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Attachment D Conditions of Approval

Inn at the Abbey Use Permit Major Modification (P19-00038-MOD) and
Development Agreement
Planning Commission Hearing Date March 4, 2026

**BOARD OF SUPERVISORS HEARING – APRIL 28, 2026
RECOMMENDED CONDITIONS OF APPROVAL**

**Inn at the Abbey
Use Permit Major Modification Application P19-00038-MOD
3010 North Saint Helena Highway, Saint Helena, CA 94574
APN #022-130-023, -024, -027, -028, 022-220-028, -029**

This Permit encompasses and shall be limited to the project commonly known as ***Inn at the Abbey, located at 3010 North Saint Helena Highway***. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the Permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and replaces the terms of Use Permit No. 76-65 and subsequent modifications and shall be limited to:

- 1.1 Development and operation of a boutique hotel across the “North Parcel” (APN’s 022-130-027, -028, -023 and -024) and the “South Parcel” (APN’s 022-220-028 and -029), totaling 78,500 sq. ft. in new construction and 12,900 sq. ft. of interior renovation, inclusive of the following;
 - a. North Parcel
 - i. Construction of a 55,500 sq. ft. hotel structure including 50 guest rooms totaling 21,450 sq. ft. The remaining 33,550 sq. ft. of conditioned space includes a 4,300 sq. ft. spa, 2,150 sq. ft. of retail, a 4,050 sq. ft rooftop terrace/public space and 23,550 sq. ft of back-of-house/mechanical uses;
 1. Rooftop terrace operating hours shall be limited to: 7:00 a.m. to 10:00 p.m.
 - ii. Renovation of 12,900 sq. ft. within an existing 21,225 sq. ft. structure (Stone Building) including a 3,500 sq. ft. hotel lobby, 1,000 sq. ft. of retail, a 900 sq. ft café, 3,700 sq. ft. of conference/meeting/wine uses and 3,800 sq. ft. of back-of-house/circulation uses;
 - iii. Unconditioned areas including an approximately 17,800 sq. ft. arrival/valet courtyard, approximately 13,100 sq. ft. outdoor pool area, approximately 6,700 sq. ft. of outdoor lounge areas,

- landscaping and an underground parking garage with 54 parking spaces
- iv. 141 surface parking spaces with ADA parking, consistent with the California Building Code;
- v. 14 bicycle parking stalls (including six (6) that are covered);
- vi. Modification to the existing public water system;
- vii. Winery process wastewater improvements;
- viii. Demolition of an existing "Brava Terrace" restaurant building; and
- ix. Removal of 73 trees (primarily non-native landscaping, but including several Oak trees), with a 2:1 replacement or habitat preservation for all removed Oak trees.

b. South Parcel

- i. Construction of a 11,150 sq. ft. hotel structure including 11 guest rooms totaling 4,600 sq. ft. The remaining 6,550 sq. ft. of conditioned space includes kitchen/library and back-of-house/mechanical/circulation uses;
- ii. Construction of a 7,500 sq. ft. hotel barn structure including 12 guest rooms totaling 5,100 sq. ft. The remaining 2,400 sq. ft. of conditioned space includes back-of house/mechanical uses;
- iii. Construction of two (2) bungalow structures including six (6) guest rooms totaling 4,000 sq. ft.;
- iv. Construction of a 350 sq. ft. fitness studio structure;
- v. Unconditioned areas including an approximately 4,600 sq. ft. outdoor pool area, approximately 1,700 sq. ft. of outdoor patios, approximately 5,700 sq. ft. of outdoor lounge area, approximately 1,300 sq. ft. lawn, and landscaped areas;
 - 1. Lawn operating hours shall be limited to 11:00 a.m. to 10:00 p.m.
- vi. Eight (8) surface parking spaces with access to ADA parking, consistent with the California Building Code;
- vii. Four (4) bicycle parking stalls;
- viii. Integration of the South Parcel hotel development and existing six (6) residential dwelling units with the North Parcel public water system;
- ix. Construction of a greywater system;
- x. Construction of a one-way looped driveway;
- xi. Recordation of a Deed Restriction on the six (6) existing on-site dwelling units to be used for employee housing as set forth In Condition of Approval (COA) No.4.12.j;
- xii. Demolition of an existing commercial building (retail wine shop and art gallery) and a five (5) room motel; and
- xiii. Removal of 24 trees (primarily non-native landscaping, but including several Oak trees), with a 2:1 replacement or habitat preservation for all removed Oak trees.

The hotel shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the Permittee to communicate the requirements of these conditions and mitigations (if any) to all

designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the Permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or Permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the Permittee's contractors, employees, and/or guests are the responsibility of the Permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the Permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the project:

4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]

4.2 AMPLIFIED MUSIC [RESERVED]

4.3 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 p.m. to 6:00 p.m. weekdays; 12:00 p.m. to 2:00 p.m. Saturdays; and 12:00 p.m. to 2:00 p.m. Sundays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING [RESERVED]

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The Permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized events accessory to activities allowed per COA No.1.0 above.

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the pools and all water features shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The Permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.
- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.9 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated February 18, 2026.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated February 17, 2026.
- c. Department of Public Works operational conditions as stated in their Memorandum dated February 3, 2020, and as revised February 19, 2026.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated February 17, 2025.

The determination as to whether or not the Permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Groundwater Management – The project shall be limited to an aggregated maximum of 8.62 af/yr of groundwater for all water consuming activities utilizing wells on the project parcels. A Groundwater Demand Management Program shall be developed and implemented for the project as outlined in COA 6.16(a) below.

In the event that changed circumstances or significant new information provides substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the Permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

- b. Total wastewater flows to the existing dispersal field on AW-zoned areas of the South Parcel shall not exceed 2,485 gallons per day.
- c. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects by the Permittee, shall be implemented and evidence of implementation shall be provided to staff upon request.
- d. Ongoing Maintenance of Historical Resources - The Permittee shall keep in good repair all exterior portions of the Stone Building. The maintenance of historical resources is necessary to prevent deterioration and decay of any exterior portion. Furthermore, all interior elements, features, and spaces that directly affect the exterior portions of the historical resources shall also be kept in good repair.
- e. The location of visitor parking areas, truck loading zone areas, and traffic control (if any) shall be identified with signage.

Employee and guest parking shall be limited to approved parking spaces only and shall not occur along access routes or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads. Temporary overflow parking in support of commercial activity at the property shall not occur on any parcel zoned Agricultural Watershed (AW).

