

Planning, Building & Environmental Services



Inn at the Abbey

APNs: 022-130-023, -024, -027, -028, 022-220-028 and -029

Use Permit Major Modification (P19-00038-MOD) and Development Agreement

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Recommendation





1. Site Description

Use Permit Major Modification (P19-00038-MOD) and Development Agreement



Site Description

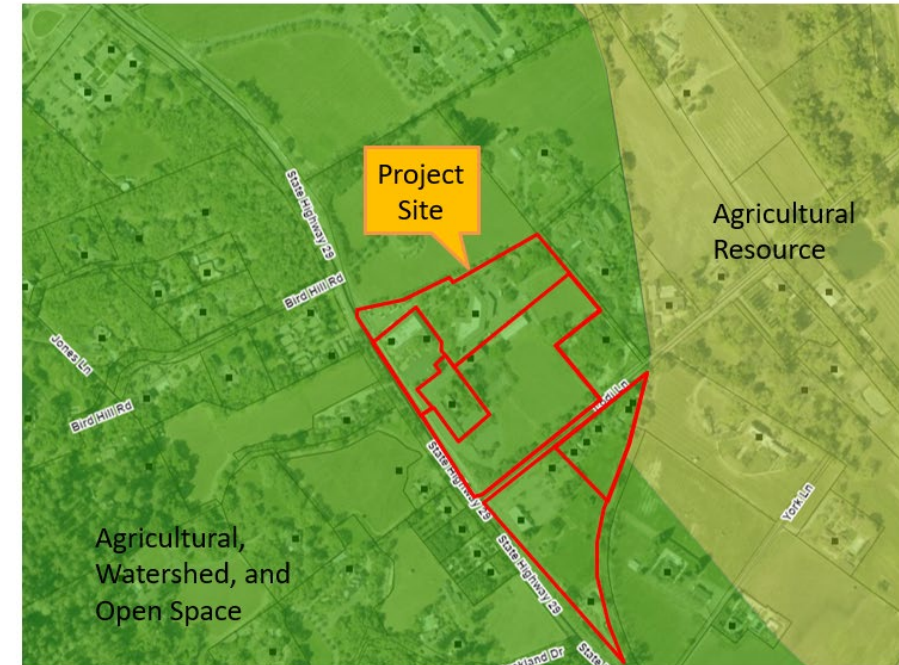
APN:

“North Parcel” ±10.30 acres north of Lodi Lane, Assessor’s Parcel Numbers [APNs] 022-130-027, 022-130-028, 022-130-023, and 022-130-024.

“South Parcel” ±4.83 acres south of Lodi Lane, APNs 022-220-028 and 022-220-029.

General Plan Designation:

Agriculture, Watershed, and Open Space (AWOS)



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

Site Description

Zoning District:

Commercial Limited (CL) and
Agricultural Watershed (AW)



Site Description

Existing Uses:

- Winery
- Vineyard
- 6 Residences
- Restaurant
- 5-Room Motel
- Commercial Building
- Accessory Structures
- Three Groundwater Wells
- City of St. Helena Water Service





2. Permit Request

Use Permit Major Modification (P19-00038-MOD) and Development Agreement



The seal of Napa County, California, is a circular emblem. It features a central illustration of a bunch of purple grapes hanging from a vine, set against a backdrop of rolling green hills and a blue sky with white clouds. The words "NAPA COUNTY" are inscribed in a semi-circle at the top, and "CALIFORNIA" is inscribed at the bottom, separated by two small stars.

WATER EFFICIENT LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE SHALL COMPLY WITH CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
2. WHERE NEEDED, NEW LANDSCAPE PLANTINGS WILL BE WATERED BY AN AUTOMATIC, PERMANENT, HIGHLY EFFICIENT IRRIGATION SYSTEM
3. GREYWATER WILL BE USED FOR IRRIGATION WHERE PRACTICAL

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EXISTING STONE WINERY BUILDING

TIERED LANDSCAPE WALLS ALONG ENTRY DRIVE

LANDSCAPE BASED STORMWATER MANAGEMENT

LANDSCAPE SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1	CONCEPTUAL LANDSCAPE MASTER PLAN
L2	EXISTING TREE PLAN

LANDSCAPE AREA:

TOTAL PROPOSED NEW LANDSCAPE AREA:	79,300 S.F.
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PARKING TABULATION

PARKING AREA:	# OF SPACES:
GARAGE A	54
LOT B	33
LOT C	37
LOT D	9
LOT E	48
LOT F (VALET ONLY)	0
LOT G	14
LOT H	8
TOTAL PROVIDED	203
BICYCLES:	
COVERED	6
UNCOVERED	12
TOTAL PROVIDED	18
REQUIRED	10

RELOCATED TRASH ENCLOSURE TO ACCOMMODATE "VINE TRAIL" BIKE LANE

SHADE TREES ON SOUTH SIDE OF BUILDING

GREEN/LIVING WALLS

ROOF GARDEN/LIVING ROOF

LANDSCAPE BASED STORM-WATER MANAGEMENT, SEE CIVIL FOR COMPLETE LLD STRATEGY PLANS

PARKING FOR (4) BICYCLES

ELECTRIC VEHICLE CHARGING STATION

ORCHARD TREE PLANTING

SUNKEN LOT "D" CHIP SEALED (9 SPACES)

SHADE TREES ON SOUTH SIDE OF BUILDING

GREEN/LIVING WALLS

SOLAR ARRAY (TYPICAL) SEE ARCHITECTURAL PLANS

— SOLAR ARRAY (TYPICAL). SEE ARCHITECTURAL PLANS

Stone Building



GROUND LEVEL



BASEMENT LEVEL

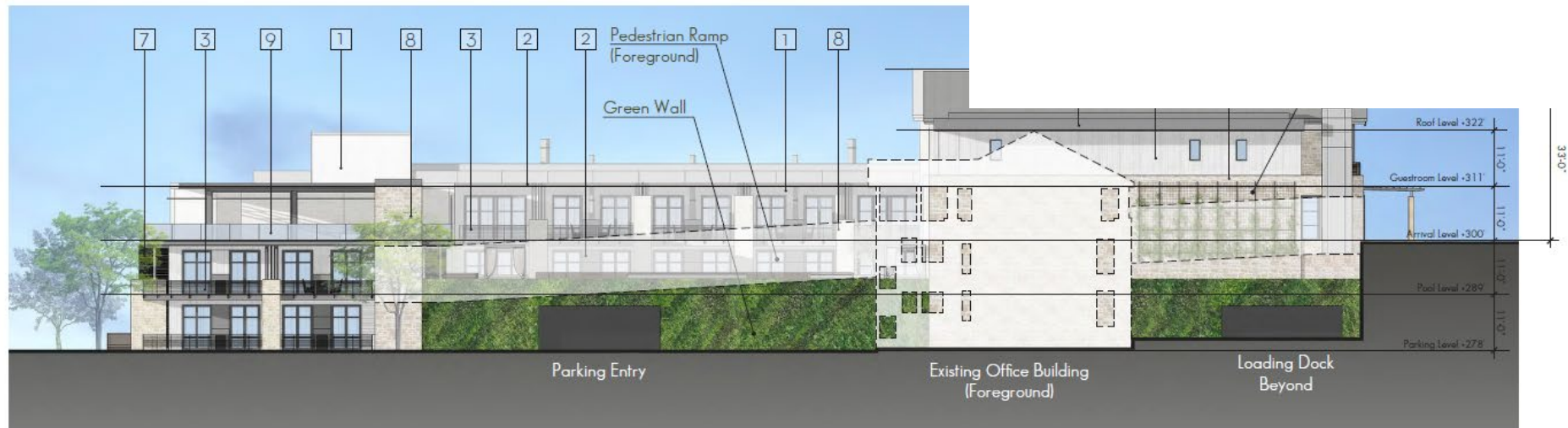
- Circulation
- Back of House
- Hotel Amenity
- Retail



