

**From:** [PBES Reception](#)  
**To:** [Hawkes, Trevor](#); [Ex, Peter](#)  
**Cc:** [Parker, Michael](#)  
**Subject:** FW: Napa County, Inn at the Abbey, Number of People that Will be Served?  
**Date:** Wednesday, April 23, 2025 2:48:47 PM  
**Attachments:** [image001.png](#)

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Please see below.

Thank you,



**Alexandria Quackenbush**  
**Administrative Secretary II**  
**Planning, Building, & Environmental Services**  
**Napa County**  
**Phone: (707) 253-4417**  
**1195 Third Street, Suite 210**  
**Napa, CA 94559**  
[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** Schmitz, Lori@Waterboards <Lori.Schmitz@waterboards.ca.gov>  
**Sent:** Wednesday, April 23, 2025 9:13 AM  
**To:** PBES Reception <PBESReception@countyofnapa.org>  
**Cc:** Rounds, Zachary@Waterboards <Zachary.Rounds@waterboards.ca.gov>  
**Subject:** Napa County, Inn at the Abbey, Number of People that Will be Served?

[External Email - Use Caution]

Greetings,

I received an auto email reply that Stacey Harrington has retired and should contact this email for assistance.

Please feel free to forward this email to her replacement or to anyone that can assist.

Thanks for your help with this!

Lori Schmitz

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**From:** Schmitz, Lori@Waterboards <[Lori.Schmitz@waterboards.ca.gov](mailto:Lori.Schmitz@waterboards.ca.gov)>  
**Sent:** Wednesday, April 23, 2025 9:06 AM  
**To:** Harrington, Stacey <[stacey.harrington@countyofnapa.org](mailto:stacey.harrington@countyofnapa.org)>  
**Cc:** Rounds, Zachary@Waterboards <[Zachary.Rounds@waterboards.ca.gov](mailto:Zachary.Rounds@waterboards.ca.gov)>  
**Subject:** Napa County, Inn at the Abbey, Number of People that Will be Served?

Stacey,

A project came through our Division of Drinking Water's State Clearinghouse list. Napa County is circulating an Inn at the Abby Project (<https://ceqanet.opr.ca.gov/2020079021/3>). This one appears like it is currently one or two local primacy agency existing systems -Freemark Abbey Winery may be one- but it is somewhat unclear how many people will be served by the new consolidated system that will be created from the project. My estimate is around 150/per day given the information in the document. (This estimate doesn't include people that are not staying at the hotels that would: come to events at the event space, shop, or eat at the restaurants and the 5 workers that live offsite.)

Will the system still stay under the 200 or more-threshold of people served to remain an LPA regulated system ?

Thanks for your help with this information!

Lori Schmitz

Lori Schmitz  
State Water Resources Control Board  
Division of Financial Assistance  
Special Project Review Unit  
[Lori.Schmitz@waterboards.ca.gov](mailto:Lori.Schmitz@waterboards.ca.gov)

**From:** [MeetingClerk](#)  
**To:** [Hawkes, Trevor](#); [Parker, Michael](#); [Anderson, Laura](#)  
**Cc:** [Ramirez Vega, Angelica](#)  
**Subject:** FW: Item 8a - Inn At The Abbey  
**Date:** Monday, May 5, 2025 2:35:11 PM  
**Attachments:** [image001.png](#)

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Good afternoon Trevor,

Please find below public comment for Inn at the Abbey.

Kindly,



A Tradition of Stewardship  
A Commitment to Service

**Alexandria Quackenbush**  
Administrative Secretary II  
Planning, Building, & Environmental Services  
Napa County  
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**From:** Bobbi Monnette <matildabologne@yahoo.com>  
**Sent:** Monday, May 5, 2025 2:03 PM  
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>  
**Subject:** Item 8a - Inn At The Abbey

[External Email - Use Caution]

Dear Planning Commissioners,

I have been a St. Helena resident for 49 years. I have watched Napa Valley transform from a small town agriculture center, into a world class tourist destination, along with all the changes that entails, positive and negative. As more high end visitor lodging facilities are being built, the time has come to scrutinize each new proposal with increasing care in foresight.

With that in mind, I would like to submit my strong support to approve The Inn At The Abbey as one of those tourist lodging opportunities. It's location is ideal in terms of neighborhood disruption, and capacity to handle the increased traffic and noise that a development of this size entails. It will bring more revenue for the businesses that already exist in that neighborhood, increasing county sales tax revenue as well as TOT, both necessary for the costs of added infrastructure and subsequent maintenance.

I think this proposal is one of the best to be submitted in quite a while.

Thank you for your consideration.

I am,

Sincerely yours,

Barbara Monnette  
644 McCorkle Avenue  
St. Helena, Ca 94574

(707) 963-2840