- f. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings except for the interior lounge space of the North Parcel rooftop terrace.
- g. Notwithstanding the allowance for room service from the restaurant to overnight guests of the hotel on the premises, service of meals solely for takeout and consumption off-site shall not occur from the North Parcel rooftop terrace kitchen and cafe and/or the South Parcel Kitchen.
- h. The North Parcel rooftop terrace, pool and spa and the South Parcel pool and fitness structure shall be solely for use by overnight, transient resident guests of the hotel. Access to these facilities shall be by key card, door code or other secured entry and limited to overnight hotel guests and hotel employees.
- i. Except as provided within condition of approval 4.12(b), all activities within the Agriculture Watershed (AW) zoning district portions of the project parcels shall conform with allowed uses within the AW zoning district.
- j. On-site Employee Housing. The six (6) existing residential dwelling units on APN 022-220-029 shall be renovated, deed restricted to affordable levels, and rented only to employees of the project. The Permittee shall submit documentation demonstrating eligible employees reside in the units on request by the county. Prior to issuance of a final certificate of occupancy for the project, the Permittee shall execute and record in the

county recorder's office a deed restriction in substantially the same form as contained in Exhibit F of the Development Agreement. (Development Agreement Section 11.1)

- k. Off-Site Housing. Prior to issuance of a final certificate of occupancy for the project, Permittee shall cause to construct and/or commit to deliver five (5) new residential units in Napa County (the "Off-Site Units") that may be occupied by employees of the project, employees of Permittee's affiliated companies, or outside tenants. Construction of the Off-Site Units shall be in lieu of any and all Housing Fees that would otherwise be imposed on the project, and the Permittee shall not be required to pay Housing Fees to develop the project. The Off-Site Units shall be subject to a deed restriction or equivalent restriction requiring any rental to outside tenants be with rents affordable to moderate income levels as defined by the California Department of Housing and Community Development. This restriction shall be in a form mutually agreeable to the Parties and shall have a term of at least 40 years. (Development Agreement Section 11.2)

- l. Sustainability Measures. The project shall include the following sustainability measures:

- i. Recycling and reuse of graywater. Permittee shall offer excess treated graywater to adjacent property owners for irrigation. Conveyance of reclaimed water to adjacent properties shall be subject to County approval and the willingness of nearby property owners to connect to the Property's system conveying reclaimed water.
- ii. The project shall be designed and constructed to a minimum LEED Gold standard.
- iii. Notwithstanding COA 6.13(h), the project shall provide 150% of the number of electric vehicle charging stations required by the Construction Codes (as defined in Section 7.1.4 of the Development Agreement) in effect at the time the project is constructed.
- iv. The project will include an e-bike charging station that will be available to both hotel guests and public users of the Vine Trail.
- v. The project shall not remove and convert existing vineyard on the Property to another use. Permittee management and farming of the existing vineyard remains within Permittee's sole discretion.
- vi. Prior to issuance of a final certificate of occupancy, Permittee shall install an air quality monitoring sensor to provide data to an online platform that communicates air quality information to the public.
(Development Agreement Section 11.7)

4.13 PREVIOUS CONDITIONS

The Permittee shall comply with the following previous conditions of approval for the project as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent conditions shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The Permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated February 18, 2026.
- b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated February 17, 2026.
- c. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated February 3, 2020 and revised February 19, 2026.
- d. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated February 17, 2026.

The determination as to whether or not the Permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto.

- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The Permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the Permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and

shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.
- e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The Permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or be made virtually invisible from the subject roadway.

6.7 MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.
- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation

valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

- c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.
- d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.10 HISTORIC RESOURCES

All permitted work performed on any historic resources shall follow the latest edition of the Secretary of Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards). Written verification that such work meets the Standards shall be submitted by a qualified historic architect for review and approval by the PBES Department prior to issuance of any grading or building permit.

6.11 DEMOLITION ACTIVITIES

- a. Final demolition plans of the North Parcel restaurant and South Parcel retail wine shop, art gallery and five-room motel shall be submitted for building permit issuance, prior to demotion. The demolition permit application shall include a site plan, prepared by a qualified professional, that denotes streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within established stream setbacks unless specifically approved as part of this permit in COA No.1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction

fencing shall be placed at the stream setback line to prevent unauthorized encroachments.

b. **[RESERVED]**

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.13 PERMIT PREREQUISITE MITIGATION MEASURES

The Permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Final EIR and Mitigation Monitoring and Reporting Program prepared for the project:

a. **BIO-1a: Protocol Level Surveys for Special-Status Plants.**

Prior to earth disturbing activities within oak woodland habitat on the North Parcel and undeveloped lands on the South Parcel, a qualified botanist shall conduct a rare plant survey of the construction disturbance area within the appropriate bloom period for Napa false indigo, narrow-anthered brodiaea, Colusa layia, and Napa bluecurls. Surveys and reporting shall be conducted following the current California Department of Fish and Wildlife (CDFW) protocol. In the absence of rare plants, no further mitigation is needed. If special-status plant species are found and plants cannot be avoided, Measure BIO-1b shall be implemented to avoid, minimize and compensate for rare plant impacts.

Method of Monitoring: Prior to earth disturbing activities the Permittee shall jointly submit to CDFW and Planning Division of PBES the results of the rare plant survey.

Lead Agency: PBES Department

Responsible Agency(ies): CDFW

b. **BIO-1b: Avoidance, Minimization, and Compensation for Impacts to Special-status Plants.**

If special-status plant populations are identified and cannot be avoided, the Permittee shall confer with CDFW to coordinate relocation of special-status plants. In advance of plant relocation, the Permittee shall prepare a Mitigation and Monitoring Plan (Plan) that describes the methods and specifies the success criteria and monitoring period for transplanted plants and related long-term protection and management of transplanted or planted individuals. The Plan shall be subject to review and approval by the PBES Department prior to the initiation of any project activities that will impact the special-status plant(s). The Plan shall include the following provisions:

1. Special-status plants that would be impacted by the project shall be relocated within suitable habitat on site. This can be done either through salvage and transplanting on-site or by collection and propagation of seeds or other vegetative material for on-site planting. Plant relocation shall be performed under the supervision of a qualified biologist.

2. The Plan shall detail relocation methods or appropriate replacement ratios and methods for implementation, success criteria, monitoring and reporting protocols, and contingency measures that shall be implemented if the initial mitigation fails. The Plan shall be developed in coordination with the PBES Department and appropriate agencies (depending upon plant listing status) prior to the start of earth disturbing activities. At a minimum, success criteria shall require mitigation areas to provide equal or better habitat and populations than the impacted area (e.g., at least 75% survival of transplanted, planted, or seeded individuals; minimal weeds within the planting area, and plants in fair or better condition at the completion of the restoration effort). Where appropriate, depending upon the target species, restoration efforts shall require maintenance of the restored areas, for example through irrigation, weeding, and replacement plantings when annual performance thresholds are not met.
3. If compensatory restoration or reintroduction of plants or seed is implemented, the Permittee shall maintain and monitor the relocation sites and/or restored areas for five (5) years following the completion of construction and restoration activities. The Permittee shall submit annual monitoring reports to the Planning Division of the PBES Department, at the completion of restoration. Monitoring reports shall include photo-documentation, planting specifications, a site layout map, descriptions of materials used, and justification for any deviations from the Plan. Success criteria for restored areas shall be identified in the Plan.

Method of Monitoring: Prior to relocation of special-status plants the applicant shall prepare and submit to the Planning Division of the PBES Department a Mitigation and Monitoring Plan that describes the methods and specifies the success criteria and monitoring period for transplanted plants and related long-term protection and management of transplanted or planted individuals. Submittal of the Plan to the PBES Department shall include documentation that the Permittee conferred with CDFW prior to preparing the Plan.

Lead Agency: PBES Department

Responsible Agency(ies): CDFW

- c. **BIO-2: Pre-construction Survey for Breeding Birds.**
For earth-disturbing activities commencing between February 1 and August 31, (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with potential to occur at the project site and experienced with conducting pre-construction nesting bird and raptor surveys as determined by the Napa County Planning Division) shall conduct pre-construction surveys for nesting birds and raptors, within all suitable habitat on the project site,

and all suitable nesting habitat within 500 feet of the project site. The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, or if there is a lapse in Project activities of seven (7) days or more during the nesting season surveys shall be repeated. A copy of the survey report shall be provided to the Napa County Planning Division and the CDFW prior to commencement of work.

