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Agenda Date: 8/5/2020

Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Brian Bordona for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Trevor Hawkes, Planner III - 707-253-4388

**SUBJECT:** Draft Environmental Impact Report Public Scoping Meeting for Inn at the Abbey Project - P19-00038-MOD

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### RECOMMENDATION

#### **JACKSON FAMILY INVESTMENTS III, LLC – INN AT THE ABBEY MAJOR MODIFICATION P19-00038-MOD - DRAFT ENVIRONMENTAL IMPACT REPORT SCOPING SESSION**

**CEQA Status:** Napa County has issued on July 23, 2020 a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the project proposal Inn at the Abbey. Members of the public and public agencies are invited to provide comments in writing or at this public scoping session as to the scope and content of the proposed EIR. The 30-day public comment period on the NOP closes August 24, 2020.

**Request:** Public meeting to take testimony on items to be addressed in a Environmental Impact Report (EIR) currently being prepared for the proposed Inn at the Abbey project (Major Modification #P18-00038-MOD). The proposal is to demolish three 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, a parking garage, a rooftop terrace, a fitness room, an outdoor lawn and gathering space, back-of-house uses, and on-site employee housing. Specifically, the project would include the following: 1) demolition of three buildings totaling 10,048 square feet containing the existing land uses restaurant, retail wine shop, art gallery, and five-room motel; 2) interior renovation of the existing Stone Building to serve as hotel lobby, retail components, meeting space and/or bar/lounge components; 3) construction of a North Hotel Building on the North Parcel, occupying approximately 55,000 square feet of floor area to be used by 50 guest rooms, underground parking garage including 54 parking stalls, a spa, retail operations, a rooftop terrace, other public areas, circulation, and back-of-house uses; 4) approximately 11,100 square feet of floor area for a two-story South Hotel Building on the south parcel which would include 11 guest rooms, a support kitchen, a library, and back-of-house uses; 5) approximately 7,500 square feet of floor area for a South Hotel Barn Building on the south parcel which would include 12 guest rooms; 6) approximately 350 square foot fitness studio; 7) approximately 4,000 square feet for two (2) two-story bungalow buildings which will include three (3) guest rooms each; 8) use of six (6) existing residences on the South Parcel to house workers employed on the property; 9) other development features such as a plunge pool, walkways, breezeways, patios, courtyards, landscape areas,

bio-retention basins, vegetated buffer strips; 10) modification to existing public water systems and 11) a new on-site greywater system. The project proposes to use a combination of local groundwater and existing potable water entitlements from the City of St. Helena. The applicant is also seeking approval of a Development Agreement. The 15-acre project site includes six (6) parcels and is located at Lodi Lane along State Route 29 (SR 29). Existing 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. Three of these parcels are zoned for Agricultural Watershed (AW), two are zoned CL, and one parcel includes both AW and CL zoning. The four parcels located north of Lodi Lane are referred to as the "North Parcel," while the two parcels south of Lodi Lane are known as the "South Parcel." The North Parcel totals 1.84 acres of land zoned CL and 8.43 acres of land zoned AW. The South Parcel includes 1.70 acres zoned CL and 4.83 acres zoned AW. The General Plan land use designation for these sites are Agriculture, Watershed and Open Space (AWOS). Assessor's Parcel Numbers 022-130-027, -028, -023, -024 & 022-220-028, -029.

**Staff Recommendation:** Receive public and Commission testimony on items to be addressed in the project-specific EIR.

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**Applicant:** Jackson Family Investments III, LLC

**Applicant's Representatives:** Geoff Scott, Jackson Family Investments III, LLC; phone (707) 525-6529 or email [Geoff.scott@jfwmail.com](mailto:Geoff.scott@jfwmail.com). Rob Anglin, Holman Teague Roche Anglin, LP; phone (707) 927-4274 or email [anglin@htralaw.com](mailto:anglin@htralaw.com)

## **EXECUTIVE SUMMARY**

### **Proposed Action:**

That the Planning Commission:

1. Conduct a scoping meeting to solicit public comments regarding the Notice of Preparation of a Draft EIR for the Inn at the Abbey Project.

### **Discussion:**

The Commission's public scoping meeting is intended to allow for public testimony and Commission input into the scope and content of a project-specific EIR. Comments regarding environmental issues of concern and alternatives that should be studied in the EIR are particularly welcome. Pursuant to CEQA, an EIR must be prepared and certified before decision-makers can consider approval of development on the site.

