

NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT

Date: June 16, 2017

To: Agencies and Interested Parties

From: Napa County Planning, Building, and Environmental Services Department

Subject: **Notice of Preparation of a Draft Focused Environmental Impact Report for the Proposed Oak Knoll Hotel Project (Use Permit Application No. P14-00215)**

Review Period: June 16 to July 17, 2017

Oak Knoll Resort, LLC, is proposing to demolish all existing structures and construct a new 50-room hotel, 100-seat restaurant, and 4,100 square foot (sf) retail space on a 3.54-acre parcel located at 5091 Solano Avenue in unincorporated Napa County (Assessor's Parcel No. 035-031-009). The applicant has submitted a use permit application to build the proposed improvements (P14-00215-UP). Issuance of a use permit by Napa County (County) is a discretionary action subject to the California Environmental Quality Act (CEQA). The County will serve as the lead agency under CEQA and has prepared an Initial Study to analyze this proposed project. The attached Initial Study has identified the potential for significant environmental effects in certain resource areas; therefore, the County will prepare a focused environmental impact report (EIR) for the project to satisfy the requirements of the CEQA (Public Resources Code [PRC] Section 21000 *et seq.*).

PURPOSE OF THIS NOTICE OF PREPARATION

In accordance with the California Code of Regulations (CCR) Section 15082, the County has prepared this notice of preparation (NOP) to inform agencies and interested parties that a focused EIR will be prepared for the above-referenced project. The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (CCR Section 15082[b]).

The project location, description, and potential environmental effects are summarized below. Additional details about the project's potential effects are included in the attached Initial Study.

Project Location

The project site is located at 5091 Solano Avenue in unincorporated Napa County. The property is owned by Oak Knoll Resort, LLC, and is located west of State Route 29 (SR 29), approximately 4.75 miles northwest of downtown Napa (see Exhibit 1 of the Initial Study). Approximately 0.5 acres of the 3.54-acre property is subject to an easement for West Oak Knoll Avenue, a private road providing access to properties north and west of the project site. Vineyards, a winery, and rural residences are located north, south, and west of the project site, and Solano Avenue, a paved bike trail (the Vine Trail), railroad tracks, and SR 29 are located to the east. The entire project site is in the Commercial Limited (CL) zoning district and consists solely of Assessor's Parcel No. (APN) 035-031-009.

PROJECT DESCRIPTION

The applicant has submitted a use permit request (P14-00215-UP) to demolish the existing structures and completely redevelop the site with a 50-room hotel and associated spa, plus other indoor and outdoor hotel

guest amenities; a 100-seat restaurant; and retail space. The applicant is also seeking approval of a reduction in the minimum off-street parking requirements of Napa County Code.

The proposed project includes demolition of the seven existing structures on the site. These existing structures total 35,080 sf. Demolition activities would also include removal of existing asphalt concrete driveways and parking areas, as well as concrete slabs.

The proposed hotel would include 50 rooms, each approximately 400 sf, for a total of 20,000 sf of hotel room space. The rooms would be located in several individual buildings within the project site. A row of two-story structures housing 26 hotel rooms would be located along the western boundary of the site. Six rooms would be located in a two-story structure along the southern boundary of the site, located between the western row of buildings and the proposed pool. The remaining 18 rooms would be located in two, three-story buildings near the center of the site.

The proposed hotel would also include 1,100 sf for hotel reception and check-in, 1,500 sf for a fitness center, 2,000 sf for the spa, 1,050 sf for hotel administration, 1,180 sf for laundry facilities and linen closets, and 900 sf for storage and maintenance. These facilities would be housed in buildings near the center of the site, as shown in Exhibit 2 of the Initial Study.

Overall, the proposed hotel buildings would include approximately 27,730 sf of interior floor area, plus another, approximately 8,250 sf of outdoor area attached to the guest rooms as balconies or patios. Outdoor amenities proposed to be included with the project include a swimming pool and bocce court.

