



A Tradition of Stewardship
A Commitment to Service

Napa County Board of Supervisors

Inn at the Abbey Proposed Development Agreement Terms

P19-00038-MOD

May 21, 2024



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Overview of Use Permit Major Modification; P13-00038

P19-00038-MOD (The Inn at the Abbey) is a Use Permit Major Modification which seeks approval to demolish three existing buildings and redevelop the site with a 79-room hotel, retail and hotel lounge space, a spa with treatment rooms, a main pool and a small plunge pool, an underground parking garage, a rooftop terrace, a fitness room, an outdoor lawn and gathering space, back-of-house uses, and on-site employee housing.

Application Submitted: February 2019

Notice of Preparation of an Environmental Impact Report issued: July 21, 2020

Planning Commission EIR Scoping Session: August 5, 2020





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Overview of Use Permit Major Modification; P13-00038

The 15-acre project is located across six parcels, one half mile north of the City of St. Helena at Lodi Lane and SR-29.

3 of the 6 parcels are either fully or partially zoned Commercial Limited (CL).

Properties are identified as parcels subject to General Plan policy AG/LU-45 (continued or expanded commercial activities on the commercial zoned portions will not be detrimental to Agriculture, Watershed or Open Space policies of General Plan)





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Proposed Developer Agreement Terms

Applicant proposed terms

1. **Onsite, affordable housing units for employees:** Existing six market rate units to be deed restricted affordable for employees. Provides new affordable housing stock and reduces VMT. Adds affordable units for County's next RHNA cycle. Restriction of rental rates to affordable levels represents a decrease in rental income of approximately \$3.44 million over twenty years.
2. **New Residential Units:** Prior to occupancy of the hotel, Owner will cause to construct and/or commit to deliver five new dwelling units in Napa County to be occupied by employees who work for owner or owner's affiliates. Units may be funded by Owner, funded/constructed in partnership with housing developers, non-profit organizations, and/or constructed by Owner on its properties. Should Owner constructed units be rented to outside tenants Owner agrees to maintain rents at moderate income limits (as defined by California Department of Housing and Community Development) for a period of 25 years.
3. **Graywater Reclamation and Water Conservation:** Project graywater will be recycled and reused. The project reduces groundwater use over existing entitled uses through a costly but proven effective water treatment and reclamation system. Resort buildings will be plumbed to capture, treat, and reuse treated greywater. Groundwater use shall be reduced by 20% over existing entitlements. Excess treated graywater may be made available for irrigation use on adjacent properties subject to County approval and willingness of nearby properties to accept and use reclaimed water.



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Proposed Developer Agreement Terms

Applicant proposed terms (Continued):

4. **Lodi Lane/Hwy 29 At-grade Crossing Enhancement:** The Project will include an at-grade street crossing enhancement to the existing Vine Trail crossing to increase pedestrian, bicycle, and on-site operational safety and traffic calming. The project will include construction of an enhanced crossing as depicted in the Crossing Exhibit Concept Plan (attached), as modified to meet County and Caltrans requirements. The project may also include other traffic calming measures (such as a rumble strip/speed table, and/or signage) along Lodi Lane to reduce traffic speeds and increase driver awareness. The benefit of these enhancements extends beyond resort guests and employees to thousands of Vine Trail users.
5. **Participation in GSA Pilot Program:** Owner will install two Tule sensors, or similar evapotranspiration sensors, at Owner's property within the Napa River Subbasin. Data from these sensors will be shared with the Napa County Groundwater Sustainability Agency (GSA). Locations of the sensors to be determined by Owner in coordination with GSA.
6. **Establish a Lodi Lane Area Fire Safe Council:** The Lodi Lane neighborhood is north of St. Helena and currently lacks a dedicated Fire Wise Council and is a disconnected part of the broader Napa Valley Fire Wise Council. Owner will use their best efforts to establish the Council or expand the boundaries and representation of an existing council which may include funding the organizational startup costs, providing meeting space, and administrative support to form a local Fire Wise Council.
7. **Private Fire Truck:** Owner will station a type 6 fire truck at the property. During the 2020 fires, Owner's private fire crews assisted CalFire to fight wildfires in the Lodi Lane area. Staging a private fire truck at the property facilitates future private firefighting resources.



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Proposed Developer Agreement Terms

Applicant proposed terms (Continued):

8. Sustainability Measures:

- a. **LEED Gold:** Project will be designed and constructed to a minimum LEED Gold Standard. LEED is a points-based system with four tiers (basic certification, Silver Gold, and Platinum). Points are scored for a hotel's different sustainability measures with total points determining the tier achieved.
- b. **EV Charging Stations:** Owner will install 150% of the number of electric vehicle charging stations required by the building code. Under current design and building code requirements, the 150% commitment equals 15 charging stations.
- c. **No Vineyard Removal:** Project removes no vineyard. Existing vineyard is certified organic.
- d. **Air Quality Monitoring Station:** Owner will install and maintain an air quality monitoring sensor. Data from the sensor will be provided to the public (e.g. Purple Air) so that the community has added data on air quality in the area.

- 9. **Vine Trail/Shelter Easements/E-Bike Charging Station:** During processing of this project application, Owner has contributed easements for Vine Trail and trail rest shelter without receiving compensation. Due to timing of Vine Trail grant process, Vine Trail asked Owner to grant these easements prior to receiving approval of the project. Owner also will incorporate e-bike charging into site plan. This e-bike charging station will be available to the public using the Vine Trail.



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Applicant proposed procedural terms and clarifications:

- 1) Owner may modify site plan, parking, and building locations so long as total square footage, space count, and room count are not increased beyond what was approved as confirmed by PBES Director.
- 2) Owner continues to use the amount of established/vested parking area documented in approved use permit P12-00359-VMM on AW zoned parcel as shared parking for north and south parcel without intensification of use.
- 3) Owner continues use of south parcel with historic/vested wastewater treatment system on AW lands for all south parcel uses (employee housing and commercial uses).



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Requested Action

- Today's administrative hearing is not to review and consider the Applicant's Use Permit Major Modification Application or the environmental analysis in the forthcoming EIR.
- Staff seeks direction from the Board on the applicant's proposed Development Agreement Terms.
- Direction to Staff in preparing material terms for the Draft Development Agreement does not obligate the Board to approve the Development Agreement at a later time.
- Direction to Staff on material terms will allow Staff to complete the project's environmental analysis.
- Future hearings on this project will include:
 - Planning Commission hearing on the Draft Environmental Impact Report.
 - Planning Commission hearing on recommendations to the Board.
 - BOS hearing on the Use Permit Major Modification, certification of a Final EIR and proposed Development Agreement.