

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on Tuesday morning, the 21st day of May, 2024, at 9:00 AM, or as soon thereafter as reasonably possible, in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, the Board of Supervisors will consider the proposed terms of a Development Agreement with Jackson Family Investments III, LLC, a Delaware Limited Liability Company in conjunction with processing Use Permit Major Modification request (P19-00038-MOD, Inn at the Abbey) which would demolish three buildings and redevelop the site with a 79-room hotel, retail and hotel lounge space, a spa, pool, underground parking, fitness room, back-of-house uses, and on-site employee housing. The proposed terms under consideration are identified below. Upon staff's receipt of direction from the Board on the proposed terms of the Development Agreement, the proposed Development Agreement and the related Use Permit Major Modification proposal are anticipated to be considered by the Planning Commission for a recommendation on the proposals at a future date. Final action by the Board of Supervisors will occur after the Planning Commission forwards a recommendation on the project. Prior notice of the public hearings before the Planning Commission and Board of Supervisors will be provided.

PROJECT TITLE: Inn at the Abbey, Use Permit Major Modification #P19-00038-MOD

The project is located at Lodi Lane along State Route 29 (SR 29), which is known as St. Helena Highway in the project vicinity and includes buildings at the following addresses: 3018/3020 N. St. Helena Highway; 3010 N. St. Helena Highway; 3022 N. St. Helena Highway; 1160 Lodi Lane; 1189 Lodi Lane (also known as 3000 SR 29); and 1157, 1165, 1179, and 1191 Lodi Lane. The project includes six (6) parcels (Assessor's Parcel Numbers 022-130-023, -024, -027, -028, 022-220-028 and -029).

BACKGROUND: The proposed terms of the Development Agreement include the following:

1. Six onsite, affordable housing units for employees.
2. Five new Residential Units.
3. Graywater Reclamation and Water Conservation: Project graywater will be recycled and reused.
4. Lodi Lane/Hwy 29 At-grade Crossing: 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.
5. Participation in GSA Pilot Program.
6. Provide funding and support to establish a Lodi Lane Area Fire Safe Council.
7. Owner will station a type 6 fire truck at the property.
8. Sustainability Measures:
 - a. LEED Gold: Project will be designed and constructed to a minimum LEED Gold Standard.
 - b. EV Charging Stations.
 - c. No Vineyard Removal.
 - d. Install and maintain an Air Quality Monitoring Station.
9. Vine Trail/Shelter Easements/E-Bike Charging Station.
10. 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.

11. Owner continues to use the amount of established/vested parking area as shared parking for north and south parcel without intensification of use.
12. 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).

ENVIRONMENTAL DETERMINATION: Draft EIR in process. A Notice of Preparation (NOP) was issued on July 23, 2020, and the 30-day public comment period closed on August 24, 2020. Pursuant to CEQA and State CEQA guidelines Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that the County has determined may be potentially significant. The County has determined that the project may have significant effects on the environment in the following areas: Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Utilities, Transportation/Traffic, and Wildfires.

All interested persons are invited to attend the hearing and provide comment on the proposed terms of the Development Agreement or to submit written comments in writing in advance of the hearing to the project planner, Trevor Hawkes at (707) 253-4388 or e-mail trevor.hawkes@countyofnapa.org. Instructions on viewing the meeting and providing public comment can be found on the Board of Supervisors Agendas and Minutes webpage at http://napa.granicus.com/ViewPublisher.php?view_id=2.

Application materials which relate to the above-described project are available online at <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

DATED: May 6, 2024

ATTEST: Neha Hoskins, Clerk of the Board of Supervisors