

# **Attachment A**

Applicant's Proposed Terms

# PROPOSED TERMS OF DEVELOPMENT AGREEMENT FOR THE INN AT THE ABBEY

## Parties

- Jackson Family Investments, LLC (Owner)
- Napa County

## Project Summary

A use permit major modification request (P19-00038-MOD) to demolish three commercial buildings and redevelop the approximately 3.64 acres of Commercial-Limited zoned parcels with a 79-room hotel, retail and hotel lounge space, a spa, pool, underground parking, fitness room, and back-of-house uses, and continue to allow on-site housing and winery and ancillary uses on the 11.5 acre Ag Watershed zoned parcels.

The project would involve demolition of three buildings currently used as a restaurant, retail wine shop, art gallery, and five-room motel. The proposed 79 rooms would be split between the North Parcel (50 rooms) and the South Parcel (29 rooms). Minor interior renovations to the existing Stone Building may be required to serve as the hotel's main lobby, meeting space, and/or a dining component. The proposed North Hotel Building (55,000 sf) would replace an existing restaurant building and would be used for the 50 guest rooms, spa, retail operations, circulation, and back-of-house uses. An underground parking garage would be located below the North Hotel Building and would include 54 stalls for valet parking.

On the South Parcel, the existing restaurant and five-room motel buildings would be replaced with a South Hotel Main Building, South Hotel Barn Building, a freestanding fitness studio, and The South Hotel Main Building would include 11 guest rooms, support kitchen and back-of-house uses. The South Hotel Barn Building would include 12 guestrooms with adjacent plunge pool. Buildings on the South Parcel would be connected by a series of walkways, breezeways, patios, courtyards, and landscaped areas. The South Parcel also includes six existing on-site residential dwelling units that would be used to house employees.

## Term

20 years

## Public Benefits

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**1) Onsite, affordable housing units for employees:** Existing six market rate units to be deed restricted affordable for employees. Provides new affordable housing stock and reduces VMT. Adds affordable units for County's next RHNA cycle. Restriction of rental rates to affordable levels represents a decrease in rental income of approximately \$3.44 million over twenty years.

**2) New Residential Units:** Prior to occupancy of the hotel, Owner will cause to construct and/or commit to deliver five new dwelling units in Napa County to be occupied by employees who work for owner or owner's affiliates. Units may be funded by Owner, funded/constructed in partnership with housing developers, non-profit organizations, and/or constructed by Owner on

its properties. Should Owner constructed units be rented to outside tenants Owner agrees to maintain rents at moderate income limits (as defined by California Department of Housing and Community Development) for a period of 25 years.

**3) Graywater Reclamation and Water Conservation** – Project graywater will be recycled and reused. The project reduces groundwater use over existing entitled uses through a costly but proven effective water treatment and reclamation system. Resort buildings will be plumbed to capture, treat, and reuse treated greywater. Groundwater use shall be reduced by 20% over existing entitlements. Excess treated graywater may be made available for irrigation use on adjacent properties subject to County approval and willingness of nearby properties to accept and use reclaimed water.

**4) Lodi Lane/Hwy 29 At-grade Crossing Enhancement:** The Project will include an at-grade street crossing enhancement to the existing Vine Trail crossing to increase pedestrian, bicycle, and on-site operational safety and traffic calming. The project will include construction of an enhanced crossing as depicted in the Crossing Exhibit Concept Plan (attached), as modified to meet County and Caltrans requirements. The project may also include other traffic calming measures (such as a rumble strip/speed table, and/or signage) along Lodi Lane to reduce traffic speeds and increase driver awareness. The benefit of these enhancements extends beyond resort guests and employees to thousands of Vine Trail users.

**5) Participation in GSA Pilot Program:** Owner will install two Tule sensors, or similar evapotranspiration sensors, at Owner’s property within the Napa River Subbasin. Data from these sensors will be shared with the Napa County Groundwater Sustainability Agency (GSA). Locations of the sensors to be determined by Owner in coordination with GSA.

**6) Establish a Lodi Lane Area Fire Safe Council:** The Lodi Lane neighborhood is north of St. Helena and currently lacks a dedicated Fire Wise Council and is a disconnected part of the broader Napa Valley Fire Wise Council. Owner will use their best efforts to establish the Council or expand the boundaries and representation of an existing council which may include funding the organizational startup costs, providing meeting space, and administrative support to form a local Fire Wise Council.

**7) Private Fire Truck:** Owner will station a type 6 fire truck at the property. During the 2020 fires, Owner’s private fire crews assisted CalFire to fight wildfires in the Lodi Lane area. Staging a private fire truck at the property facilitates future private firefighting resources.

**8) Sustainability Measures:**

**a) LEED Gold** – Project will be designed and constructed to a minimum LEED Gold Standard. LEED is a points-based system with four tiers (basic certification, Silver Gold, and Platinum). Points are scored for a hotel’s different sustainability measures with total points determining the tier achieved.

**b) EV Charging Stations** – Owner will install 150% of the number of electric vehicle charging stations required by the building code. Under current design and building code requirements, the 150% commitment equals 15 charging stations.

**c) No Vineyard Removal** – Project removes no vineyard. Existing vineyard is certified organic.

**e) Air Quality Monitoring Station** – Owner will install and maintain an air quality monitoring sensor. Data from the sensor will be provided to the public (e.g. Purple Air) so that the community has added data on air quality in the area.

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

### **Highlighted Project Components**

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**1) Transient Occupancy Tax** – The Project is estimated to pay over \$2 million per year in transient occupancy tax (“TOT”). In addition to TOT, the Project will bring increased sales, property tax revenue, and provide jobs and revenue during construction and ongoing operations.

**2) Hotel Safety Committee:** Owner agrees to have the hotel operator create and maintain a safety committee comprised of employees from each department. This committee will meet monthly to review safety policies and procedures and continuously working on improving on-site safety, and will monitor protocols and invite neighbors annually (or with regular frequency) to voice operational concerns with the intent to provide a forum for productive interaction and communication. The hotel operator will set parameters and develop an agenda of topics for the safety committee and provide a meeting frequency requirement. Owner agrees to require the hotel operator to use electric street-legal golf carts or miniature vans for hotel staff or internal shuttle-service.

**3) Beautify South Parcel lands by putting them into productive agricultural/open space use:** Proposal includes active agriculture on South Parcel’s agriculturally zoned land that is currently fallow. Agricultural uses to consist of growing and harvesting but not processing of agricultural products. Agricultural use intended to provide “farm-to-table” experience for project food service and to educate hotel guests on Napa County’s agricultural economy.

### **Proposed Procedural Terms and Clarifications**

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