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Planning, Building & Environmental Services

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**Brian D. Bordona**  
Director

**NOTICE OF AVAILABILITY/NOTICE OF COMPLETION  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE INN AT THE ABBEY PROJECT (P19-00038)  
(STATE CLEARINGHOUSE #2020079021)**

Date: April 10, 2025

To: Agencies and Interested Parties

From: Napa County Planning, Building, and Environmental Services Department

Pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and Section 15085 of the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq.), the Napa County (County) Planning Division as lead agency has completed a Draft Environmental Impact Report (EIR). The Draft EIR analyzes the potential environmental impacts of the Inn at the Abbey Project (Project), briefly described below.

**PROJECT LOCATION**

The Project is located on an approximately 15.13-acre site at Lodi Lane along State Route (SR) 29, approximately 0.5 mile north of the city limits of St. Helena, in unincorporated Napa County. The Project is comprised of six parcels that are broken into two sections separated by Lodi Lane:

- The “North Parcel” is approximately 10.30 acres and consists of the four parcels located north of Lodi Lane. The four contiguous parcels are Assessor’s Parcel Numbers [APNs] 022-130-027, 022-130-028, 022-130-023, and 022-130-024. The North Parcel is generally bounded by vineyards to the north, a hotel to the east, Lodi Lane to the south, and SR 29 to the west.
- The “South Parcel” is approximately 4.83 acres and consists of the two parcels located south of Lodi Lane. The two contiguous parcels are APN 022-220-028 and 022-220-029. The South Parcel is bounded by Lodi Lane to the north, agricultural uses to the east and south, and SR 29 to the west.

The North Parcel and South Parcel are collectively referred to as the “Project site” in the Draft EIR. The Project site is accessible from SR 29, which is located adjacent to the east of the Project site, and Lodi Lane, which is located in between the North and South Parcels. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the “Cortese List”).

## **PROJECT DESCRIPTION**

Jackson Family Investments III, LLC (Project Applicant) is proposing a Use Permit Major Modification and Development Agreement to accommodate development of a boutique hotel within the existing Freemark Abbey Winery complex. The Project includes the construction of a 79-room hotel that would be split between the North Parcel (50 rooms) and the South Parcel (29 rooms). The Project would include the demolition of three existing structures totaling approximately 10,050 square feet. These buildings are currently used as a restaurant, retail wine shop, art gallery, and five-room motel. Demolition activities would also include the removal of asphalt concrete driveways and surface parking areas, as well as concrete slabs. Overall, the Project would involve approximately 78,500 square feet of new construction. The Project Applicant has also offered public benefits and improvements as terms of a Development Agreement including an at-grade street crossing enhancement to the existing Vine Trail crossing at SR 29 and Lodi Lane, an on-site private fire truck, and the provision of affordable housing units for employees. Project construction is expected to occur over approximately 36 months.

## **ENVIRONMENTAL DETERMINATION**

The Draft EIR provides an evaluation of the potential environmental impacts of the Project and identifies that the Project would not have any significant and unavoidable impacts. With the implementation of the mitigation measures proposed in the Draft EIR, the following environmental impacts would be reduced to a less-than-significant level: Air Quality (AIR-1); Biological Resources (BIO-1, BIO-2); Cultural Resources (CUL-2, CUL-3, CUL-2.CU); Greenhouse Gas Emissions (GHG-1, GHG-2, GHG-1.CU); Noise and Vibration (NOI-1, NOI-1.CU); Transportation (TRA-1, TRA-3, TRA-1.CU); Tribal Cultural Resources (TCR-1, TCR-1.CU); Utilities and Service Systems (UTL-1); and Geology and Soils (GEO-1).

## **DOCUMENT AVAILABILITY**

Paper copies of the Draft EIR are available for public review at the following locations:

Napa County Planning, Building, and  
Environmental Services Department  
1195 Third Street, Suite 201  
Napa, CA 94559

Napa Main Library  
580 Coombs Street  
Napa, CA 94559

St. Helena Public Library  
1492 Library Lane  
St. Helena, CA 94574

The Draft EIR is also available for public review online on the County's website at <https://www.countyofnapa.org/2876/Current-Projects-Explorer> and on the State Clearinghouse Website at <https://ceqanet.opr.ca.gov/Project/2020079021>.

## PROVIDING COMMENTS

The public comment period for the Draft EIR begins on April 10, 2025, and closes on May 27, 2025. Please submit written comments on the Draft EIR in person, by first class mail, facsimile or email to:

Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2<sup>nd</sup> Floor, Suite 210  
Napa, CA 94559  
Attention: Trevor Hawkes, Project Planner

Telephone: (707) 253-4388 Fax: (707) 299-4320  
Email: [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**All comments must be received by the Planning, Building and Environmental Services Department no later than 4:00 p.m. on May 27, 2025.** Comments provided by email should include "Inn at the Abbey Draft EIR Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

## PUBLIC MEETING

The Napa County Planning Commission will conduct a public meeting during the comment period to receive verbal input from agencies and the public on the Draft EIR. The meeting time and location are as follows:

May 7, 2025, at 9:00 a.m.  
Board of Supervisors' Chambers  
1195 Third Street, 3<sup>rd</sup> Floor  
Napa, CA 94559

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Trevor Hawkes (at the contact information above) at least 48 hours before the meeting.