

Planning, Building & Environmental Services

# The Inn at the Abbey Draft Environment Impact Report

Trevor Hawkes & Jillian Feyk-Miney



# Agenda

- Purpose of Today's Meeting
- Administrative History
- Project Description
- CEQA Process
- Environmental Topics Analyzed
- Mitigation Measures Identified
- Potentially Significant Impacts
- Alternatives Analyzed
- Public Comments



# Purpose of Today's Meeting

- The Inn at the Abbey Draft Environmental Impact Report (DEIR) released April 10, 2025.
- Public comment period on the DEIR ends on May 27<sup>th</sup>.
- Purpose: Solicit input from the public, agencies and the Planning Commission concerning the contents of the DEIR.
- Comments should be limited to the adequacy of the DEIR and its environmental analysis and not on the merits or lack thereof of the Project or whether the Project should be approved or not.



# Purpose of Today's Meeting

April 10, 2025, Draft Environment: x

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Filter file names ...

All files

- Personal files
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Deleted files

311 KB of 500 MB used

Files settings

All files > Current\_Projects > P19-00038 Inn at the Abbey > April 10, 2025, Draft Environmental Impact Report Files

+ New

Type	Modified	People		Name		Size	Modified
			<input type="checkbox"/>	Comment letters received	Shared	366 KB	2 weeks ago
PDF			<input type="checkbox"/>	IATA DEIR Notice of Availability_041025.pdf	Shared	405 KB	4 weeks ago
PDF			<input type="checkbox"/>	IATA Draft EIR Appendices_April 2025.pdf	Shared	131.2 MB	4 weeks ago
PDF			<input type="checkbox"/>	IATA_Draft EIR_April 2025.pdf	Shared	27.2 MB	4 weeks ago
PDF			<input type="checkbox"/>	Notice of Completion_Signed.pdf	Shared	154 KB	4 weeks ago
4 files and 1 folder						159.4 MB	



# Notice of Preparation

- Notice of Preparation of an Environmental Impact Report and CEQA Initial Study distributed on July 23, 2020.
- Scoping Session before the Napa County Planning Commission held on August 5, 2020.
- 18 public comments received.





# Notice of Preparation

Browser address bar: [https://pbs.cloud/index.php/apps/files/files/5551?dir=/Current\\_Projects/P19-00038%20Inn%20at%20the%20Abbey](https://pbs.cloud/index.php/apps/files/files/5551?dir=/Current_Projects/P19-00038%20Inn%20at%20the%20Abbey)

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Files settings

Current\_Projects > P19-00038 Inn at the Abbey

Type	Modified	People			
	Name			Size	Modified
Folder	Application Submittals and other files		Shared	46.9 MB	4 weeks ago
Folder	April 10, 2025, Draft Environmental Impact Report Files		Shared	159.4 MB	2 weeks ago
Folder	August 5, 2020, Notice of EIR Preparation Scoping Session		Shared	106.1 MB	4 weeks ago
Folder	December 5, 2023, First Development Agreement Terms Hearing		Shared	17.6 MB	4 weeks ago
Folder	May 21, 2024, Second Development Agreement Terms Hearing		Shared	4 MB	4 weeks ago
PDF	Links to previous public hearing videos.pdf		Shared	22 KB	4 weeks ago
Text	Readme.md		Shared	< 1 KB	4 years ago

2 files and 5 folders

333.9 MB



# BOS Development Agreement Terms Hearing

- Applicant has volunteered terms to be included in a Development Agreement with the County.
- Initial draft terms heard by the BOS on December 5, 2023.
- Revised draft terms heard by the BOS on May 21, 2024.
- BOS votes to accept the revised draft terms with direction to Staff.



# Notice of Preparation

The screenshot displays a web-based file management system interface. The browser address bar shows the URL: [https://pbs.cloud/index.php/apps/files/files/5551?dir=/Current\\_Projects/P19-00038%20Inn%20at%20the%20Abbey](https://pbs.cloud/index.php/apps/files/files/5551?dir=/Current_Projects/P19-00038%20Inn%20at%20the%20Abbey). The interface includes a left sidebar with navigation options: Filter file names..., All files, Personal files, Recent, Favorites, Shares, Tags, External storage, and All folders. The main content area shows a directory listing for 'P19-00038 Inn at the Abbey' with columns for checkboxes, Type, Modified, People, Name, Size, and Modified. The following table represents the data shown in the file listing:

	Type	Modified	People	Name	Size	Modified
<input type="checkbox"/>	Folder			Application Submittals and other files	46.9 MB	4 weeks ago
<input type="checkbox"/>	Folder			April 10, 2025, Draft Environmental Impact Report Files	159.4 MB	2 weeks ago
<input type="checkbox"/>	Folder			August 5, 2020, Notice of EIR Preparation Scoping Session	106.1 MB	4 weeks ago
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<input type="checkbox"/>	Text			Readme.md	< 1 KB	4 years ago

At the bottom of the listing, it states '2 files and 5 folders' and '333.9 MB'. The left sidebar also shows 'Deleted files', '311 KB of 500 MB used', and a 'Files settings' link. Three red arrows point to the files: 'December 5, 2023, First Development Agreement Terms Hearing', 'May 21, 2024, Second Development Agreement Terms Hearing', and 'Links to previous public hearing videos.pdf'.





# Project Site

- Intersection of Lodi Lane and Highway-29.
- 15.13-acre site broken into two sections north and south of Lodi Lane.
- Six Total Parcels
- General Plan: Agriculture, Watershed and Open Space
- Zoning: Agricultural Watershed and Commercial Limited



# Project Site Zoning Map





# Project Site Aerial Map



# Proposed Site Plan





# Development Agreement Terms

- Deed restrict 6 existing dwelling units for employee housing.
- Cause to construct 5 additional affordable dwelling units in Napa County.
- Lodi Lane/Hwy-29 Crossing enhancement
- Vine Trail Shelter/E-Bike charging station
- Graywater reclamation and water conservation
- Private on-site Fire Truck



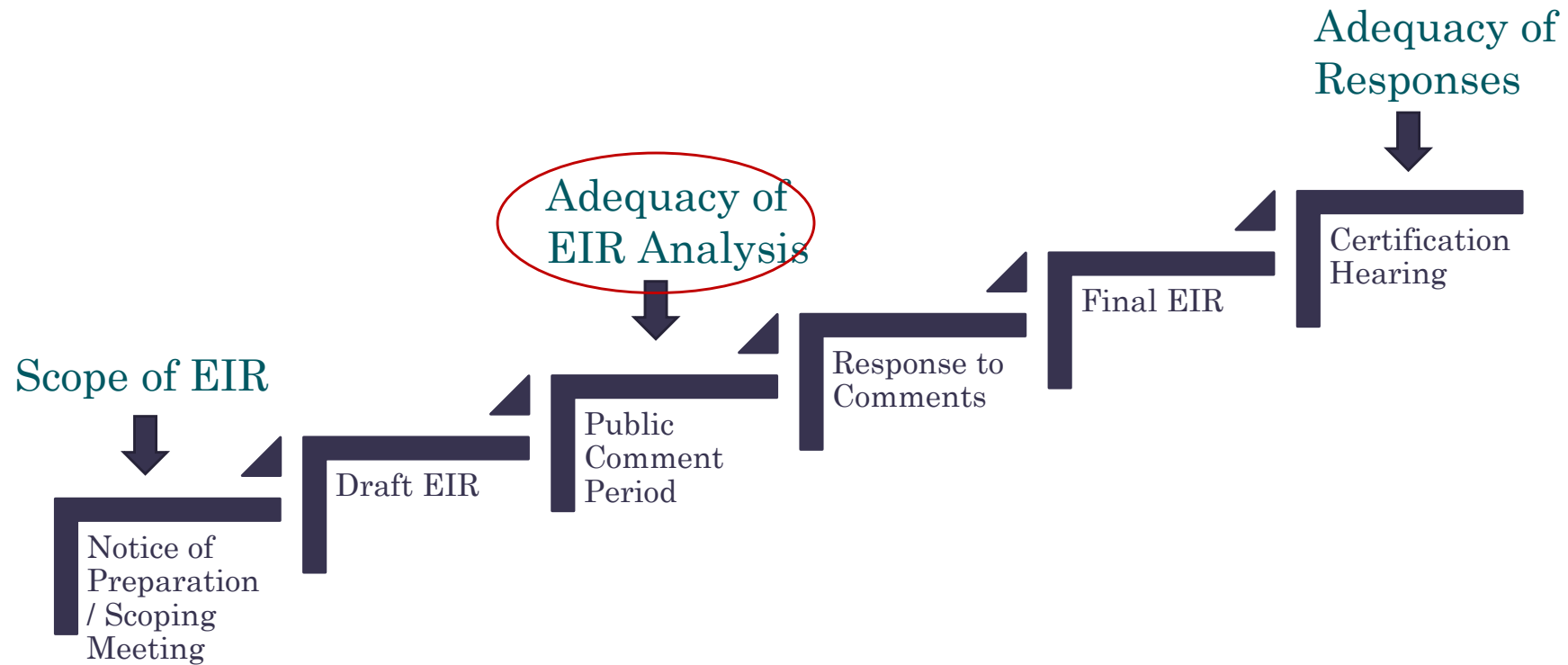
# Development Agreement Terms (Continued)

- Establish Lodi Lane Area Fire Safe Council
- Participation in the GSA pilot program
- Lodi Lane/Hwy-29 Crossing enhancement
- Designed and constructed to minimum LEED Gold
- EV Charging Stations
- No Vineyard Removal
- Air Quality Monitoring Station





# CEQA Process: Steps for an EIR



# Environmental Topics Analyzed

Aesthetics	Agriculture and Forestry Resources	Air Quality	Biological Resources	Cultural & Tribal Cultural Resources
Energy	Geology, Soils, & Paleontology	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality
Land Use & Planning	Noise	Population & Housing	Public Services & Recreation	Transportation
	Utilities & Service Systems	Wildfire		

# Mitigation Measures Identified



# Potentially Significant Impacts

Air Quality

Biological  
Resources

Cultural &  
Tribal Cultural  
Resources

Geology & Soils

Greenhouse  
Gas Emissions

Noise

Transportation

Utilities &  
Service  
Systems

# Air Quality

## EIR Section 4.3, Air Quality

**Air Quality Impact AIR-1:** The Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard. *(Less than Significant with Mitigation).*

**Mitigation Measure (MM) AIR-1:** Construction-Related Fugitive Dust Minimization.

# Biological Resources

## EIR Section 4.4, Biological Resources

**Biological Resources Impact BIO-1:** The Project would not have an adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. (*Less than Significant with Mitigation*)

**MM BIO-1a: Protocol Level Surveys for Special-Status Plants.**

**MM BIO-1b: Avoidance, Minimization, and Compensation for Impacts to Special-status Plants.**

**MM BIO-2: Pre-construction Survey for Breeding Birds.**

**MM BIO-3: Roosting Bat Surveys.**



# Biological Resources

## **Biological Resources Impact**

**BIO-2:** The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.  
*(Less than Significant with Mitigation)*

**MM BIO-4: Mitigate for Oak Tree Removal.**

# Cultural & Tribal Cultural Resources

## EIR Section 4.5, Cultural Resources

**Cultural Resources Impact CUL-2:** The Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. (*Less than Significant with Mitigation*)

**MM CUL-1a: Cultural Resources Sensitivity Training Program.**

**MM CUL-1b: Archaeological and Native American Monitoring.**

**MM CUL-1c: Protocols for Inadvertent Discovery of Cultural Materials.**

# Cultural & Tribal Cultural Resources

**Cultural Resources Impact CUL-3:** The Project would not disturb any human remains, including those interred outside of dedicated cemeteries. (*Less than Significant with Mitigation*)

**MM CUL-2: Inadvertent  
Discovery of Human Remains.**

# Cultural & Tribal Cultural Resources

**Cumulative Cultural Resources Impact CUL-2.CU:** The Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute to the cumulative loss or alteration of archaeological resources and/or human remains. (*Less than Significant with Mitigation*)

## **EIR Section 4.14, Tribal Cultural Resources**

**Tribal Cultural Resources Impact TCR-1:** The Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074. (*Less than Significant with Mitigation*)

**Cumulative Impact Tribal Cultural Resources TCR-1.CU:** The Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute considerably to cumulative impacts on tribal cultural resources. (*Less than Significant with Mitigation*)

**MM CUL-1a: Cultural Resources Sensitivity Training Program.**

**MM CUL-1b: Archaeological and Native American Monitoring.**

**MM CUL-1c: Protocols for Inadvertent Discovery of Cultural Materials.**

**MM CUL-2: Inadvertent Discovery of Human Remains.**

# Geology & Soils

## Appendix B, Initial Study, Section VII, Geology & Soils

**Geology & Soils Impact:** The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.  
*(Less than Significant with Mitigation)*

**MM GEO-1: Inadvertent  
Discovery of Paleontological  
Resources.**

# Greenhouse Gas Emissions

## EIR Section 4.7, Greenhouse Gas Emissions (GHG)

**GHG Impact GHG-1:** The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. (*Less than Significant with Mitigation*)

**GHG Impact GHG-2:** The Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. (*Less than Significant with Mitigation*)

**Cumulative GHG Impact GHG-1.CU:** The Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute considerably to cumulative impacts on greenhouse gas emissions. (*Less than Significant with Mitigation*)