The proposed 100-seat restaurant would occupy one of two buildings along the eastern property line and would encompass 4,750 sf, which would include space for the hotel and room service kitchen area. Up to 70 seats would be in the dining room inside the restaurant building, while the remaining 30 seats would be located in a 1,500-sf outdoor dining patio. The restaurant would also utilize the smallest, 800 sf retail tenant space for service of take-out food orders. The applicant proposes to have up to 12 events annually with attendance of up to 100 people per event, plus up to 12 events annually for up to 75 people per event, at the proposed restaurant facility.

The project includes three tenant spaces, with a combined floor area of 4,100 sf, for retail operations. The tenant spaces would be divided between the two buildings along the eastern boundary of the site. As noted above, the smallest of the three tenant spaces would be utilized by the restaurant for take-out food service. Both retail/restaurant buildings would be one story in height, but the northernmost building would include an interior mezzanine level, while the southernmost building would include rooftop lounge above the restaurant.

The operations and maintenance of the proposed project is expected to require up to 33 employees. Under Section 18.110.030 of the Napa County Code, the project is required to provide 122 parking spaces. The applicant is seeking: 1) a reduction in parking requirements for non-automobile use programs under Napa County Code Section 18.110.040(G), due to the property's proximate access to multimodal facilities including Vine Transit Route 10 and the Napa Valley Vine Trail; and 2) a reduction in parking requirements for cooperative parking facilities under Napa County Code Section 18.110.040(E), due to the potential customer overlap wherein the restaurant would also serve hotel guests. In combination, the requested reductions would allow a reduction of up to 20 percent in the minimum number of required off-street parking spaces, from 122 to no less than 98. The applicant is proposing to provide 109 parking spaces on site.

The proposed project would include an on-site wastewater treatment system that would treat all wastewater generated on the project site. All wastewater effluent would be treated to meet Title 22 recycled water requirements. The treated effluent would be reused on site to meet all of the landscape irrigation needs as well as demand in sanitary fixtures. A redundant backup leachfield would be installed under the parking area and used to dispose of treated effluent during wet periods of the year when the landscaping soil is saturated. The wastewater treatment system would include an above-ground operator's shed, but the majority of the system would be underground, including storage tanks. Underground storage tanks would include one 30,000-gallon and two 40,000-gallon storage tanks to store treated water for fire protection and irrigation.

The natural overland stormwater runoff pattern from the new and reconstructed areas on the site would remain unchanged from existing conditions, flowing from west to east. Stormwater would flow to the landscaped areas, with excess stormwater being routed to the underground storage tank for storage until it can be used for irrigation.

The proposed project would receive potable water from the City of Napa water system through two existing connections along the eastern edge of the project site. To ensure provision of an adequate quantity of water on-site during peak demand, a 48,000-gallon fiberglass underground domestic water storage tank would be installed under the parking lot.

POTENTIAL APPROVALS AND PERMITS REQUIRED

Several agencies will be involved in the consideration of project elements. As the lead agency under CEQA, Napa County is responsible for considering the adequacy of the EIR and determining if the overall project should be approved.

Permits and approvals may be required from the following agencies:

State

- ▲ **Bay Area Air Quality Management District:** Authority to construct (for devices that emit air pollutants); permit to operate.
- ▲ **California Department of Fish and Wildlife, Region 3:** Compliance with the California Endangered Species Act (ESA); potential permits under Section 2081 of the Fish and Game Code if take of listed species is likely to occur.
- ▲ **California Regional Water Quality Control Board, Region 2:** Permits for the onsite wastewater treatment system.

Local

- ▲ **Napa County:** Approval of a use permit and various ministerial approvals, including but not limited to building permits and grading permits.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to CEQA and CCR Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that the County has determined may be potentially significant. The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, current, and reasonably foreseeable future projects. The County has determined that the project could result in potential environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- ▲ **Aesthetics:** The project would remove existing abandoned buildings and construct a new hotel, restaurant, and retail complex on a site surrounded by vineyards and rural residences. The EIR will evaluate whether the project would result in significant impacts related to scenic vistas, scenic resources, and visual character. Because the project would include new nighttime lighting, the EIR will evaluate the impacts of the new nighttime light sources.
- ▲ **Biological Resources:** The project site is currently developed with hardscape and vacant buildings and is adjacent to an existing winery and vineyard. Therefore, impacts to biological resources are expected to be minor. Nonetheless, the EIR will evaluate the project's impacts to sensitive biological resources using existing documentation pertinent to the biological resources in the project vicinity and a reconnaissance survey of the site to identify any sensitive biological resources potentially on site.