## **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

## **ENVIRONMENTAL IMPACT**

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Draft Environmental Impact Report (DEIR) in preparation. Notice of Preparation (NOP) and Initial Study were issued July 23, 2020. The Initial Study concluded 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. Pursuant to the CEQA Guidelines and the project's NOP, a Draft EIR is being prepared. Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The 30-day public comment period closes August 24, 2020.

## **BACKGROUND AND DISCUSSION**

### **Timeline:**

Applicant applied for a Major Modification to their existing Use Permit (P13-00135) on February 15, 2019. Upon initial review of the application, Staff indicated to the applicant that the project's environmental analysis would require preparation of an EIR pursuant to the CEQA Guidelines. In late April of 2020, the major modification application was deemed complete by Planning Staff, and work began on preparing a Board of Supervisors Resolution and Professional Services Agreement to utilize an outside consultant in preparation of the EIR. At a Napa County Board of Supervisors meeting held on June 9, 2020, the Board approved a professional services agreement with Ascent Environmental, Inc. for the preparation of a project specific EIR. On July 23, 2020 a Draft EIR Notice of Preparation (NOP) and CEQA Initial Study were released to the public. The NOP was published in the Napa Valley Register and County Clerk's office, as well as distributed to the Cities of St. Helena and Calistoga, property owners within 1,000 feet of the project site, the county's Interested Parties list, individuals who had directly contacted Planning Staff requesting NOP notification, and the California State Clearinghouse.

The NOP informs agencies and interested parties of the impending preparation of a focused project EIR, directs interested parties to the locations to review the project's Initial Study, and solicits comments related to the scope and content of the EIR. The NOP also informed agencies and interested parties on the location and timing of the public scoping meeting. The public review of the project NOP and Initial Study is ongoing, beginning on July 23, 2020, and ending on August 24, 2020.

### **The Project:**

The applicant proposes a Use Permit Major Modification to accommodate the development of a boutique hotel on three commercially zoned parcels within the Freemark Abbey Winery complex. Three existing buildings would be demolished to make way for the new development. Most structural development would be confined to two parcels (APN: 022-130-027 & 022-220-028) but site improvements are planned for all 6 parcels which constitute the project site. At project buildout, under the current proposal, 6 new buildings would be constructed on the site. On the North Parcel, the existing restaurant would be demolished and a North Hotel Building would be constructed occupying approximately 55,000 sq. ft. of floor area and containing 50 guest rooms, a spa, retail operations, a rooftop terrace and other public areas, circulation and back-of-house uses. On the South Parcel the existing retail and five-room motel would be demolished, and 5 new buildings would be constructed in their place; a South Hotel Building, a South Hotel Barn Building, a fitness studio, and two separate bungalow buildings. The South Hotel Main Building would include 11 guest rooms, a support kitchen, a library, and back-of-house uses for a total of approximately 11,100 sq. ft. The South Hotel Barn Building would include 12 guestrooms totaling approximately 7,500 sq. ft. and an adjacent plunge pool. The 350-sq. ft. fitness studio would be proximate to the plunge pool. Each of the two bungalow buildings would include three rooms each for a total of approximately 4,000 sq. ft. between the two buildings. East of the new development on the South Parcel, 6 single-family residences will be maintained onsite to house workers employed at the project. The project will include numerous other site

improvements to complete the intended project design, including pedestrian walkways, changes to internal circulation, landscaping, modification of onsite public water system and a new grey water system. Current employment for existing land uses at the project site stands at 55 workers. The proposed project at buildout would employ an additional 48 workers bringing the total number of employees at the project site to 103 workers.

**Development Agreement:**

It should be noted that the Applicant has indicated the desire to process a Development Agreement (DA) with the proposed project. At this time, staff is soliciting ideas and/or specific terms for the proposed DA. Once the terms have been agreed upon by the Board of Supervisors and the Applicant, the terms of the DA will be analyzed in the Draft EIR.

**Decision Making Options:**

As noted in the Executive Summary Section above, no formal action is required by the Planning Commission at this time. The purpose of today's meeting is to solicit public comments concerning the NOP for the Draft EIR to be prepared for the Inn at the Abbey project.

**SUPPORTING DOCUMENTS**

- A . Notice of Preparation of a Draft Environmental Impact Report
- B . Initial Study Checklist
- C . Exhibits

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona