

Valdez, Jose (Louie)

Planning Commission Mtg.

From: Antonia Allegra <antonia.allegra@gmail.com>
Sent: Wednesday, August 5, 2020 9:20 AM
To: PublicComment
Subject: Re Today's item 8A in the 9a.m. Meeting- Inn at the Abbey

AUG 05 2020

Agenda Item # 8A

[External Email - Use Caution]

I am Antonia Allegra, representing the 12 families on Byrd Hill Road on the western side of Freemark Abbey. We will be sending a communication before the Aug.24 deadline with specific questions and suggestions regarding the proposed Inn at the Abbey. To just give a brief list of some environmental issues we will address, www mention today:

- Noise due to traffic and events
- Height of some buildings ...?45 feet
- Lights
- Traffic increase
- Water affect re Byrd Hill Road
- Future projects (definition of "development approval?")

Thank you for reading this communication this morning. We are watching today's webinar/meeting.

Please confirm now hat you have received this email.

Any questions, please call me at 707-244-5029 any time during this meeting now. Thank you
Antonia Allegra
3085 st. Helena Highway North, St. Helena 94574

--
Antonia Allegra
antonia.allegra@gmail.com . C - 707-200-4147 ... H - 707-244-5029

"And the people stayed home. And read books, and listened, and rested, and exercised, and made art, and played games, and learned new ways of being, and were still. And listened more deeply. Some meditated, some prayed, some danced. Some met their shadows. And the people began to think differently.

"And the people healed. And, in the absence of people living in ignorant, dangerous, mindless, and heartless ways, the earth began to heal.

"And when the danger passed, and the people joined together again, they grieved their losses, and made new choices, and dreamed new images, and created new ways to live and heal the earth fully, as they had been healed."

~Kitty O'Meara'~

Valdez, Jose (Louie)

From: ruralangwin <kelliegato@gmail.com>
Sent: Wednesday, August 5, 2020 9:14 AM
To: Dameron, Megan; anne.cottrell@lucene.com; Andrew Mazotti; Joell gallagher; Whitmer, David
Cc: Valdez, Jose (Louie); Diane Dillon; Gregory, Ryan; Ramos, Belia; Wagenknecht, Brad
Subject: a Comments In at Athens Abbey **Planning Commission Mtg.**

[External Email - Use Caution]

AUG 05 2020

Good Morning Commissioners,

Agenda Item # 8A

Please accept my comments for the Scoping Meeting for the DEIR for the Inn at the Abbey. I am quite familiar with all subject parcels and managed the irrigation/sump system for down stream properties.

1. Applicant should address the loss of small rental units that currently are owned by Jackson Family fronting on Lodi Lane. Are these existing units shown on all plans or are they being ignored? Are the plans before you piecemealing? Is the whole of the project being presented? How many units would be lost for rental housing in the St Helena area with the demolition of the Lodi Lane units? Where would these units be replaced on site? Is the applicant kicking this can down the road? How many workers will be added from project development? What is the proposed pay rate? Where are these additions workers anticipated to live and what is their added cumulative impact to traffic. To housing shortages?

2. This project must address cumulative impacts from all know or reasonably anticipated projects.

Please have applicant address cumulative impacts from : Four Seasons Calistoga, Veranda Hotel Calistoga, Enchanted Hills Calistoga, additional hotel Rooms Doctor Wilkinson's & Calistoga Motor Lodge.

What addition development or uses are proposed at at the Caridean Complex on Hwy 29?

Address the traffic impacts from the massive Lotus Land Project a Guenoc Ranch just north of Napa County Line in Butts Canyon.

Evaluate traffic and climate change impacts from the massive and yet undefined developments at Lake Berryessa resorts under Napa County Management.

Consider the cumulative impacts of Hall Long meadow Hotel in St. Helena, Katherine Hall Hotel In St Helena, possible Hotel Development in City of St. Helena property.

Hotel approved at Red Hell Site north of Napa .

Is there and economic analysis? Is there a risk benefit analysis?

3. Please address the traffic safety impacts to south bound Hwy 29 travelers. Limited site distance exists to south bound drivers and highway speeds are quite high. How will south bound drivers turning east into project site be protected from being hit from rear by oncoming southbound drivers with limited visibility?

How will the increased traffic, operations, deliveries etc. effect the residents of the low income Buckhorn Mobile Home Park across from project site? How will pedestrians, bikers and users of the VINE bus stop be effected by increased traffic? How will this effect air quality and community health for this small affordable community? What about environmental justice for residents of the Buckhorn?

4. Staff must investigate to legality of additional waste being piped off one parcel and onto another for treatment. This topic was evaluated in a past 'Historic Commercial' parcel review and could to not be permitted. While some apparent agreement has been put forth where by some waste is treated in the sewage ponds near Markham, staff, not the applicant must determine the legality of transporting sewage waste across AP designated lands. In my recollection this was a Measure J/P trigger as it increased commercial use of AP designated lands. The complexity of what is being proposed must be fully day-lighted and fully understood by Planning Commission. I believe that the existing waste water treatment ponds are ultimately released into or sprayed near the Napa River.

5. Waste leach lines proposed behind the current Dozen Vintners building is untenable. The south East corner of Lodi Lane all the way south to Deer Park Rd. is an-obvious flood-zone! Planning Commission use cautions here! The flood maps you are being shown are not accurate or have been cherry picked! Your staff person may be too unfamiliar with ground truth situation to understand the severity, frequency and duration of flooding here. Note the riparian vegetation at this site was recently cleared yet the levees are still visible on the property. Residents on Lodi Lane, York Lane and the down stream Revana Winery and the Jackson Family parcels are subject to weeks of inundation by flood waters making this location for a commercial septic leach line system unrealistic. Vineyards in these areas employ huge sump pumps in an attempt to remove standing flood waters from vines. Where are the proposed reserve areas for these leach fields should they fail due to flooding and soil saturation? How would failed leach system impact the health of the Napa River? This is historic flood plain from the Napa River where vines have been planted but ducks still dabble in the Standing flood waters. DONT BE FOOLED! This is a wetland not an appropriate location for a commercial septic leach field for a hotel, and spa!

Thank you for the opportunity to include my comments in the scoping session.

Sincerely,

Kellie Anderson
Angwin