In the event that the survey finds active nests, the qualified biologist shall determine adequate no-disturbance buffer distances from all active nests based on the species and in consultation with the County Planning Division and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW prior to initiation of Project activities.

All active nests shall be monitored during construction hours by a qualified biologist for the first week during project activities to ensure the established buffer distances are adequate to avoid disturbances to the nest. If the qualified biologist observes bird behavior that may indicate nest disturbance, the qualified biologist shall have the authority to immediately cease project activities. In this event, the qualified biologist shall consult with CDFW regarding larger buffer distances, and buffer zones shall be referenced accordingly, prior to resuming project activities. If larger buffer distances cannot be established, project activities shall be delayed until the nest is no longer active (i.e. the young have fledged the nest and can feed independently, or the nest fails due to natural causes), as determined by the qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to pre-construction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and are prohibited. Any act associated with flushing birds from project areas shall undergo consultation with the Napa County Planning Division, USFWS and/or CDFW prior to any activity that could disturb nesting birds.

Method of Monitoring: If earth-disturbing activities will commence between February 1 and August 31 a qualified biologist shall conduct a pre-construction nesting bird and raptor survey within 7 days of the start of activities and submit the results of the pre-construction survey to CDFW and Planning Division of PBES. Failure to begin earth disturbing activities within 7 days of the pre-construction survey or if there is a lapse of more than 7 days in earth-disturbing activities will result in a repeat of the survey.

Lead Agency: PBES Department

Responsible Agency(ies): CDFW, USFWS

d. **BIO-3: Roosting Bat Surveys**

At least 30 days prior to but no more than two (2) years before tree removal and building demolition, a qualified biologist shall conduct a pre-construction survey for special-status bats to characterize potential bat habitat and identify active roost sites within 100 feet of the project site. Should potential roosting habitat or active bat roosts be found in trees and/or structures to be removed under the project or within a 100-foot buffer zone from these areas, the following measures shall be implemented:

1. Removal of trees and structures with active roosts shall occur when bats are active, between March 1 and April 15 inclusive and between September 15 and October 15 inclusive. To the extent feasible, removal shall occur outside of bat maternity roosting season (April 15 to August 31 inclusive) and outside of the months of winter torpor (October 16 to February 28 inclusive).
2. If removing trees and structures during the periods when bats are active is not feasible and active bat roosts being used for maternity or hibernation purposes are found on or in the immediate vicinity of the project area where tree and structure removal is planned, a 100-foot no-disturbance buffer shall be established around these roost sites until the qualified biologist has determined that they are no longer active.
3. The qualified biologist shall be present during removal of trees and structures when active or potentially active bat roosts not being used for maternity or hibernation purposes are present. Trees and structures with active roosts shall be removed only when no rain is occurring and rain is not forecast to occur for three (3) days following removal of the roost, and when daytime temperatures are at least 50 degrees Fahrenheit.
4. Removal of trees with active or potentially active roost sites not being used for maternity or hibernation purposes shall follow a two-step removal process:
 - a. On the first day of tree removal and under the supervision of the qualified biologist, branches and limbs that do not contain cavities or fissures in which bats could roost shall be cut only using chainsaws or non-motorized equipment. Removal of the canopy makes the tree unappealing for bats to return that evening to roost.
 - b. On the following day and under the supervision of the qualified biologist, after confirmation that bats have not returned, the remainder of the tree may be removed, using either chain saws or other equipment (e.g., excavator or backhoe).

Structures that contain or are suspected to contain active bat roosts, but that are not being used for maternity or hibernation purposes, shall be dismantled under the supervision of the qualified biologist in the evening, after bats have emerged from the roost to forage. The structures shall be

partially dismantled to substantially change roost conditions, causing the bats to abandon and not return to the roost.

Method of Monitoring: At least 30 days prior to but no more than 2 years before tree removal and building demolition, a qualified biologist shall conduct a pre-construction survey for special-status bats to characterize potential bat habitat and identify active roost sites within 100 feet of the project site.

Lead Agency: PBES Department

Responsible Agency(ies): CDFW

e. **BIO-4: Mitigate for Oak Tree Removal.**

The Permittee shall mitigate impacts to oak trees by mitigating for removal of oak trees at a minimum 2:1 ratio either by replacing removed oak trees or permanent preservation of comparable habitat.

Method of Monitoring: In combination with building permit review the Permittee shall identify on submitted plan sets the locations of replaced oak trees or areas of permanent preservation. The location of replaced oak trees or preservation areas shall be informed by a qualified biologist or arborist. Plan sets shall include a removal-to-replacement/preservation ratio. If oak trees are planned for replacement the submittal shall include a preservation plan to ensure the survival of the oak trees to maturity.

Lead Agency: PBES Department

f. **CUL-1a: Cultural Resources Sensitivity Training Program**

The Permittee shall implement a cultural resources sensitivity training program for the project. Prior to any earth disturbing activity, all construction personnel shall be required to view a project-specific cultural resources awareness training presentation via recorded virtual presentation (PowerPoint) or in-person and on-site presentation provided by a Secretary of the Interior-qualified archaeologist. A Native American representative shall be invited to provide input and guidance on the training materials. The training shall include a description of the sensitivity of the project vicinity and information on how to identify the types of resources that may be encountered. The training shall also include the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, confidentiality of discoveries, and safety precautions to be taken when working with cultural resources monitors. Construction personnel shall view or attend the training presentation and Permittee shall retain documentation demonstrating attendance.

Method of Monitoring: Prior to conducting the Cultural Resource Sensitivity Training Program the Permittee shall contact the cultural resource departments of the Middletown Rancheria, Yocha Dehe Wintun Nation and Mishewal Wappo of Alexander Valley inviting a representative to provide input and guidance on the training materials. Evidence that the Permittee has contacted the above-mentioned tribes will be provided to the Planning Division of the PBES

Department prior to conducting the training. The Permittee shall retain documentation of construction personnel attendance and provide it to the Planning Division of the PBES department upon request.

Lead Agency: PBES Department

g. **GHG-1a: All-Electric Development with No Natural Gas Infrastructure.**

New development on the project site shall be designed and developed as all-electric development with no natural gas infrastructure.

Method of Monitoring: The Permittee shall demonstrate, during review of building permit plans, compliance with the mitigation measure for all new construction of the project.

Lead Agency: PBES Department

h. **GHG-1b: Electric Vehicle Charging Infrastructure Consistent with CALGreen Tier 2.**

Consistent with CALGreen 2022 Tier 2 requirements, a minimum of 55 percent of the total 203 parking spaces approved for the project shall be electric vehicle (EV) Ready spaces equipped with low power Level 2 EV charging receptacles. In addition, 20 percent of the total number of parking spaces shall be equipped with Level 2 EV chargers with at least 50 percent of the required EV chargers equipped with J1772 connectors.

Method of Monitoring: The Permittee shall demonstrate, during review of grading or building permit plans, compliance with the mitigation measure.

Lead Agency: PBES Department

i. **NOI-1: Construction Noise Control Measures.**

The Permittee or its contractors shall employ site-specific noise attenuation measures during all construction activities to reduce the generation of construction noise. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the Planning Division of the PBES Department prior to the issuance of a demolition and/or grading permit for the project. Measures specified in the Noise Control Plan and implemented during project construction shall include, at a minimum, the following noise control strategies:

1. Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).
2. Unnecessary idling of internal combustion engines shall be prohibited. The Permittee or its contractors shall enforce at a minimum the California Air Resources Board regulations that generally limit idling of commercial motor vehicles (including buses and trucks) within 100 feet of a school or residential area

for more than five (5) consecutive minutes or periods aggregating more than five (5) minutes in any one (1) hour.

3. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used where feasible.
4. Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
5. The Permittee or its contractors shall construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment so that the barrier achieves a minimum 5 dBA noise reduction between the noise source and receptor. and if The barrier shall be constructed in a manner that eliminates any cracks or gaps.
6. Construction staging areas shall be located away from the noise-sensitive receivers, where such locations are available.
7. The Permittee or its contractors shall erect a temporary noise control blanket barrier along surrounding building facades that face the construction sites. This mitigation shall only be necessary if the disturbance coordinator (see below) receives validated noise complaints which are irresolvable by proper scheduling.
8. The Permittee or its contractors shall locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
9. The Permittee or its contractors shall control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
10. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.

11. A detailed construction schedule and plan shall be prepared by the contractor for major noise generating construction activities². The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. A notice shall be sent by Permittee to neighbors within 1,000 feet at least 10 business days prior to major noise generating construction activities that includes the construction schedule.
12. A “disturbance coordinator” shall be designated who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. The disturbance coordinator’s telephone number shall be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule.

Method of Monitoring: Prior to the issuance of a grading or building permit the Permittee shall submit to the Planning Division of the PBES Department a Noise Control Plan and demonstrate compliance with the above noise control strategies.

Lead Agency: PBES Department

- j. **NOI-2: Operational Noise Performance Standards for Building Stationary Equipment.**
Before the issuance of any building permit, the Permittee shall ensure that all mechanical equipment is selected and designed to reduce impacts on surrounding uses to meet the performance standards of Section 8.16.070 of the Napa County Code to ensure that noise from stationary sources such as mechanical equipment is limited to 50 dBA and 75 dBA at the property lines of residential and industrial off-site (Napa County) receivers, respectively.

If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the County. Methods of achieving these standards include using low-noise-emitting HVAC equipment, locating HVAC and other mechanical equipment within a rooftop mechanical penthouse, and using shields and parapets to reduce noise levels to adjacent land uses.

An acoustical study shall be prepared during final building design to evaluate the potential noise generated by building mechanical equipment and to identify the necessary noise controls that are included in the design to meet the County’s requirements. A qualified acoustical consultant shall be retained by Permittee (at Permittee’s expense) to

² “Major noise generating construction activities” would primarily include demolition and grading which require the use of multiple, large off-road equipment.

review specific noise reduction measures for mechanical equipment. Reduction measures may include, but are not limited to a selection of equipment that emits low noise levels and/installation of noise barriers such as enclosures and parapet walls to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, such as the rooftop of the hotel buildings away from the building's edge nearest the single-family residences or in locations around the building facades facing away from the nearby receptors. The study shall be submitted to the Planning Division of the PBES Department for review and approval before the issuance of any building permit.

Method of Monitoring: Prior to the issuance of a building permit the Permittee shall submit to the Planning Division of the PBES Department the acoustical study.

Lead Agency: PBES

k. **NOI-3: Operational Noise Performance Standards for the Rooftop Terrace.**

The Permittee shall amend the design plans to include construction of a 5-foot barrier as indicated in Figure 13 of the Inn at the Abbey Environmental Noise and Vibration Assessment (Appendix K) to reduce noise levels from outdoor activities at the rooftop terrace. This would limit the noticeable increase in noise generated by indoor amplified sound that may occur within the interior lounge space that opens onto the exterior terrace. A 3-foot barrier shall be constructed around the perimeter of the rooftop terrace, and an extension of a 2-foot tall glass or plexiglass barrier on top of the barrier would reduce noise levels generated at the rooftop terrace by 5 dBA. Amplified music and amplified speech within the outdoor portion of the rooftop terrace shall be prohibited.

Method of Monitoring: The Permittee shall demonstrate, during review of building permit plans, compliance with the mitigation measure.

Lead Agency: PBES Department

l. **NOI-4: Operational Noise Performance Standards for the South Parcel Lawn.**

The Permittee shall amend the design plans to include construction of a 5-foot barrier as indicated in Figure 14 of the Inn at the Abbey Environmental Noise and Vibration Assessment (Appendix K) to reduce noise levels from outdoor activities at the South Parcel lawn. This would limit the noticeable increase in noise generated by occasional events at the outdoor activity space. The barrier shall have a minimum surface density of three lbs/ft² (e.g., one-inch thick marine-grade plywood, ½-inch laminated glass, concrete masonry units). The height of the barrier shall be measured from the pad elevation of the South Parcel lawn. Amplified music and amplified speech within the outdoor South Parcel lawn shall be prohibited.

Method of Monitoring: The Permittee shall demonstrate, during review of building permit plans, compliance with the mitigation measure.

Lead Agency: PBES Department

m. **TRA-1: Transportation Demand Management Program.**

Prior to issuance of building permits, the Permittee shall implement a Transportation Demand Management (TDM) Program for the project and shall submit the TDM Program to the Department of Public Works for review and approval. The TDM Program shall identify trip reduction strategies as well as mechanisms for funding and overseeing the delivery of trip reduction programs and strategies. The TDM Program shall be designed to achieve a 15 percent reduction compared to the unmitigated VMT estimated for the project.

The TDM Program shall contain the following:

1. The existing six (6) on-site housing units shall be deed restricted affordable for rental to employees of the project for the life of the project as set forth in COA No.4.12 (j).
2. As part of the visitor trip reduction measures, the Permittee shall provide at least ten (10) bicycles on-site as part of the guest amenities and provide maps illustrating bicycle routes to local tasting rooms, restaurants, and other destinations to encourage the use of on-site bicycles. The bicycles shall be kept under good maintenance and replaced as necessary throughout the life of the project. The TDM Program coordinator for the employee TDM program described below shall include on-site bicycle maintenance in the reporting requirements for the employee TDM Program.
3. The employee TDM program shall consist of the following:
 - i. **Education, Outreach, and Marketing:** The Permittee shall identify a TDM program coordinator whose duties shall include the following:
 - Create and distribute employee transportation information welcome packets;
 - Maintain and update a bulletin board or other physical source of transportation information;
 - Distribute Napa Bicycle Coalition maps;
 - Monitor bicycle facilities;
 - Promote the ride-matching program; and

- Market special events such as the Napa Valley Transportation Authority (NVRTA) "V-Commute Challenge" program.
- ii. **Carpool Incentives:** The Permittee shall provide an incentive of \$50 per month to employees who agree to carpool to work a minimum of 75 percent of the time. In addition, the Permittee shall reserve five (5) parking spaces immediately adjacent to the wine production building for use by carpool vehicles only. This program shall be offered to the existing employees as well as new employees of the hotel.
- iii. **Subsidized Transit Passes:** Employees wishing to use transit to reach the site shall be provided with a monthly pass for Vine Transit free of charge. Prior to issuance of a final certificate of occupancy, the Permittee shall also install a shelter and bench at the northbound transit stop near the project site along SR 29.
- iv. **Guaranteed Ride Home:** Employees shall be provided information about the V-Commute program offered by the NVRTA and would be encouraged to register for the service.
- v. **Bicycle Trip-end Facilities:** Showers and changing rooms shall be provided on-site to further encourage employees to ride their bicycles to and from work.

