

Attachment C

Hotel Comparison Chart

Year	Project	Rooms	SF	AH Fee	Non-monetary AH measure	Jurisdiction
2004	Bardessono	62	213,678	None ¹	Dedication of 1.25 acre portion of site. (28 units were later built by NVCH)	Yountville
2010	Las Alcobas	57 ²	?	\$750,000 ³	None	St. Helena
2018	Marriot	253	155,557 ⁴	\$933,342 ⁵	Purchase of ¾ acre site and promise to construct 12 dwellings for below median income families	City of Napa
2018	Post Office	163	174,396 ⁶	\$1,046,376 ⁷	Funded consultant to propose changes to City's ADU ordinance to encourage more housing	City of Napa
2020	Oak Knoll	50	29,010	+/- \$783,270 ⁸	None	Napa County
2020	Farmstead	65	53,200	\$1m payment to AH trust fund for OTSH use; \$2.2m payment to City AH deferred to 5 years after occupancy)	None	St. Helena
2023	IATA	79	89,945 ⁹	\$1,580,000 payment ¹⁰ (50% at building permit issuance + 50% 5 years after occupancy)	Restriction of existing units for onsite employee affordable housing (\$3.44m value over 20 years)	Napa County

¹ Property dedication in lieu of AH fees. See page 14 of Development Agreement recorded as 2004-0024447.

² Project also included new restaurant.

³ Per 2012 CoSH staff report.

⁴ Project included 26,000 sf winery and 30,000 sf office not included in above.

⁵ Payment just for hotel square footage. Project plans list hotel square footage as 155,557 with City of Napa AH fee of \$6/sf. Project's office and winery incur \$106,067 and \$91,000 respectively.

⁶ Not including parking structure and 78,748 sf retail space.

⁷ Estimate based on hotel square footage at \$6/sf for City of Napa AH fee.

⁸ Applicant agreed to pay triple building permit fees on the hotel. DEIR lists hotel at 29,010 sf. At \$9/sf, AH fees equal 261,090, triple fees reflected above. Past AH fees for restaurant and retail use likely credited to site per NCC §18.107.060.

⁹ New hotel construction subject to AH fees. Normal fee calculated as \$809,505 per NCC §18.107.060 and Board Fee Setting Resolution.

¹⁰ At building permit issuance \$790,000, and \$790,000 five years after occupancy.