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Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

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### Inn at the Abbey – Responses to RFP Inquiries

The following are questions, and Napa County's responses to those questions, received during the Inn at the Abbey RFP Project Inquiry window.

- 1. Has a biological assessment been prepared for the project site, or should preparation of this report be included in the proposal?**

Preparation of a biological assessment should be included to determine the significance of impacts to biological resources for the project site.

- 2. Has a drainage report, in addition to the Stormwater Control Plan been prepared for the project site as referenced in the Initial Study?**

A drainage report has not been prepared yet.

- 3. Is the traffic consultant, W-trans, also going to update the Traffic Impact Study to include a VMT evaluation, or should preparation of this analysis be included in the proposal?**

Preparation of a VMT analysis addendum to the Traffic Impact Analysis, whether through the original consultant or a different consultant, should be included in the proposals.

- 4. Does the County want visual simulations prepared for the project?**

Proposals should include preparation of visual aids, such as maps and diagrams, to clearly present the environmental analysis to decision makers, responsible agencies, and the public. Visual simulations that present environmental information are welcomed and a proposal that includes these should explain intended visual simulations in the proposal description. Visual simulations for aesthetic purposes are not needed.

- 5. Should we assume a general CEQA peer review of the applicant-prepared studies to ensure they contain sufficient information to answer checklist questions, or should we include a formal peer review of all technical studies and underlying methodologies?**

A general CEQA peer review of the applicant-prepared studies will likely suffice, however county staff welcomes potential consultants to review completed Peer Reviews which were conducted not long after the NOP response period ended, to determine the breath of their review of the technical studies. Staff have released additional documents for potential applicants to review in preparation of their completed proposals. Those documents include;

- Use Permit Major Modification Application
- Applicant's Project Statement, Revised
- City of St. Helena Resolution No. 2000-36, approving a water agreement with Freemark Abbey Winery
- Completed Peer Reviews (within Peer Review sub folder)
- Correspondences received during the NOP response period (within Letters sub folder)

These documents can be reviewed at the following link.

<https://pbcs.cloud/index.php/s/5ybiJ33kpd7S7Yf>

**6. Will the applicant team be preparing a Phase I for the site or should we assume that in our scope of work?**

A Phase 1 Environmental Assessment has not been prepared for the site by the applicant team, and based upon the County's initial assessment in the Project's Initial Study, we do not believe a Phase 1 is necessary.

**7. May we include full resumes in an Appendix?**

Yes

**8. What is the current target date for having a Countywide travel demand model capable of VMT analysis at the TAZ level?**

NVTA (Napa Valley Transportation Authority) is the agency leading the development of the countywide travel demand model. At this time Napa County is not aware of a target date for completion of the model. A strong proposal will include necessary technical support for VMT analysis in the event the countywide model is not completed in a timeline that allows it to be used in the EIR analysis of this project.

**9. Is the cultural resources report (Tom Origer & Associates 2019) and/or results of the tribal consultation initiated by the County (March 19, 2020), both noted in the Initial Study, available for review?**

Unfortunately a non-confidential copy of the project's Cultural Report is not available. Please refer to Section V., Cultural Resources of the Project's released Initial Study for the County's current assessment of the potential for significant environmental impacts to cultural resources. A peer review of the Project's Cultural Resource Study has been completed and is provided at the link above.

Tribal Consultation with Middletown Rancheria was conducted on July 30<sup>th</sup>, 2020, at which point the Tribal Officer informed the County that Middletown Rancheria was concerned with the potential for Tribal Cultural Resources on the site and requested that Middletown conduct tribal cultural resource training for all crews involved in earthmoving and site disturbance. They also requested that a cultural monitor for the tribe be present during grading and initial site development. Consultation was concluded with these requests.

**10. Will additional ground water or water supply analyses be required for this project?**

Both ground water and water supply for the project require additional analysis in the forthcoming EIR.