The employee TDM Program, shall be available for the first two years of project operation. After that time, the effectiveness of the program shall be reevaluated and modified, if needed, in coordination with Public Works Department staff. County staff shall determine future reporting requirements and intervals after the initial two-year TDM Program reevaluation (e.g., TDM Program evaluation every four years), and may enact corrective measures if necessary.

Method of Monitoring: Prior to issuance of building permits, the Permittee shall implement a TDM Program for the project and shall submit the TDM Program to the Department of Public Works for review and approval.

Lead Agency: Napa County Department of Public Works

- n. **TRA-2: Lodi Lane Crossing Improvement and Safety Improvements.**
The Permittee shall implement the following safety improvements:
 - 1. The at-grade crossing improvement proposed at Lodi Lane shall be constructed in accordance with the current Napa County Road and Street Standards and State Highway Design standards at the time of submittal of final design and shall be reviewed by the County and Caltrans staff and subject to approval by the Public Works Department prior to the issuance of a grading permit for the project.

2. The Permittee shall install a speed feedback sign on Silverado Trail in the northbound direction between the driveway to the Melka Estates Winery (2900 Silverado Trail) and the horizontal curve before Bournemouth Road. The exact location of the sign shall be coordinated with the Public Works Department staff prior to the issuance of a grading permit for the project.
3. To ensure that sight lines remain adequate, any landscaping within the vision triangles at the driveways on SR 29 or Lodi Lane shall be planted and maintained such as it is less than 3 feet more than 7 feet in height to maximize clear sight lines. An ongoing maintenance plan shall be submitted to and approved by the Public Works Department prior to the issuance of a grading permit for the project.
4. Prior to issuance of a final certificate of occupancy for the project, the Permittee shall install signage or other appropriate measures in the southbound direction on SR 29 that prohibits left-turns at Driveway 2 (as shown in the project's Traffic Impact Study, Appendix L). The signage shall be reviewed and approved by the Public Works Department and Caltrans and read "Freemark Abbey Winery and Resort Use Lodi Lane" or similar. All southbound left-turns into the project site shall occur via the existing left-turn lane at Lodi Lane. Additionally, the Permittee shall construct a mini pork-chop island or other similar features to delineate that only right-turns are allowed at Driveway 2 on SR 29.

Method of Monitoring: The Permittee shall demonstrate, during review of grading permit plans, compliance with the above measures.

Lead Agency: PBES Department, Napa County Department of Public Works

Responsible Agency(ies): Caltrans

6.14 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.15 FINAL MAPS **[RESERVED]**

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The Permittee shall install a meter on each well serving the project parcels (Alumbaugh Well, Vineyard Well and Abbey Well). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the hotel the Permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes

a plan for the location and the configuration of the installation of a meter on the three wells serving the project parcels.

2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. For the first twelve months of operation under this permit, the Permittee shall read the meters of the project wells at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through iv below, or if the Permittee fails to report, additional reviews and analysis and/or a corrective action program at the Permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
 - i. Annual aggregate groundwater usage for all wells on the project parcels shall not exceed 8.62 af/yr with the each of the three wells being further limited as follows:
 - ii. Annual groundwater usage for the Alumbaugh Well shall not exceed 3.18 af/yr.
 - iii. Annual groundwater usage for the Vineyard Well shall not exceed 2.04 af/yr.
 - iv. Annual groundwater usage for the Abbey Well shall not exceed 3.40 af/yr.
5. The Permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
6. At the completion of the reporting period per 6.16(a)(4) above, and so long as the water usage is within the maximum acre-feet per year as specified above for each well, the Permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the Permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

- b. In conjunction with well water meter installation and timing required in COA 6.16.a.4, prior to issuance of final certificate of occupancy for the project, the Permittee shall install a well pump flow restrictor or equivalent equipment on the Alumbaugh Well and the Permittee shall submit to the PBES Department a narrative providing information on how the device works, equipment specifications, and a maintenance and monitoring plan. The pump flow restrictor or equivalent equipment shall reduce the operational pumping rate of the Alumbaugh Well to less than 10 gpm.
- c. Utility plans submitted for Building Permit issuance shall clearly delineate City of St. Helena water service and demonstrate separation of City of St. Helena potable water service on the Southern Parcel from the North Parcel Public Water System.
- d. In the event that the existing water connection meter is inadequate and a larger meter is needed to serve the project, prior to Building Permit issuance, the Permittee shall provide the Planning Division of the PBES Department with verification that the City of St. Helena has approved the larger water connection meter.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

- a. **GRADING & SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.
- c. **AIR QUALITY [RESERVED]**
- d. **STORM WATER CONTROL**
The Permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING [RESERVED]

7.3 CONSTRUCTION NOISE **[RESERVED]**

7.4 CONSTRUCTION MITIGATION MEASURES

The Permittee shall comply with the following construction mitigation measures identified in the Certified Final Environmental Impact Report and Mitigation Monitoring and Reporting Program prepared for the project:

a. **AIR-1: Construction-Related Fugitive Dust Minimization**

During project construction, the construction contractor shall comply with the BAAQMD's current basic and enhanced best management practices for reducing construction emissions of fugitive PM10 and PM2.5. At a minimum, the construction contractor shall comply with the following measures:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12- inch layer of compacted wood chips, mulch or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD Air Pollution Complaints number shall also be included on the publicly visible signs to ensure compliance with applicable regulations.

10. Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
11. Prior to disturbance install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
12. Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
13. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
14. Minimize the amount of excavated material or waste materials stored at the site.
15. Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for 10 or more calendar days.

Method of Monitoring: The Permittee or construction contractor shall demonstrate compliance with the measures during site visit and inspection by County staff.

Monitored By: PBES Department

- b. **CUL-1b: Archaeological and Native American Monitoring.**
Monitoring shall be required according to the Cultural Resources Monitoring Plan (CRMP) prepared as part of the cultural resources survey and analysis completed for the project (Mattes, 2024). The CRMP is on-file with Napa County and the Permittee. An archaeological monitor and a Native American monitor shall be required during ground disturbing activities within 100 feet of pre-contact site P-28-000389. During the course of the monitoring, the archaeologist and Native American monitor may adjust the frequency—from continuous to intermittent or vice versa—of the monitoring based on the conditions and professional judgment regarding the potential to impact resources.

Method of Monitoring: Prior to earth disturbing activities the Permittee shall identify to the Planning Division of the PBES Department the archaeological monitor and Native American monitor who will be retained on site during earth disturbing activities within 100-feet of pre-contact site P-28-000389 and when the earth disturbing activities will approximately begin. If the monitors adjust the frequency of their monitoring the Permittee will contact the Planning Division of the PBES department to inform them of this change.

Lead Agency: PBES Department

Responsible Agency(ies): Culturally-affiliated Native American tribes

- c. **CUL-1c: Protocols for Inadvertent Discovery of Cultural Materials.**
If pre-contact or historic-era cultural materials are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt until a Secretary of the Interior-qualified archaeologist can assess the significance of the find. If found within California Department of Transportation (Caltrans) right-of-way, the Caltrans Office of Cultural Resource Studies (OCRS) shall be contacted, and a Caltrans staff archaeologist will evaluate the find. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammer stones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.

If it is determined, based on recommendations from a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American related), that the resource may qualify as a historical resource or unique archaeological resource, the resource shall be avoided, if feasible.