- ▲ **Cultural Resources:** The project site includes structures that, given their age, require evaluation to determine whether they could be described as historic resources. The EIR will include an evaluation of the potential for historic resources to be present on the project site, and will provide mitigation if necessary to reduce impacts. Concurrently with release of this NOP, the County will extend invitations to consult with the three Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project and that have filed written request to be notified of opportunities to consult. Because the time period for tribes to respond will remain open through the NOP process, it is unclear whether the project could impact tribal cultural resources. The EIR will, therefore, include a discussion of potential impacts to these resources.
- ▲ **Noise:** The project would result in temporary construction noise and operational noise related to cars, delivery trucks, and outdoor events. The EIR will provide an analysis to determine whether traffic or events would expose nearby residences to short-term noise levels that exceed the exterior noise limits established in Napa County Code Chapter 8.16. The EIR will identify feasible mitigation to reduce noise exposure levels (e.g., time-of-day limitations) where necessary.
- ▲ **Air Quality/Greenhouse Gas Emissions:** The project site is located in Napa County, which is under the local air quality jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The analysis of criteria air pollutant and greenhouse gas emissions and impacts will be conducted in accordance with BAAQMD's current methods. The analysis will quantify indirect emissions associated with energy consumption, which also includes the energy associated with water consumption.
- ▲ **Public Services/Utilities/Energy:** The project would require public services and utilities, such as police and fire protection, water, solid waste, electricity, and natural gas. The project also includes a system for on-site treatment and reuse of wastewater generated by proposed commercial operations. The EIR will identify the required services and analyze the potential environmental impacts of providing these services.
- ▲ **Transportation:** The project would generate vehicle trips related to both construction and operation. The EIR will evaluate both construction and operational traffic impacts and will provide mitigation for potentially significant effects.

These issue areas will be discussed further in the focused EIR, and where possible, feasible mitigation measures will be recommended to reduce any identified potentially significant and significant impacts.

Pursuant to CEQA, the discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of "environment"). Effects dismissed in the attached Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that would be scoped out of the focused EIR are listed below. See the attached Initial Study for supporting evidence.

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

ALTERNATIVES TO BE EVALUATED IN THE EIR

In accordance with the State CEQA Guidelines (14 CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the project that are capable of meeting most of the projects' objectives and that would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No Project Alternative and will also identify the environmentally superior alternative.

DOCUMENTS AVAILABLE FOR PUBLIC REVIEW

The NOP and Initial Study are available for public review at the following three locations:

Napa County Planning, Building, and
Environmental Services Department
1195 Third Street, Suite 210
Napa, California

Napa Main Library
580 Coombs Street
Napa, California

Yountville Library
6516 Washington Street
Yountville, California

The NOP and Initial Study are also available for public review online at:
<http://www.countyofnapa.org/cdspdprojects/>.

PROVIDING COMMENTS

Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on **July 17, 2017**. Please send all comments to:

Napa County Planning, Building, and Environmental Services Department
Attention: Dana Ayers
1195 Third Street, Suite 210
Napa, CA 94559
Telephone: (707) 253-4388
Fax: (707) 299-4320
Email: Dana.Ayers@countyofnapa.org

Agencies that will need to use the EIR when considering permits or other approvals for the project should provide the name, phone number, and email address of the appropriate contact person at the agency. Comments provided by email should include "Oak Knoll Hotel Project NOP Scoping Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in late-2017.

PUBLIC SCOPING MEETING

The County will hold a public scoping meeting to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location are as follows:

Monday, June 26, 2017 at 10:00 a.m.
Napa County Administration Building
Third Floor Board Chamber
1195 Third Street
Napa, CA 94559

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. Assistive listening devices are available for the hearing impaired from the Clerk of the Board; please call (707) 253-4580 for assistance. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Board with 48-hour notice by calling (707) 253-4417.