North Hotel Building Elevations



WEST ELEVATION



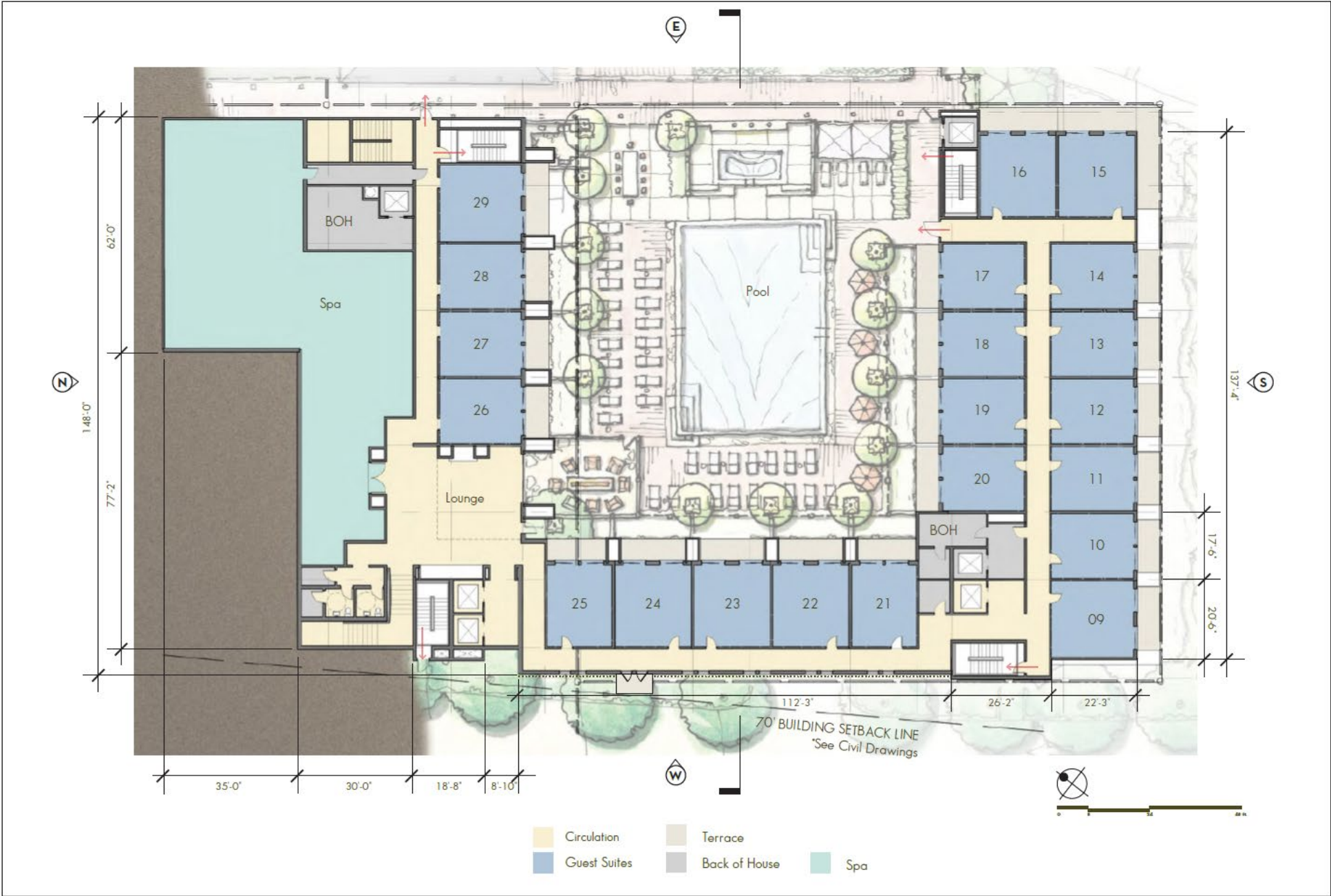
EAST ELEVATION



North Hotel Building Parking Level



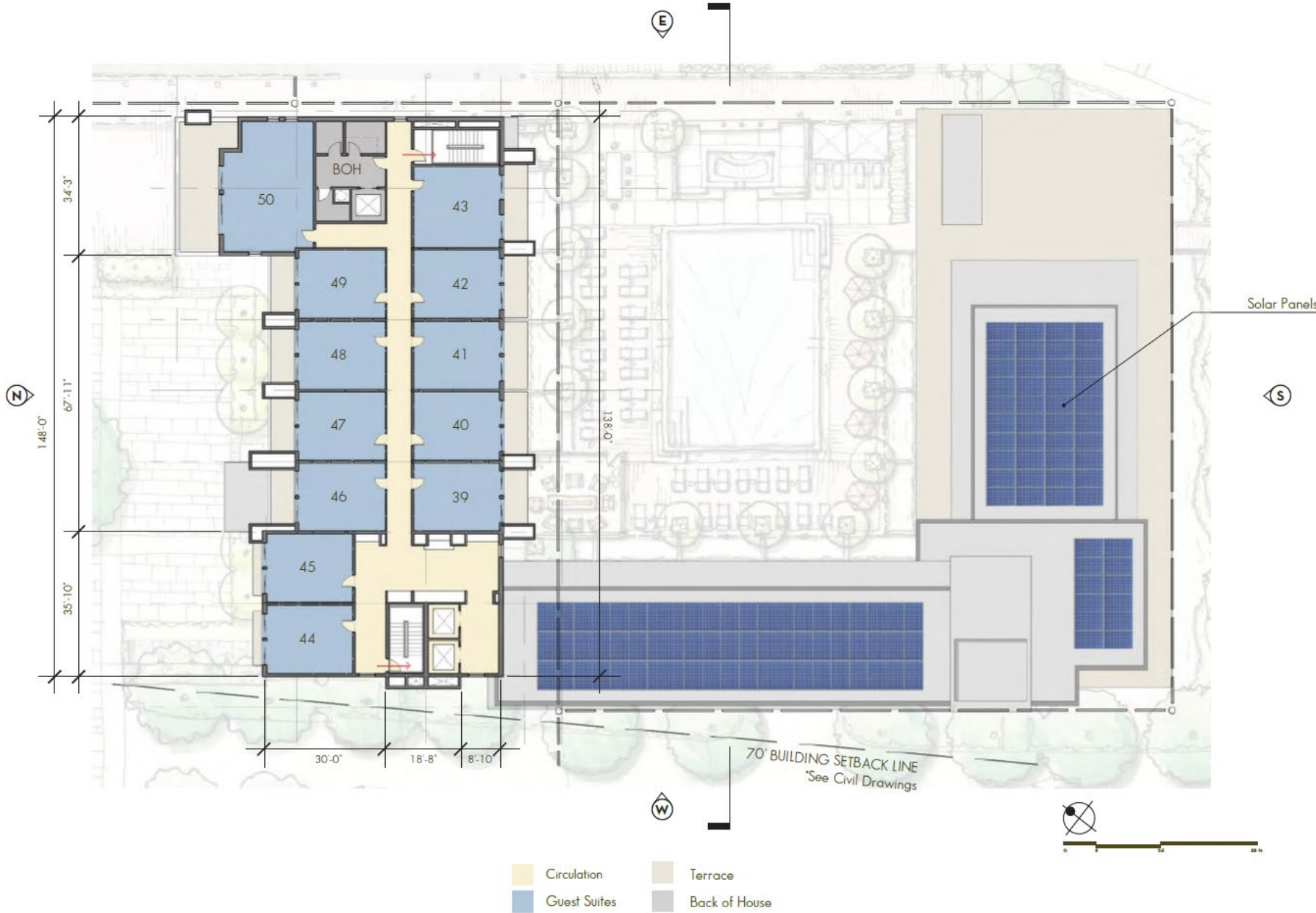
North Hotel Building 2nd Level



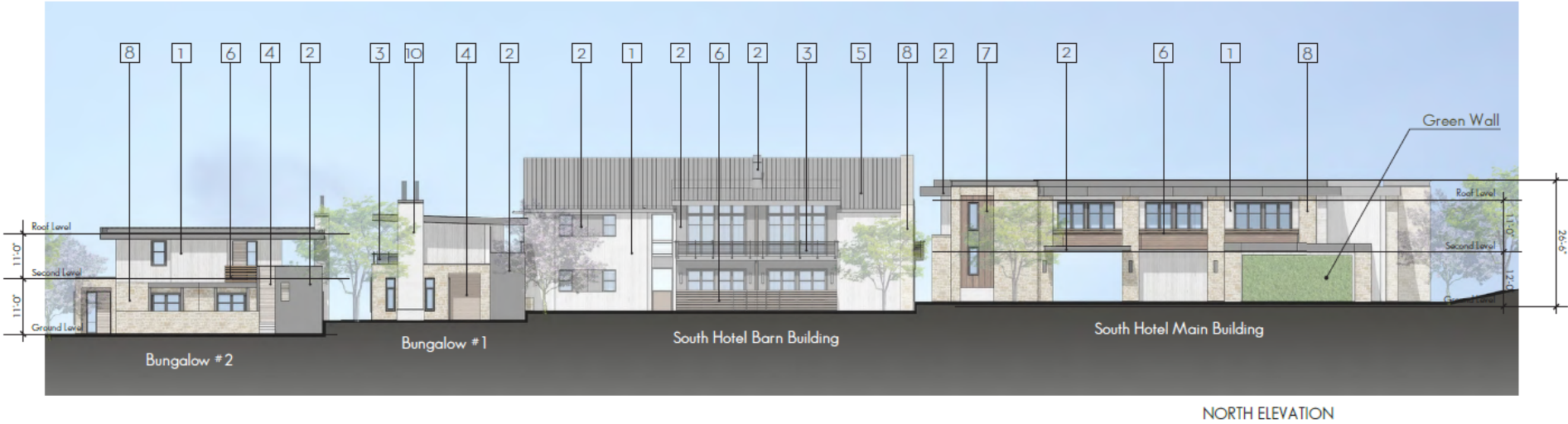
North Hotel Building Arrival Level



North Hotel Building Guestroom Level



South Hotel Building Elevations



South Hotel Building Ground Level



South Hotel Building 2nd Level



South Hotel Building 2nd Level



Water Use

Tier 1:

- The existing groundwater usage is estimated at 10.77 acre-feet per year (AFY). The proposed project would decrease groundwater use by 2.15 AFY resulting in an overall water usage of 8.62 AFY, equivalent to an approximately 20% decrease in groundwater usage.

Tier 2:

- Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well or the well is located within 1,500 feet from a spring or the project proposes no net increase in groundwater usage. The project proposes an approximately 20% decrease in groundwater usage; therefore, the County's Tier 2 requirements have been met.

Tier 3:

- A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. The project proposes a 20% decrease in groundwater usage. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction.



Mitigation Measures

- AIR-1: Construction-Related Fugitive Dust Minimization
- BIO-1a: Protocol Level Surveys for Special-Status Plants
- BIO-1b: Avoidance, Minimization, and Compensation for Impacts to Special-Status Plants
- BIO-2: Pre-Construction Surveys for Breeding Birds
- BIO-3: Roosting Bat Surveys
- BIO-4: Mitigate for Oak Tree Removal
- CUL-1a: Cultural Resources Sensitivity Training Program
- CUL-1b: Archaeological and Native American Monitoring
- CUL-1c: Protocols for Inadvertent Discovery of Cultural Materials
- CUL-2: Inadvertent Discovery of Human Remains
- GEO-1: Inadvertent Discovery of Paleontological Resources
- GHG-1a: All-Electric Development with No Natural Gas Infrastructure
- GHG-1b: Electric Vehicle Charging Infrastructure Consistent with CALGreen Tier 2
- NOI-1: Construction Noise Control Measures
- NOI-2: Operational Noise Performance Standards for Building Stationary Equipment
- NOI-3: Operational Noise Performance Standards for the Rooftop Terrace
- NOI-4: Operational Noise Performance Standards for the South Parcel Lawn
- TRA-1: Transportation Demand Management Program
- TRA-2: Lodi Lane Crossing Improvement and Safety Improvements



Development Agreement (Summarized)

- **11.1 On-site Employee Housing.** The existing 6 dwelling units on the South Property shall be renovated and leased to employees of the Project at affordable levels and deed restricted.
- **11.2 Off-Site Housing.** Owner 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 Owner’s affiliated companies, or outside tenants. 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.
- **11.3 Tax Revenue.** Tax Revenue, including payment of Transient Occupancy Tax annually, increase in property taxes through redevelopment of the Property, and increase in sales tax through increased economic activity at the Property.
- **11.4 Lodi Lane Crossing Improvement.** The Project shall include at-grade street crossing enhancement to the existing Vine Trail to increase pedestrian, bicycle, on-site operational safety, 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.
- **11.5 Fire Prevention Contribution.** Owner will 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 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 (Summarized)

