



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OAK KNOLL HOTEL PROJECT (STATE CLEARINGHOUSE # 2017062038)

Date: June 22, 2018
To: Agencies and Interested Parties
From: Napa County Planning, Building, and Environmental Services Department

The Napa County Planning Division has completed a draft environmental impact report (DEIR) analyzing the potential environmental impacts of the proposed Oak Knoll Hotel Project, which consists of demolition of existing vacant commercial structures, and construction and operation of a new 50-room resort hotel, 100-seat restaurant, and 1,280-square foot retail space on a 3.54-acre parcel located at 5091 Solano Avenue in unincorporated Napa County. The DEIR has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 *et seq.*) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 *et seq.*).

PROJECT LOCATION

The property that is the subject of this application is a 3.54-acre parcel located at 5091 Solano Avenue, north of the city limits of Napa and approximately three miles south of the town of Yountville, in unincorporated Napa County. The property has been assigned Assessor's Parcel No. 035-031-009 and is owned by Oak Knoll Resort, LLC (the applicant). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The project site includes pavement, trees, and seven structures totaling 35,080 square feet (sf). Previous uses on the site have included a hot air balloon company, a garden store, residential uses, an antique store, and a restaurant and bar. The structures have been vacant since 2007. The site is topographically flat and includes vehicle access to Solano Avenue and West Oak Knoll Avenue.

Vineyards are located to the south and west of the site. Rural residences are located north of the project site, on the opposite side of West Oak Knoll Avenue, with the closest residence approximately 130 feet from the northwestern corner of the site. Solano Avenue and the Vine Trail border the eastern edge of the project site, with the Napa Wine Train tracks and State Route 29 (SR 29) further beyond.

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 1,280 sf retail space, which are described in summary in the following paragraphs. More detailed information about the proposed project can be read in Chapter 2 of the DEIR. Project construction is anticipated to be completed in approximately 18 months.

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 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 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 in two, three-story structures located near the center of the site.

The hotel would also include 1,100 sf for hotel reception and check-in, 1,280 sf for hotel lobby/lounge, a 1,500-sf fitness center, a 2,000 sf spa area, 1,050 sf for hotel administration, 1,180 sf for laundry facilities and linen closets, and 900 sf for storage and maintenance. These services and amenities would be housed in buildings near the center of the site.

Overall, the proposed hotel buildings would include approximately 29,010 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. Other surface improvements include a 109-stall parking lot, a vehicle entry court, and new landscaping along the perimeter of the site; landscaping would include at least 15 new trees to replace the trees proposed to be removed as part of site demolition.

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. The restaurant would include primary indoor and outdoor dining areas, as well as an indoor casual café area for a total of 100 seats between all three areas. The outdoor area would include a 1,500 sf outdoor dining patio.

The restaurant building is located in the southeastern corner of the project site and would be a single-story structure with a rooftop terrace for use by patrons of the facility. The restaurant building also includes the hotel lobby/lounge area.

The project includes one retail space with a floor area of 1,280 sf to be located in a stand-alone, single-story barn building. The retail space would be controlled and operated by the hotel and may be used as an art gallery.

The operations and maintenance of the 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 109 parking spaces for all employees and guests. The project includes 109 parking spaces.

The project would include an on-site wastewater treatment system that would treat all wastewater generated on the project site. All effluent would be treated to meet Title 22 recycled water requirements. The majority of the treated effluent would be reused in landscaping irrigation and sanitary fixtures. Treated effluent that is not used for landscape irrigation or sanitary fixtures would be dispersed via a leachfield under the parking area. The wastewater treatment system would include an above-ground operator's shed, but most 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 suppression and irrigation.

SIGNIFICANT ENVIRONMENTAL IMPACTS

The analysis in the DEIR explains that the proposed project would have potential environmental impacts in the areas of aesthetics, biological resources, cultural and tribal cultural resources, noise, and traffic and transportation. Potential environmental impacts within these areas would be reduced to a less-than-significant level with mitigation, as further described in the DEIR.

DOCUMENT AVAILABILITY

Paper copies of the DEIR are available for public review at the following locations:

Napa County Planning, Building, and
Environmental Services Department
1195 Third Street, 2nd Floor, Suite 210

Napa Main Library
580 Coombs Street
Napa, CA

Yountville Library
6516 Washington Street
Yountville, CA

The Draft EIR is also available for public review online at:
<https://www.countyofnapa.org/806/Oak-Knoll-Hotel>.

PROVIDING COMMENTS

The public comment period for the DEIR begins on June 22, 2018, and closes on August 6, 2018. Please submit written comments on the DEIR in person, by first class mail, facsimile or email to:

Napa County Planning, Building and Environmental Services Department
1195 Third Street, 2nd Floor, Suite 210
Napa, CA 94559
Attention: Dana Ayers, Project Planner

Telephone: (707) 253-4388 Fax: (707) 299-4320
Email: dana.ayers@countyofnapa.org

All comments must be received by the Planning, Building and Environmental Services Department no later than 4:00 p.m. on August 6, 2018. Comments provided by email should include "Oak Knoll Hotel Project DEIR Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

PUBLIC HEARING

The Napa County Planning Commission will conduct a public hearing during the comment period to receive verbal input from agencies and the public on the DEIR. The meeting time and location are as follows:

July 11, 2018, at 9:00 a.m.
Board of Supervisors' Room
1195 Third Street, 3rd Floor
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. For more information, please contact Dana Ayers (at the contact information above) at least 48 hours before the meeting.