend the planning commission meeting, I am writing to you to support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. This project will benefit the community and the tourist industry in wine country. Examples include:

- Upgrading a property that has been dormant and a major eyesore for decades
- Provides a new environmentally sensitive tourism model focused on cycling given the hotel's direct proximity to the Napa Valley Vine Trail
- By reducing the overall intensity of the land use, traffic and water usage will be reduced compared to the existing entitlements.
- Helps provide more beds for our growing wine tourism and in a way that benefits the community, our economy, and the wine industry as a whole

Considering these positive benefits, as well as the overall elegant design aesthetic of the hotel, I would strongly encourage you to support and approve the project.

Cheers,
Sherrie

PS: I live in Napa: 1180 Green Valley Road, Napa, CA 94558



Sherrie Perkovich
Director of Marketing

O: 707-933-9753 | M: 415-577-5981
585 1st Street West, Sonoma, CA 95476



Sojourn Won Wine Spectator's 2019 Video Contest!
Watch the winning video: [Journey to the Edge of the Earth](#)

Gallina, Charlene

From: T. klobas <tklobas@hotmail.com>
Sent: Sunday, January 19, 2020 12:18 PM
To: Gallina, Charlene
Subject: Oak Knoll resort, LLC/Oak Knoll Hotel use permit objection

**NEWELL'S MOBILE CITY NAPA
4427 Solano Avenue, Napa CA 94558
707.255.7494**

January 17, 2020

Charlene Gallina
Supervising Planner Napa County
Building & environmental Services dept.
Via email: Charlene.Gallina@countyofnapa.org

RE: Oak Knoll Resort, LLC/Oak Knoll Hotel use permit

I am writing regarding the proposal of a hotel on Solano Avenue in Napa.

As a Mobile Home Park Owner with over 200 residents, I strongly object to more construction and traffic on Solano Ave.

It is already very difficult to travel Solano Avenue, specifically through the stop lights, it is almost impossible to make left turns onto Salvador, Wine Country and Trower to either go across or onto highway 29.

In addition to our mobile home park there are four other mobile home parks, all with 200-400 residents each that must use Solano Avenue.

I do not object to the hotel specifically, I object to more traffic using Solano Avenue and the intersections that cross Solano.

Something needs to be done regarding the existing stop light structure as traffic will often be at a stand still and the intersections are blocked by traffic consistently; adding more traffic to Solano Ave is not a solution to a problem that already exists.

Thank you for your consideration of this objection.

Terri Klobas
Owner, Newell's Mobile City

January 17, 2020

RE: Oak Knoll Hotel

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

I am writing today to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA.

For nearly 9 years, I have managed North Block Hotel in Yountville for the Palisades Hospitality / Mosaic Hotel Group, sponsors of the proposed Oak Knoll Hotel.

By now, I'm sure you are aware of the many ways in which this project will improve the site and become an asset for locals and visitors to the Valley.

While I certainly agree with all those points, I'd like to share another perspective.

During our tenure at North Block, I am proud to say that we have employed a stable workforce, avoiding any seasonal layoffs, while providing proper benefits and a great work environment.

Numerous team members have risen from entry-level positions to supervisory positions and then key management roles. Our positive structure has allowed our employees to grow and blossom in many ways – from improving their English language skills to becoming first-time homebuyers.

To me, a great concept and good design are important items to consider, and this project checks those boxes.

But equally important to me is how we operate our business and I can assure you, there will be a positive impact to the community through the employees who staff the project.

I thank you for your time.

Sincerely,

Ty Accornero

General Manager
North Block Hotel

Gallina, Charlene

From: Ty Accornero <taccornero@northblockhotel.com>
Sent: Friday, January 17, 2020 4:54 PM
To: Ayers, Dana; Gallina, Charlene; Morrison, David; joellegPC@gmail.com; Whitmer, David; anne.cottrell@lucene.com; Mazotti, Andrew; JeriGillPC@outlook.com; Tijero, Jesus; supervisor@dianedillon.net; Cortez, Nelson
Subject: Oak Knoll Hotel Support Letter
Attachments: Oak Knoll Boutique Hotel Support Letter.pdf

Good afternoon.
Please find my letter of support attached.
My best,
Ty

North Block
— HOTEL —
YOUNTVILLE AVA

Ty Accornero
General Manager

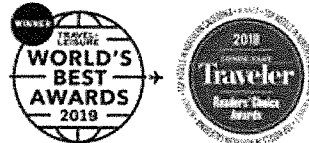
6757 Washington St.
Yountville CA 94599
P (707) 944-8080
D 707 944 8080 F 707 944 8060

taccornero@northblockhotel.com
northblockhotel.com
#NorthBlockHotel



North Block
— HOTEL —
YOUNTVILLE AVA

6757 Washington St. | Yountville CA 94599
(707) 944-8080 | northblockhotel.com



Napa County Planning Commissioners
1195 Third Street, Ste. 210
Napa, CA 94559

RE: Knoll House/Red Hen Hotel

Dear Napa County Planning Commissioners:

The citizens of Napa, tourists, and neighbors have lived with the derelict property at the corner of West Oak Knoll Ave. and Solano for too long. There is no question that it is a decrepit, varmint ridden eye sore that does no one any good. Perhaps it is time that we all moved forward.