- **11.6 GSA Pilot Program.** Prior to issuance of a final certificate of occupancy for the Project, Owner shall install two “Tule” sensors or similar evapotranspiration sensors, on Owner’s lands within the Napa River Subbasin. Data from these sensors shall be shared with the Napa County Groundwater Sustainability Agency (GSA).
- **11.7 Sustainability Measures.** The Project includes the following sustainability measures:
 - 11.7.1 The Project shall include graywater recycling and reuse as described and depicted in the Project Approvals. Owner will 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.
 - 11.7.2 Project will be designed and constructed to a minimum LEED Gold standard, but Owner is not required to obtain LEED Gold certification of the Project.
 - 11.7.3 The Project will provide 150% of the number of electric vehicle charging stations required by the Construction Codes in effect at the time the Project is constructed.
 - 11.7.4 The Project will include an e-bike charging station that will be available to both hotel guests and public users of the Vine Trail.
 - 11.7.5 The Project will not remove and convert existing vineyard on the Property to another use. Owner’s management and farming of the existing vineyard remains within Owner’s sole discretion.
 - 11.7.6 Prior to occupancy, Owner shall install an air quality monitoring sensor to provide data to an online platform that communicates air quality information to the public.





3. Recommendation

Use Permit Major Modification (P19-00038-MOD) and Development Agreement



Staff's Recommendation

That the Board of Supervisors:

1. Adopt the proposed Resolution (Attachment 1), certify the Final Environmental Impact Report, adopt Findings in accordance with CEQA, adopt the Mitigation, Monitoring, and Reporting Program, find the Project consistent with the General Plan, and approve Use Permit Major Modification Application No. P19-00038-MOD subject to the recommended Conditions of Approval as set forth in Attachment A through D; and
2. Adopt an ordinance (Attachment 6) approving a Development Agreement between Napa County and Jackson Family Investments III, LLC., as set forth in Attachment 1.