If avoidance is not feasible, the Permittee and Napa County shall work with a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American-related) to determine treatment measures to avoid, minimize, or mitigate any potential adverse effects to the resource. This shall include documentation of the resource and may include data recovery, if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource. Within Caltrans right-of-way, Caltrans shall review any potential data recovery plans.

Method of Monitoring: The Planning Division of the PBES Department shall be contacted in the event pre-contact or historic-era cultural materials are encountered by construction personnel during project implementation.

Lead Agency: PBES

Responsible Agency(ies): Culturally-affiliated Native American tribes, Caltrans

- d. **CUL-2: Inadvertent Discovery of Human Remains.**
If potential human remains are encountered, all work shall halt within 100 feet of the find and Napa County shall be contacted by on-site personnel. Napa County shall contact the Napa County coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the coroner determines the remains are Native American, the coroner shall contact the Native American Heritage Commission. As provided in Public Resources Code Section 5097.98, the Commission shall identify the person or persons believed most likely to

be descended from the deceased Native American. The most likely descendant shall make recommendations for means of treating, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98.

Method of Monitoring: The Planning Division of the PBES Department shall be contacted in the event potential human remains are encountered by on-site personnel during project implementation.

Lead Agency: PBES Department

Responsible Agency(ies): Culturally-affiliated Native American tribes, Caltrans

e. **GEO-1: Inadvertent Discovery of Paleontological Resources.**

If site contractors discover paleontological resources during ground-disturbing activities of the project, the Permittee and the Permittee's contractors shall halt work in that area and within 50 feet of the find and immediately contact a qualified paleontologist to evaluate the find. Construction activities may continue in other areas. If the discovery proves to be significant under Society of Vertebrate Paleontology criteria, additional work, such as fossil recovery excavation, may be warranted and would be discussed in consultation with the Permittee, Napa County, and/or any other relevant regulatory agency, as appropriate.

Method of Monitoring: The Planning Division of the PBES Department will be contacted in the event paleontological resources are encountered by site contractors during ground disturbing activities.

Lead Agency: PBES Department

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

- a. Prior to issuance of a final certificate of occupancy for the project, the Napa County Building Division and Planning Division shall conduct an onsite final inspection of the project's water utility distribution system to verify that City of St. Helena potable water service on the Northern Parcel is not connected to the South Parcel Public Water System.
- b. Fire Prevention Contribution. Permittee shall contribute a total of two hundred fifty thousand dollars (\$250,000.00) to Napa County for fuel reduction and management. The payment shall be made in five annual installments of fifty thousand dollars (\$50,000.00). The first installment shall be made upon issuance of a final certificate of occupancy or temporary certificate of occupancy (whichever occurs first) for the project, and the four subsequent payments shall be made on or before each anniversary of the final or temporary certificate of occupancy's issuance. (Development Agreement Section 11.5)

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES

8.1 TEMPORARY OCCUPANCY **[RESERVED]**

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the North Parcel restaurant and South Parcel retail wine shop, art gallery and five-room motel shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

- a. All required equipment shall be installed and all groundwater usage monitoring required in COA 4.12(a), 6.16(a) and 6.16(b) above shall commence at issuance of a final certificate of occupancy.
- b. Documentation of the Stone Building - The Permittee shall ensure that a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards thoroughly documents the Stone Building and associated landscaping and setting. Documentation shall include still photography and a written documentary record of the building to the National Park Service's standards of the Historic American Buildings Survey (HABS), including accurate scaled mapping, architectural descriptions, and black-and-white digital photography. The record shall be accompanied by a report containing site-specific history and appropriate contextual information relying as much as possible on previous documentation. Copies of the records shall be submitted to the Napa County Historical Society and the St. Helena Public Library.
- c. Prior to issuance of a final certificate of occupancy the Permittee will submit documentation demonstrating that the six (6) residential dwelling units on APN 022-220-029 are vacant or occupied by employees of the project.
- d. Prior to issuance of final certificate of occupancy, the Permittee construct a dedicated right-turn lane on Lodi Lane to SR 29 in conformance with the Napa County Road and Street Standards.
- e. GSA Pilot Program. Prior to issuance of final certificate of occupancy of the project, Permittee shall install two "Tule" sensors or similar evapotranspiration sensors, on Permittee's lands within the Napa River Subbasin. Data from these sensors shall be shared with the Napa County Groundwater Sustainability Agency (GSA). Exact location of the sensors shall be determined by Permittee in coordination with GSA staff. (Development Agreement Section 11.2)
- f. Lodi Lane Crossing Improvement. Prior to issuance of final certificate of occupancy, the Project shall include at-grade street crossing enhancement to the existing Vine Trail to increase pedestrian, bicycle, and on-site operational safety as depicted in the Crossing Improvements Concept Plan as contained as Exhibit G of the Development Agreement. The Crossing Improvements Concept Plan may be modified to meet County and Caltrans requirements and may include traffic calming measures (such as a rumble strip/speed table, and/or signage) along Lodi Lane to reduce traffic speeds and increase driver awareness. (Development Agreement Section 11.4)



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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Brian D. Bordona
Director

MEMORANDUM

To: Matt Ringel Planning Division	From: Alexei Belov, PE Engineering Division
Date: February 18, 2026	Re: P19-00038 Inn At The Abbey Technical Adequacy Conditions of Approval APN: 022-130-023; -024; -027; -028 022-220-028; -029

The Engineering Division ("Engineering") has reviewed the Use Permit Modification, P19-00038, for Inn at the Abbey located on assessor's parcel numbers listed above. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following:

TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the Water Availability Analysis (WAA) dated February, 2025, prepared by Paul Warnock, PE, of RSA+. The analysis has been evaluated based on information provided by the applicant, project location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The well identified as the "Alumbaugh Well" on APN 022-220-029 shall be equipped with a flow restrictor or similar equipment reducing the operational pumping capacity below 10 gallons per minute (gpm) and groundwater extraction from this well shall not exceed 3.40 AF/yr.
2. The well identified as the "Abbey Well" on APN 022-130-023 shall be limited to 3.40 AF/yr in total groundwater extraction.

3. The well identified as the "Vineyard Well" on APN 022-130-024 shall be limited to 2.04 AF/yr in total groundwater extraction.
4. The facility is designated as a discharger that discharges stormwater associated with industrial activity to Water of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provisions and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

SITE IMPROVEMENTS

5. Any roadway, access driveway, and parking areas, proposed new or reconstructed, shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for Commercial development at the time of Building/Grading Permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
6. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, and parking and driveways, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building and Environmental Services Department (PBES) prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the grading permit documents at the time of permit application. A plan check fee will apply.
7. Prior to issuance of a development permit (i.e. building permit and/or grading permit) the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance document, dated December 2014.
8. Prior to issuance of a development permit, as determined by the area of new or replaced impervious surfaces, the owner shall prepare and/or update a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
9. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

10. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
11. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
12. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runoff.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

13. Refuse areas shall be covered, graded, and paved to prevent run-on and runoff. Drains within a refuse area shall be connected to the sanitary waste system.
14. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

15. All necessary access, road, and parking improvements shall be constructed prior to Final Occupancy.
16. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.
17. An Operation and Maintenance agreement for any proposed stormwater treatment facilities shall be submitted and recorded prior to Final Occupancy.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Alexei Belov from Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at Alexei.Belov@countyofnapa.org.