**MM GHG-1a: All-Electric Development with No Natural Gas Infrastructure.**

**MM GHG-1b: Electric Vehicle Charging Infrastructure Consistent with CALGreen Tier 2.**

**MM TRA-1: Transportation Demand Management Program.**



# Noise

## EIR Section 4.10, Noise & Vibration

**Noise Impact NOI-1:** The Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (*Less than Significant with Mitigation*)

**Noise Impact NOI-1.CU:** The Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute considerably to cumulative impacts on noise and vibration. (*Less than Significant with Mitigation*)

**MM NOI-1: Construction Noise Control Measures.**

**MM NOI-2: Operational Noise Performance Standards for Building Stationary Equipment.**

**MM NOI-3: Operational Noise Performance Standards for the Rooftop Terrace.**

**MM NOI-4: Operational Noise Performance Standards for the South Parcel Lawn.**

# Transportation

## EIR Section 4.13, Transportation

### **Transportation Impact TRA-1:**

The Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.  
*(Less than Significant with Mitigation)*

**MM TRA-1: Transportation Demand Management Program.**

# Transportation

## **Transportation Impact TRA-3:**

The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). (*Less than Significant with Mitigation*)

**MM TRA-2: Lodi Lane Crossing Improvement and Safety Improvements.**

# Transportation

## **Transportation Impact TRA-1.CU:**

The Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute considerably to cumulative impacts on transportation. (*Less than Significant with Mitigation*)

**MM TRA-1: Transportation Demand Management Program.**

**MM TRA-2: Lodi Lane Crossing Improvement and Safety Improvements.**

# Utilities & Service Systems

## EIR Section 4.15, Utilities & Service Systems

**Utilities and Service Systems Impact UTL-1:** The Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.  
*(Less than Significant with Mitigation)*

**MM AIR-1: Construction-Related Fugitive Dust Minimization.**

**MM BIO-1a: Protocol Level Surveys for Special-Status Plants.**

**MM BIO-1b: Avoidance, Minimization, and Compensation for Impacts to Special-status Plants.**

**MM BIO-2: Pre-construction Survey for Breeding Birds.**

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**MM CUL-2: Inadvertent Discovery of Human Remains.**

**MM GHG-1a: All-Electric Development with No Natural Gas Infrastructure.**

**MM NOI-1: Construction Noise Control Measures.**

**MM GEO-1: Inadvertent Discovery of Paleontological Resources.**

# Alternatives Analyzed

Proposed Project	No Project Alternative (Alternative A)	Reduced Development Alternative (Alternative B)	North Parcel Alternative (Alternative C)
<ul style="list-style-type: none"><li>• 79 hotel rooms</li><li>• No significant and unavoidable impacts</li></ul>	<ul style="list-style-type: none"><li>• The Project does not proceed</li><li>• Existing vacant buildings remain or leased for zoning consistent use</li><li>• No impacts</li><li>• Does not meet basic objectives of the project</li></ul>	<ul style="list-style-type: none"><li>• 63 hotel rooms</li><li>• Reduces operational impacts (VMT/vehicle trips)</li><li>• Same impact conclusions and mitigation required</li><li>• Considered Environmentally Superior</li></ul>	<ul style="list-style-type: none"><li>• 50 hotel rooms on North Parcel only</li><li>• South Parcel existing commercial building and motel leased with zoning consistent use</li><li>• Reduces ground disturbance</li><li>• Same impact conclusions and mitigation required</li></ul>



# Environmental Review Process

Milestone	Dates
Publish Draft EIR	April 10, 2025
Draft EIR comment session	May 7, 2025
End of Draft EIR comment period	May 27, 2025
Publish Response to Comments on Draft EIR	Late summer/early fall, 2025 (tentative)
Planning Commission Hearing to make recommendations to the BOS	Fall, 2025 (tentative)
BOS EIR Hearing	Fall, 2025 (tentative)

# EIR Public Participation Opportunities

- Speak at today's meeting
- Provide written Draft EIR comments no later than 4:00 p.m. on May 27, 2025 to:

Napa County Planning, Building, and Environmental Services Department  
Attention: Trevor Hawkes  
1195 Third Street, Suite 210  
Napa, CA 94559  
Email: [Trevor.Hawkes@countyofnapa.org](mailto:Trevor.Hawkes@countyofnapa.org)

- Participate in public hearings



# Public Comments

Suggestion: the most effective CEQA comments will focus on the adequacy and accuracy of the environmental analysis. Comments about other things can be considered as part of the decision-making process.

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# Thank you

Trevor Hawkes

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