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Public Comments Received
Inn at the Abbey
P18-00038-MOD

From: [Bordona, Brian](#)
To: [Gallina, Charlene](#); [Hawkes, Trevor](#)
Subject: FW: Hotel project on Lodi Lane at Hwy. 29 ... earthquake fault lines per USGS and CSG
Date: Tuesday, March 3, 2020 1:58:35 PM

From: Morrison, David <David.Morrison@countyofnapa.org>
Sent: Tuesday, March 3, 2020 10:12 AM
To: Bordona, Brian <Brian.Bordona@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>
Subject: RE: Hotel project on Lodi Lane at Hwy. 29 ... earthquake fault lines per USGS and CSG

FYI

From: LOIS BATTUELLO <loisbatt@comcast.net>
Sent: Tuesday, March 3, 2020 9:06 AM
To: Morrison, David <David.Morrison@countyofnapa.org>
Subject: Hotel project on Lodi Lane at Hwy. 29 ... earthquake fault lines per USGS and CSG

Dear David,

This is a note to alert you that a proposed hotel for the location noted above sits only yards from the main West Napa Fault and is also a location for a reverse fault that runs under a number of small knolls that are visible from Ehlers Lane. In fact the U.S. Geological Survey dug a research pit off Ehlers Lane to study this smaller fault. In addition, I squired USGS's research geologist, Belle Philabosian and UC Davis Geology Dept. Chairman Prof Mike Oskin to various potential sites for more pits along Hwy. 29 and in south St. Helena. Mike has a report online noting the wheel of the Bale Grist Mill sits on the West Napa Fault escarpment. The escarpment was convenient, as the wheel is longer in diameter than the height of the mill itself. Mike pointed out that the fault line runs directly along the "west" (south) side of Hwy. 29, and crosses the lower portion of the Culinary Institute's parking lot, and from there, the building that runs parallel to York at Creek (at the Tree Tunnel next to the Beringer Rhine House) as part of Las Alcobas is actually built over the top of the West Napa Fault.

We now have a couple of maps that show the fault lines and I will send them to you. Our problem is the state's laws are geared to address the Alquist-Priolo Maps with which you are now familiar since the 2014 Napa Earthquake. And there are no Alquist-Priolo Maps for the St. Helena or Calistoga quadrants. Our communities are simply too small to rate any priority treatment. The question is what to do about the problem posed by the Jackson family project for Lodi Lane at Hwy. 29, lacking an Alquist-Priolo map, but with full knowledge of the fault system. The average Geotechnical expert for projects in our area have basically searched the Alquist-Priolo maps and found none for St. Helena, for example, and have written that the area is not seismically active. Even our General Plan is being changed to recognize that it is.

Because of my work in national security, I won't be able to "bird-dog" the Jackson family project. I am wondering, however, if you feel you have adequate resources and knowledge outside of Alquist Priolo to intervene early on ... or to have the County itself hire an expert in Seismology and and Active Fault Geology. It is all too easy for someone who wants to build to "buy" an expert to come up with findings that say "all is well." You weren't here at the time of the Carneros Inn project, but the project's "water expert" was exposed as having no license and basically being an actor from Hollywood.

It would be a shame to see the site developed (a huge eyesore as to get 79 rooms they have to be multistory at that site, smaller than the Red Hen which is a non-intrusive redevelopment project. This thing would appear as the Emerald City arising from nowhere to forever alter views from Hwy. 29 ... just looming above everything much the way the out-sized hotel building of the Four Seasons project on Silverado Trail dominates the area and obstructs views, unlike its neighbor, Solage, which is single story and discreet so views of the hills are uninterrupted. Aside from all of this, we are talking PUBLIC SAFETY, as models for a break in the Hayward Fault for a 7.0 quake put the West Napa Fault at transmitting more than an 8.0 jolt due to liquefaction. The Four Seasons was not built with what the State recommends as a foundation for seismic mitigation ... there are no cross-braces between uprights and each upright sits on an independent cement deck similar to those poured for wind machines ... and they are more than 20 feet apart ... a rolling quake would knock them out of commission which causes the cement floors and walls to pancake. I've seen a hotel in Mexico of the same style that pancaked and killed dozens of people in San Patricia (Malaque), Jalisco, Mexico, due to liquefaction while the quake itself was asea and measured 5..7M.

So, David, can the county perhaps protect itself against the liability of a project like this by advising early on of the fault line that makes the site unsuitable for commercial development?

Please give me your thoughts on this. Prof Oskin would probably deliver an opinion about the site if you wish.

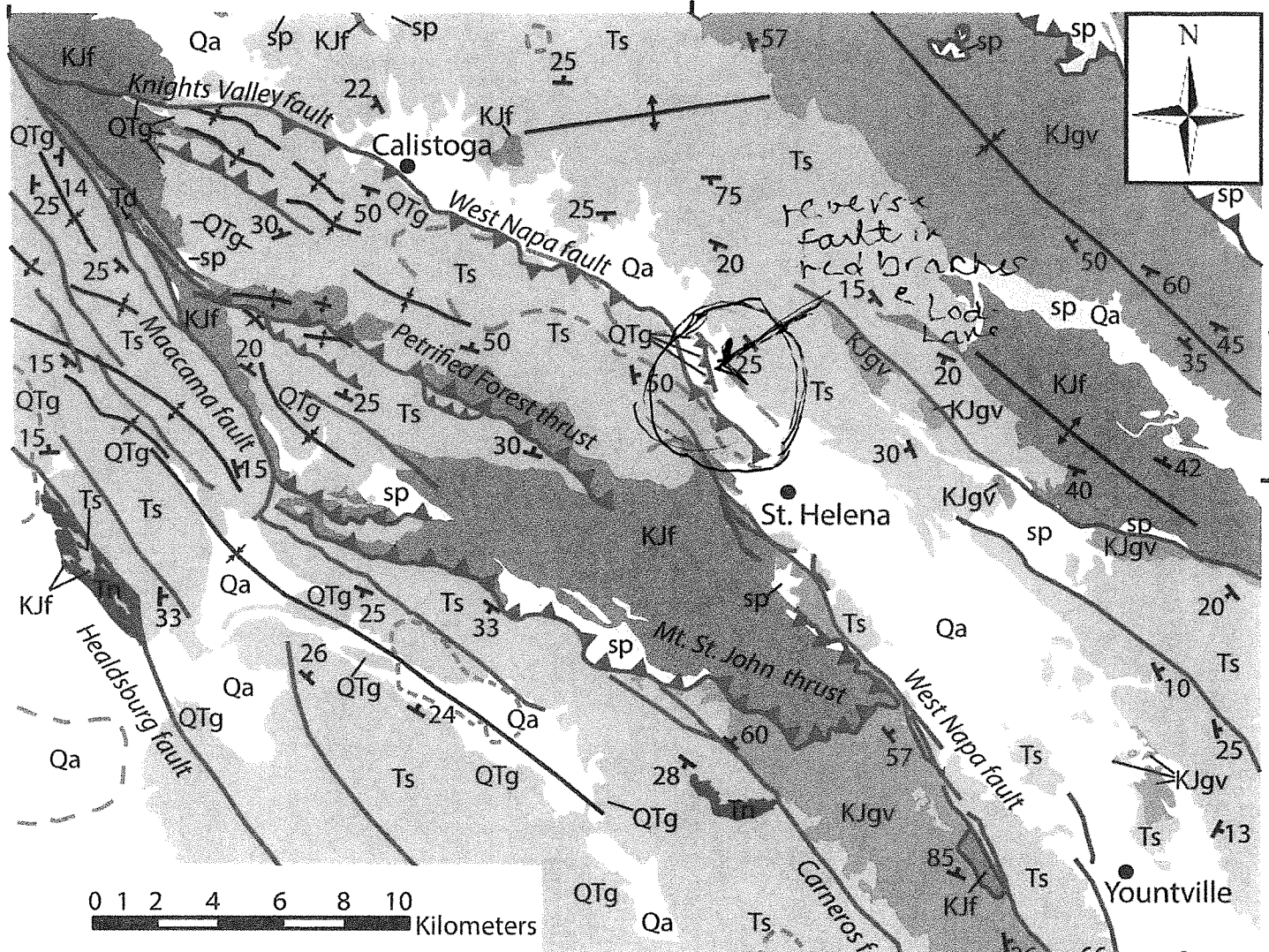
Keep care and I'll send maps to you later this week. I hope all is going well. I certainly appreciate your service to the county.

Sincerely,

Lois Ann Battuello
1634 Main Street
St. Helena, CA 94574

122°45'0"W

122°30'0"W



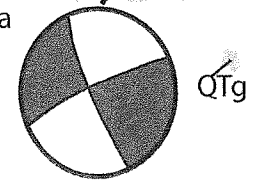
0 1 2 4 6 8 10 Kilometers

Legend

- +— Syncline
- +— Anticline
- +— Bedding plane
- Isostatic Gravity 15 mgal
- ▲ reverse fault
- strike slip fault
- Qa Early Pleistocene to late Holocene fluvial, alluvial, landslide, and basin deposits
- QTg Huichica and Glen Ellen Formations, early Pleistocene and Pliocene gravels and sands
- Ts Sonoma volcanics, rhyolite, basalt, andesite and tuff, late Miocene and Pliocene
- M Middle to late Miocene Neroly, Cierbo, and unnamed sandstones
- Td Eocene and Paleocene sandstone
- KJgv Great valley group, late Jurassic to late Cretaceous; shale, sandstone, and conglomerate
- KJf Franciscan complex late Jurassic to middle Cretaceous; melange, greenstone, and greywacke
- sp Serpentinite

M6.0 South Napa, California Earthquake

Depth 11.3 km USGS (2014)



Hayward Fault Strike Slip (Cliffed action)
 38°30'N
 7.0 in. (the word = a 7.0 in. West Napa Fault)

reverse fault in red branches
 e. Lod. Lane

From: [Charles Shinnamon](#)
To: [Hawkes, Trevor](#)
Cc: ["Teresa Zimny"](#)
Subject: RE: Inn at the Abbey
Date: Friday, May 8, 2020 11:01:21 AM
Attachments: [Draft Lodging Market Study 2018.pdf](#)

Trevor,

Thanks for your email. As I had noted, we are members of the Napa Housing Coalition and we are deeply concerned that new hotels drive the need for substantial numbers of new housing units, especially those in the 'affordable' range (under 80% of AMI). We think that an appropriate housing impact study should be included in the EIR.

There are two recent studies done related to hotels within the City of Napa. We fully expect that housing impacts will be quite similar. We have enclosed the 2018 Draft Lodging Market Study that includes a detailed analysis prepared by BAE Urban Economics, which outlines the housing needs generated by hotels of various kinds. A second study was prepared by Economic Planning Systems for the EIR prepared in conjunction with the Trinitas Hotel Project, also in the City of Napa.

Please advise us as to the process of assuring that such a study will be included in the Scope of Work for the pending EIR.

Thank you for your consideration,

Chuck S

Charles W. Shinnamon, P.E.

chuckshinnamon@gmail.com

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

From: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Sent: Friday, May 08, 2020 10:03 AM
To: Charles Shinnamon <chuckshinnamon@gmail.com>
Cc: Teresa Zimny <tzimny62@gmail.com>
Subject: RE: Inn at the Abbey

Hi Chuck,

Just checked and you are right the documents are older than the versions I have received most recently from the applicant. Let me get in touch with IT/GIS about updating the files and when that has been done I will let you know.

We are in the early stages of an EIR for this project. It is not 'in process' yet as we are hammering out the details of the scope of work but I think in the very near future some of those items are going to

be decided upon. In my opinion we are a long ways from a hearing on the potential EIR.

From: Charles Shinnamon <chuckshinnamon@gmail.com>

Sent: Thursday, May 7, 2020 1:56 PM

To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>

Cc: Teresa Zimny <tzimny62@gmail.com>

Subject: Inn at the Abbey

Mr. Hawkes,

Can you please give me a status report for the Inn at the Abbey? I have read the documents available on your website; all of those are over a year old. Are there new documents available for review? Is an EIR in process? Or, is there a proposed Mit. Neg. Dec.? What do you foresee as the timing for coming to hearing?

Thanks for your consideration,

Chuck Shinnamon
Napa Housing Coalition

Charles W. Shinnamon, P.E.

chuckshinnamon@gmail.com

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

From: gecalo@comcast.net <gecalo@comcast.net>
Sent: Thursday, July 30, 2020 1:01 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: P18-00038 Inn at the Abbey / EIR SCOPING COMMENT

[External Email - Use Caution]

Dear Mr. Hawkes,

I like to take the opportunity to insure the EIR of the subject project considers Cumulative Impacts as mandated under Other CEQA Considerations.

CUMULATIVE IMPACTS:

The CEQA Guidelines define cumulative effects as “two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines further state that the individual effects can be the various changes related to a single project or the changes involved in a number of other closely related past, present, and reasonably foreseeable future projects (Section 15335). The CEQA Guidelines allow for the use of two alternative methods to determine the scope of projects for the cumulative impact analysis:

- List method – A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.
- Regional growth projections method – A summary of projects contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact (Section 15130).

I like to draw your attention to:

- A current hotel application at Farmstead in St. Helena of similar scope and size as the subject.
- The Calistoga Hills Resort on Highway 29 in Calistoga currently under construction and approximately 50% larger than the subject. I would like to point out that the EIR of this resort determined that the impacts at the intersection of Highway 29 and Lincoln Avenue in Calistoga were **not** mitigatable. The project was approved by the city of Calistoga citing “overriding considerations”. This intersection is situated only 5 miles to the north of the subject.
- The Four Seasons Resort at the Silverado Trail entry to Calistoga is also under construction and approximately 50% larger than the subject, also impacts said intersection. Per the EIR of both resorts, they will generate approximately 3,000 vehicle trips per day.
- Should the regional growth projection method be chosen, the impacts of the current application for a resort of massive proportions at the former Guenoc property in Lake County must be considered

The EIR of the Inn at the Abbey must consider the cumulative impacts as they relate to traffic and specifically through the town of St. Helena and at the Highway 29 / Lincoln Avenue intersection in Calistoga.

George Caloyannidis