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Brian D. Bordona
Director

MEMORANDUM

To: Matt Ringel, Project Planner	From: Kim Withrow, Environmental Health Supervisor <i>KDW</i>
Date: February 16, 2026	Re: Inn at the Abbey APN 022-220-028, -029, 022-130-023, -024, -027, and -028 File #P19-00038

Environmental Health staff has reviewed an application requesting approval to modify an approved use permit to accommodate the development of a boutique hotel and related improvements as described and depicted in application materials. Please incorporate the following conditions if the project is approved:

Prior to building permit issuance:

1. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the alteration to the combined wastewater management system (CWMS). Before a building permit is issued for any structure authorized by this entitlement, this Division must receive notice from Regional Water Quality Control Board staff that they have approved plans to discharge wastewater from the new hotel to the CWMS.
2. An inspection of the existing onsite wastewater treatment system located on 022-220-028, south parcel, must be conducted by a licensed sewage contractor. The findings report on a form approved by this Division, must be submitted for review and approval prior to issuance of a building permit for any structure that will be connected to this system. All deficiencies noted in the report must be corrected prior to final occupancy, a construction permit must be obtained if required. An annual operating permit will be required for this system and all monitoring must be completed as required.
3. Plans for the proposed sanitary wastewater and greywater treatment system improvements and/or demolition identified in the Wastewater Feasibility Report dated February 2020, shall be submitted for review and approval directly to this Division. No building clearance (or issuance of a building permit) for any structure that generates wastewater/greywater to be treated and disposed of by these system(s) will be approved until such plans are approved by this Division. Permits to construct the proposed wastewater and greywater system improvements must be secured from this Division

prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system(s).

4. A Notice of Intent and technical report shall be submit to the Regional Water Quality Control Board for the process wastewater treatment and reuse system. Plans shall also be submitted to this Division. A permit to construct the proposed process wastewater improvements must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system(s).
5. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. Annual food permit(s) will be required.
6. The water supply and related components must continue to comply with the California Safe Drinking Water Act and Related Laws. The consolidation of the two water systems into one will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
7. Since the proposed water system is to be installed (or exists) on separate parcels from the facility's served, an agreement to grant a water easement or an approved water easement must be filed with this Division prior to approval of a building permit.
8. All well(s) not in use or not intended to be used must be destroyed under permit(s) issued to a licensed well drilling contractor. Specifically, the old well on south parcel, 022-220-029, has been determined to be abandoned. This well must be destroyed under permit issued by this Division. Wells must be maintained in accordance with Napa County Code (NDD) Chapter 13.12 and more specifically may not be considered abandoned per NCC Section 13.12.460
9. Complete plans for the swimming pool(s) and/or spa(s) must be submitted to this Division for review and approval prior to approval of building permits. Annual pool permit(s) will be required.
10. Adequate area must be provided for collection of compostables and recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

During construction and prior to final occupancy:

11. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
12. The operator/applicant shall apply for annual operating permits for the conventional onsite wastewater treatment system, the greywater system, the swimming pool(s) and spa(s), and the food facility(s) prior to this Division granting final occupancy.

Upon final occupancy and thereafter:

13. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
14. The operator/applicant shall maintain regular monitoring of the greywater system, conventional onsite wastewater treatment system, swimming pool, and drinking water system as required by this Division which includes submitting monitoring reports as required by each type of facility regulated.
15. The use of the absorption field/drain field/greywater reuse areas shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in these areas include equipment storage, traffic, parking, pavement, livestock, etc.
16. All diatomaceous earth/bentonite must be disposed of in an approved manner.
17. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.



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Department of Public Works

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Steven Lederer
Director

MEMORANDUM

To:	PBES Staff	From:	Ahsan Kazmi, P. E. Senior Traffic Engineer
Dated:	February 3, 2020	Re:	Inn at the Abbey (P19-00038)
Modified:	August 26, 2024		Updated Conditions of Approval
Updated:	February 19, 2026		

This modified conditions of approval memorandum by the Department of Public Works (DPW) is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit Application # P19-00038 for the Inn at the Abbey project, located at 3010 North St. Helena Highway, St. Helena, California.

In preparation of this memorandum, the following documents were reviewed:

- Letter of Incomplete Application Status; April 15, 2019.
- Memorandum from DPW to PBES Staff, dated: May 8, 2019.
- Response to County comments on the Draft Traffic Impact Study for the Inn at the Abbey from W-Trans to Jackson Family Wines.
- Revised Traffic Impact Study Report dated August 16, 2019.
- Summary of Request for a Planned Hotel at Inn at the Abbey revised March 2022.
- Revised Memorandum of Assumptions for the Vehicle Miles Traveled Analysis for the Inn at the Abbey Environmental Impact Report dated March 28, 2024.
- Proposed Terms of Development Agreement for the Inn at the Abbey dated May 21, 2024.
- Revised Memorandum of Assumptions for the Vehicle Miles Traveled Analysis for the Inn at the Abbey Environmental Impact Report dated March 28, 2024 by W-Trans.
- Revised Memorandum of Assumptions for the Vehicle Miles Traveled Analysis for the Inn at the Abbey Environmental Impact Report dated February 28, 2024 by W-Trans.

Following a comprehensive review of the referenced documents and the methodology utilized in the preparation of the Traffic Impact Study (TIS), the Department of Public Works has established the following Conditions of Approval for Use Permit Application No. P19-00038. All conditions shall be satisfied prior to issuance of an occupancy permit:

1. To address the project's impact on the Lodi Lane approach to SR 29, the applicant shall construct a dedicated right-turn lane on Lodi Lane at SR 29 in accordance with the Napa County Road and Street Standards (NC-RSS).
2. The applicant/permittee shall coordinate with Caltrans on installation of directional signs in the southbound direction on SR 29 to prohibit left turns into Project Driveway 2. All project access in the southbound direction shall occur via Lodi Lane.

3. The applicant/permittee shall construct a mini-pork chop, or other suitable physical barrier, to delineate right turns only are allowed at Project Driveway 2. Additional on-site signage shall be added to properly direct the right-turn movement only.
4. The applicant/permittee shall contribute a fair-share fee or construct a Class II bike lane on SR 29 and a Class I trail parallel to SR 29 for adjacent to the project.
5. The applicant/permittee shall install two vehicle speed feedback display signs along with two stationary speed limit signs on Lodi Lane in the eastbound and westbound directions. Location, design and details shall be reviewed and approved by the County through the Encroachment Permit process.
6. The applicant/permittee shall install a transit shelter and bench at the existing northbound transit stop along the property frontage with SR 29.
7. The applicant/permittee shall submit a Final TDM Plan that will include measures to reduce VMT, prior to issuance of a Building and Occupancy Permit. The measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities. Implementation and monitoring shall be included in the Final TDM Plan.

Updated February 19, 2026: A revised Memorandum of Assumptions for the Vehicle Miles Traveled (VMT) Analysis for the Inn at the Abbey Environmental Impact Report (EIR), dated March 28, 2024 and prepared by W-Trans, was submitted to DPW for review and approval.

In response, DPW issued a memorandum to PBES staff dated April 23, 2024, stating that the revised EIR addressed all comments on the February 28, 2024 analysis. Based on our review of the submitted materials, the VMT analysis was found acceptable, and no further comments were provided.

