



A Tradition of Stewardship
A Commitment to Service

Napa County Board of Supervisors

Inn at the Abbey Proposed Development Agreement Terms

P19-00038-MOD

December 5, 2023



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

Application Submitted: February 2019

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

Planning Commission EIR Scoping Session:
August 5, 2020





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

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

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





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Applicant proposed terms *with public benefit*:

1. Onsite, affordable housing units for employees: Existing six market rate units to be deed restricted affordable for employees. Provides new affordable housing and reduced vehicles miles traveled (VMT). Applicant contends that restriction of rental rates represents property value of \$3.44 million over twenty years.
2. Affordable housing funding: Payment to County's affordable housing trust fund equal to three times current affordable housing fees that would otherwise apply to the project at the time of building permit issuance. Based on the current fees, the contribution would be \$1,580,000 to be paid in two equal payments at building permit issuance and five years after project occupancy. Funds would be made available for use by Napa County or a County designated affordable housing developer (e.g. Our Town St. Helena, Napa Valley Community Housing) for the development of affordable housing.
3. Vine Trail/Shelter Easements: In conjunction with the project application, Applicant has contributed easements for the Vine Trail and trail rest shelter without receiving compensation. Due to the timing of the Vine Trail grant process, the Vine Trail asked to grant these easements prior to Applicant receiving approval of the project.
4. Improve South Parcel agricultural lands to productive agricultural 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.



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Applicant proposed terms *benefiting applicant*:

1. Applicant may modify site plan/building locations so long as total square footage and room count are not increased beyond what was approved as confirmed by PBES Director.
2. Applicant continues to use established/vested parking area documented in approved use permit P12-00359-VMM on the AW zoned parcel as shared parking for north and south parcel without intensification of use.
3. Fee credit against any future enacted transportation impact fee in amount equal to value of Vine Trail/Shelter easements and other transportation improvements.
4. Continued use by applicant of south parcel with historic/vested wastewater treatment system on AW lands for all south parcel uses (employee housing and commercial uses).
5. Allow hotel guests to tour model agricultural operations on AW lands south of Lodi Lane. Activities of tour guests limited to uses allowed under definition of "agriculture" in County Code (e.g. retail purchase of agricultural products produced onsite).



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Requested Action

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