Thank you

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countyofnapa.org

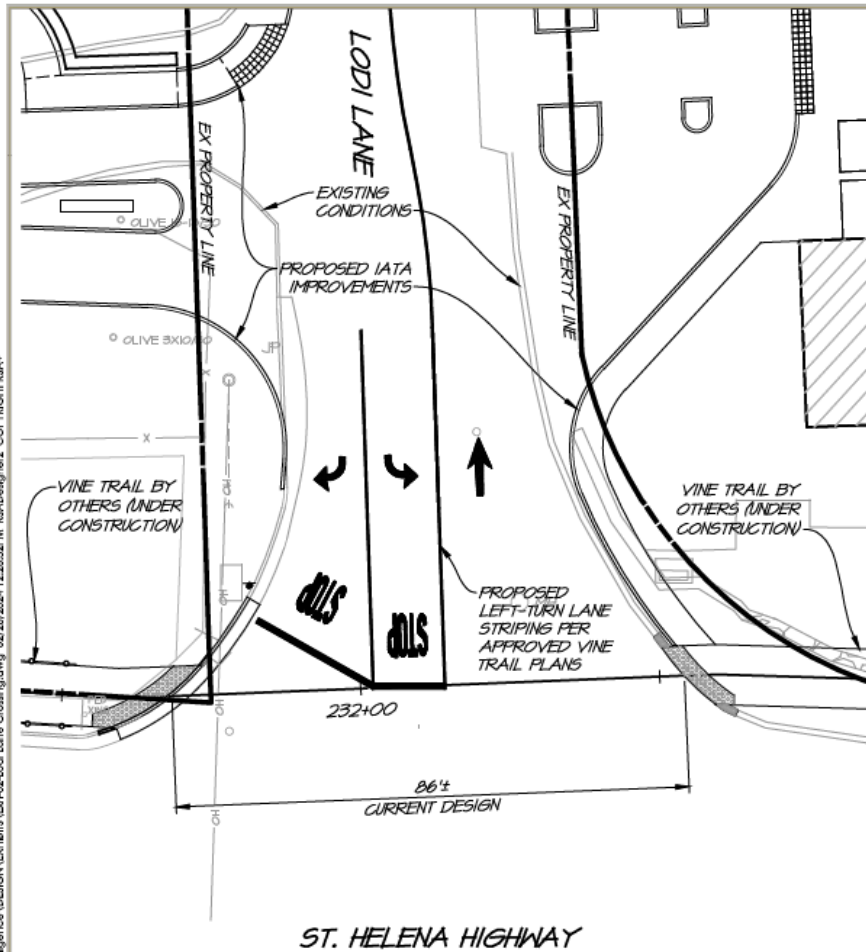


@countyofnapa



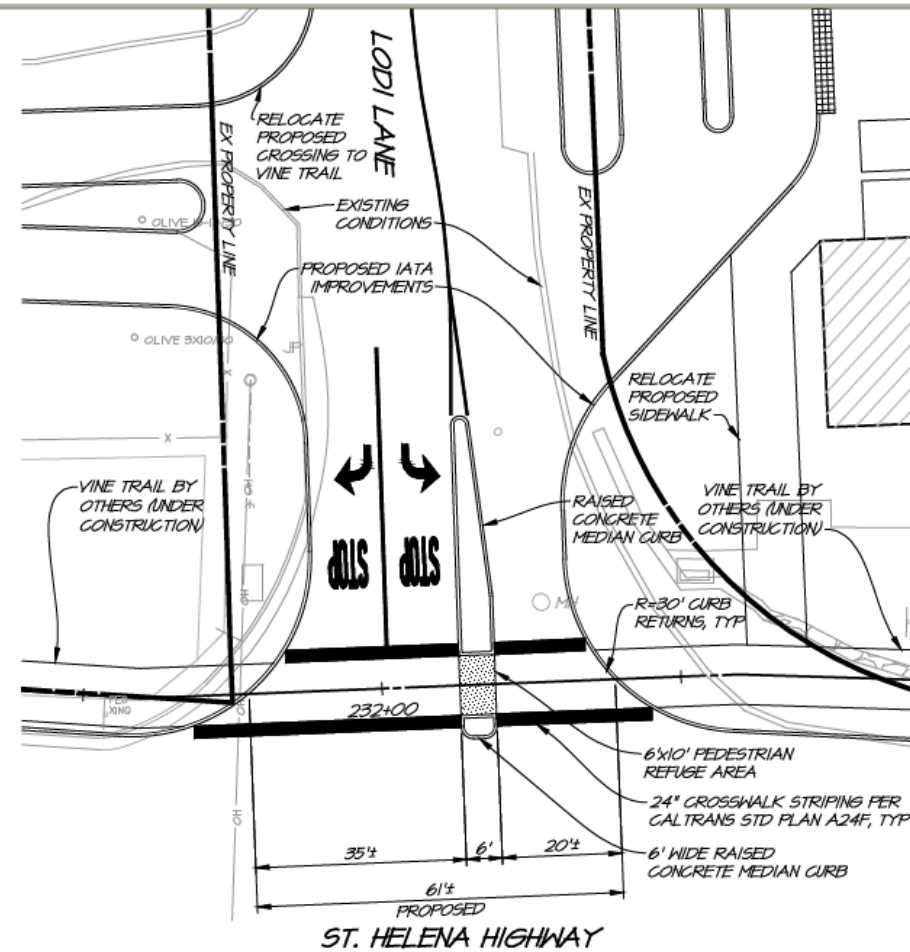
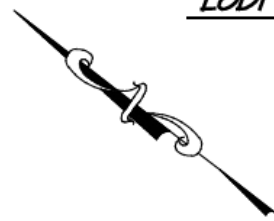
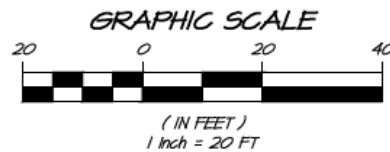


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LODI LANE CROSSING - CURRENT DESIGN

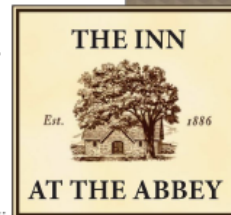
SCALE: 1" = 20'



LODI LANE CROSSING - PROPOSED NEW DESIGN

SCALE: 1" = 20'

LODI LANE CROSSING EXHIBIT
RSA JOB #: 411050.2
DATE: 02/26/2024
PRELIMINARY - NOT FOR CONSTRUCTION



JACKSON
FAMILY
INVESTMENTS