8. The project shall include at-grade street crossing enhancement to the existing Vine Trail to increase pedestrian, bicycle, and on-site operational safety as depicted in the Crossing Improvements Concept Plan Exhibit G. The Crossing Improvements Concept Plan may be modified to meet County and Caltrans requirements and may include traffic calming measures (such as a rumble strip/speed table, and/or signage) along Lodi Lane to reduce traffic speeds and increase driver awareness.
9. The applicant/permittee shall install 150% of the number of electric vehicles charging stations required by the building code. Under current design and building code requirements, the 150% commitment equals 15 charging stations.
10. The applicant/permittee shall install electric bike charging stations to incorporate e-bike charging into site plan. This e-bike charging station will be available to the public using the Vine Trail.
11. Landscaping at the project driveway shall be maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 4 feet in height up kept once the tree is established.

-
12. An encroachment permit will be required for any improvements in the County's Right-of-Way. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. Any improvements located on Caltrans Right-of-Way will require a separate coordination and permitting process.

Please contact me at SyedAhsan.Kazmi@countyofnapa.org or call (707) 259-8370 if you have questions or need additional information related to this condition of approval memorandum.



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**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	2/17/2026
FROM:	Jason Downs, Fire Marshal	PERMIT #	P19-00038
SUBJECT:	Inn at the Abby	APN:	022-130-020-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-referenced project. The project is approved as submitted subject to the following Conditions of Approval:

GENERAL CONDITIONS

1. All construction and use of the facility shall comply with all applicable codes, standards, regulations, and ordinances in effect at the time of Building Permit issuance, including the 2025 California Fire Code (CFC) as adopted and amended by Napa County.
2. Beneficial occupancy shall not be granted until all required fire and life safety systems and features have been installed, tested, inspected, and approved by the Napa County Fire Marshal's Office.
3. An approved water supply for fire protection shall be installed and made serviceable prior to the arrival of combustible materials on site in accordance with 2025 CFC Section 3312. All underground fire lines, fire pumps, and water storage tanks shall be submitted under a separate permit from the building or civil plans.
4. Where required by 2025 CFC Section 105, separate construction and/or operational permits shall be obtained as applicable. Separate permits may be required for, but are not limited to:
 - Automatic fire-extinguishing systems
 - Fire alarm and detection systems and related equipment
 - Fire pumps and related equipment
 - Private fire service mains and appurtenances
 - Standpipe systems
 - High-piled combustible storage
 - Gates and barricades across fire apparatus access roads
 - Emergency responder radio coverage systems (ERRCS)
5. Prior to issuance of a Certificate of Occupancy, the applicant shall prepare and submit an Emergency Response and Fire Safety Plan for the proposed Group R-1 occupancy to the Fire Code Official for review and approval, consistent with Chapter 4 of the California Fire Code (including,

but not limited to, Sections 403, 404, 405, and 406). The plan shall address emergency procedures, fire alarm activation, evacuation planning, employee training, evacuation drills where required, and posting of evacuation diagrams in guest rooms. The approved plan shall be implemented prior to occupancy and maintained for the life of the project, subject to inspection and enforcement by the Fire Code Official.

FIRE APPARATUS ACCESS

6. All buildings, facilities, and developments shall be accessible to fire department apparatus by approved fire apparatus access roads in accordance with 2025 CFC Section 503 and the Napa County Road & Street Standards (NCRSS).
7. Fire apparatus access roads shall be designed, constructed, and maintained to provide all-weather driving and support a minimum 75,000-pound fire apparatus load, as verified by a licensed engineer's analysis, in accordance with the Napa County Road & Street Standards (NCRSS).
8. Fire apparatus access roads shall be provided within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, in accordance with 2025 CFC Section 503.1.1.
9. Gates installed across fire apparatus access roads shall comply with 2025 CFC Sections 503.5 and 503.6, the Napa County Road & Street Standards, and California Fire Safe Regulations (CCR Title 14) for projects located within the State Responsibility Area (SRA).
 - Electrically operated gates serving residential properties shall be equipped with an approved Knox® key switch (Model 3501 or 3502).
 - Manual gates shall be secured with an approved Knox® padlock.
10. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.
11. Turnouts shall comply with the Napa County Road & Street Standards and shall be a minimum of 12 feet in width, 30 feet in length, with a 25-foot taper at each end.
12. Approved turnarounds shall be provided for driveways and dead-end roadways in accordance with 2025 CFC Section 503.2.5 and the Napa County Road & Street Standards.
13. Roadway grades shall not exceed 16 percent. Grades between 16 percent and 20 percent may be permitted where all provisions of the Napa County Road & Street Standards are satisfied.
14. Roadway curves shall have an inside turning radius of not less than 50 feet. An additional surface width of 4 feet shall be added to curves with a radius of 50–100 feet, and 2 feet shall be added to curves with a radius of 100–200 feet.

WATER SUPPLY AND FIRE PROTECTION – COMMERCIAL PROJECTS

15. For buildings not served by a public water system, water storage and fire flow calculations shall be provided by a California Licensed Civil Engineer, Fire Protection Engineer, or C-16 licensed contractor. Calculations shall demonstrate compliance with 2025 CFC Appendix B as adopted and amended by Napa County and the Napa County Municipal Code.

16. Approved pressurized fire hydrants shall be installed within 250 feet of all portions of the exterior walls of the building as measured along approved fire apparatus access roads. Hydrant spacing shall comply with 2025 CFC Appendix C as adopted and amended by Napa County. Private fire service mains shall be installed, tested, and maintained in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
17. Fire Department Connections (FDCs) for automatic sprinkler systems shall comply with 2025 CFC Section 912 and shall be located fully visible and recognizable from the street or approved fire apparatus access road. FDCs shall be located within 50 feet of an approved fire hydrant.
18. Underground fire protection mains shall have a minimum diameter of 6 inches and shall be constructed of C-900 Class 200 piping, ductile iron, or approved equivalent materials, and installed in accordance with NFPA 24 (2022 edition as adopted by the 2025 CFC).
19. Commercial developments exceeding 10,000 square feet shall provide looped fire mains with a minimum diameter of 10 inches to supply fire hydrants spaced at a maximum of 300-foot intervals, as required by Napa County amendment.
20. Automatic fire sprinkler systems shall be installed where required by 2025 CFC Section 903 as adopted and amended by Napa County and in accordance with the applicable NFPA standard. Systems shall be designed by a California Licensed Fire Protection Engineer or C-16 licensed contractor.

LIFE SAFETY REQUIREMENTS

21. All buildings shall comply with 2025 CFC Chapter 10 – Means of Egress, including but not limited to exit signage, exit illumination, exit doors, and panic hardware where required.
22. Emergency Responder Radio Coverage (ERRCS) shall be provided where required by the Fire Code Official in accordance with 2025 CFC Section 510. Coverage shall be verified through approved testing to ensure adequate signal strength throughout the building.

DEFENSIBLE SPACE

23. A minimum 100-foot defensible space shall be provided and maintained around all structures in accordance with California Public Resources Code Section 4291, the Napa County Defensible Space Ordinance, and the Napa County Fire Marshal's Defensible Space Guidelines. Defensible space shall be established prior to final approval or occupancy and shall be maintained at all times in a fire-safe condition for the life of the project.
24. A minimum 10-foot defensible space shall be provided and maintained on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with applicable Napa County ordinances and Fire Marshal guidelines and shall be maintained at all times in a fire-safe condition.

NOTICE

The Conditions of Approval noted above are based solely on review by the Napa County Fire Marshal's Office. Additional comments or requirements may be imposed by other County Departments or Divisions during review of this application.

The Napa County Fire Marshal's Office Development Guidelines are available at:

www.countyofnapa.org/firemarshal

For questions, please contact the Napa County Fire Marshal's Office at:

Fire.Marshall@countyofnapa.org