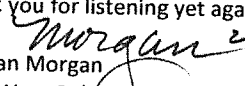
On Tuesday you will hear all the reasons why it shouldn't be built and the problems it will create. We probably feel that way about some of those reasons too – traffic increases, density, 3 story buildings out of character with the Ag Preserve, etc. But you have on your side the classic FEIR that says everything can be mitigated. That is the checklist that allows you to sign off on a project in good conscience whether it is "right" for the space or not. It lets you off the hook.

We are asking you one more time to consider our privacy and quality of life. From the beginning the neighbors have asked the applicants for peace, quiet, and privacy. Some of the privacy issues are being dealt with for the closest neighbors (hotel window placement, septic outlets, etc.). But Noise continues to be a huge concern. What brings intolerable extra noise? Events and Amplified Music!

We recently met again with the applicants and discussed this at length. They claim they want a quiet, romantic, restful getaway environment for their guests and that our goals are aligned. Then how do you calibrate events into that equation? Events bring tents, rentals, deliveries, and more people than the 50 room hotel/100 seat restaurant can accommodate. Events also bring Amplified music to the outdoors until 10:00 p.m. 24 times a year or every other weekend or every weekend for the summer we will be subjected to Events, Noise, Nightly Music, buses, door slams. That may meet County noise ordinance but that invades our privacy, and our constitutional right to peaceful enjoyment of our properties.

So give them 3 stories, underground septic, pools, spa, retail, and restaurant, but PLEASE do not allow this to become the next wedding and event venue for Napa Valley at our expense. Knoll House Yes, Events NO.

Thank you for listening yet again.


Morgan Morgan
2200 West Oak Knoll Ave.
Napa, CA 94558

Gallina, Charlene

From: morgan morgan <m2morgan@hotmail.com>
Sent: Friday, January 17, 2020 3:46 PM
To: Gallina, Charlene; Jeri Gill; Whitmer, David; Anne Cottrell; Joelle Gallagher; andrewmazotti@gmail.com
Cc: Phil Lamoreaux
Subject: Knoll House Comments
Attachments: Knoll House - No on events.pdf

Hello Charlene and Planning Commissioners:

We are not new to voicing our opinion about projects and the Red Hen Hotel now known as the Knoll House is no exception.

Something will be built there - finally - but we hope you take a moment to review the attached letter and one of the few things you can say NO to - Events at this site.

We have recently met with the applicants and events seem to be a sticking point. We are continuing to look at the feasibility of ways to keep hotel and restaurant guests off of West Oak Knoll as well but the final solution on that is not clear and may be a work in progress.

Thank you for taking time to read it - feel free to call if you have any questions.

m2

Morgan Morgan
Business Manager
Oak Knoll Ranch/Lamoreaux Vineyards
(707) 226-6515
(415) 640-6535 cell

Gallina, Charlene

From: Branden McDonald <brandenm@centricgc.com>
Sent: Friday, January 17, 2020 10:30 AM
To: Morrison, David; Gallina, Charlene; Ayers, Dana
Subject: Oak Knoll Hotel - Solano Ave.

Dear Ms. Ayers, Ms Gallina and Mr. Morrison,

I would like to express my support for the Oak Knoll Hotel project at 5091 Solano Avenue, Napa, CA. Bringing life back to that section of the valley would be greatly beneficial to the community. As a child, my family would walk/ride bikes along that section of frontage and stop off at the old Red Hen for food and rest. The project is an elegant solution to some ongoing issues we're all facing with the development of this area.

- Vacancies are an issue for our valley in visible storefronts. This has been empty for quite some time and is now a formal eye sore. It would be better to satisfy the county's lodging needs with thoughtful and cared for architecture & landscaping.
- The proposed layout is a compliment to the valleys "flow/style" and satisfies a need, while not further impacting the zoning and sprawl.

I strongly encourage you to support and approve the project.

Branden McDonald

Director of Development

C. 707.927.8119

CENTRIC GENERAL CONTRACTORS

Saint Helena

1230 Spring Street, Suite G | St. Helena, CA 94574

Tel: 707-968-2900 | Fax: 707-968-2901 | License: #862909

San Francisco

500 Sansome St | San Francisco, CA 94111

Tel: 415-554-0350 | Fax: 415-983-9521