

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2020079021**

**Project Title:** Inn at the Abbey

Lead Agency: County of Napa

Contact Person: Matt Ringel

Mailing Address: 1195 Third Street, Suite 210

Phone: 707-253-4388

City: Napa

Zip: 94559

County: Napa

**Project Location:** County: Napa

City/Nearest Community: St. Helena

Cross Streets: SR 29 and Lodi Lane

Zip Code: 94574

Lat. / Long. (degrees, minutes, and seconds): 38° 31' 28.30" N/ 122° 29' 49.17" W

Total Acres: 15

Assessor's Parcel No.: 022-130-027,-028,-023-024; 022-220-028,-029 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 29

Waterways: Napa River

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

## Document Type:

CEQA:  NOP  
 Early Cons  
 Neg Dec

Draft EIR  
 Supplement/Subsequent EIR  
(Prior SCH No.)

NEPA:  NOI  
 EA  
 Draft EIS

Other:  Joint Document  
 Final Document  
 Other \_\_\_\_\_

Mit Neg Dec

Other: Response to Comments/Final EIR

FONSI

## Local Action Type:

General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

Annexation  
 Redevelopment  
 Coastal Permit  
 Other \_\_\_\_\_

## Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 78,500 Acres 3.57 Employees 48

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational \_\_\_\_\_

Recreational \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: Hotel use (79 room) and other site improvements

## Project Issues Discussed in Document:

Aesthetic/Visual  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: \_\_\_\_\_

## Present Land Use/Zoning/General Plan Designation:

Zoning: Commercial Limited (CL) and Agricultural Watershed (AW); GP: Agriculture, Watershed & Open Space (AWOS)

## Project Description: (please use a separate page if necessary)

Jackson Family Investments III, LLC (Project) Applicant is proposing a Major Use Permit Major Modification and Development Agreement to accommodate development of a boutique hotel within the existing Freemark Abbey Winery complex. The Project includes 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 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 removal of asphalt concrete driveways and surface parking areas, as well as concrete slabs. Overall, the Project would involve approximately 78,500 square feet

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

of new construction. The Project Applicant has also offered public benefits and improvements as terms of a tentative Development Agreement including an at-grade street crossing enhancement to the existing Vine Trail crossing at SR 29 and Lodi Lane and the provision of affordable housing units for employees. Project construction is expected to occur over approximately 36 months.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other _____
<input type="checkbox"/> Housing & Community Development	Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

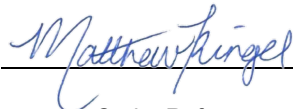
### Local Public Review Period (to be filled in by lead agency)

Starting Date 2/19/2026 Ending Date 3/2/2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Jackson Family Investments III, LLC</u>
Address: <u>575 Market Street, Suite 3700</u>	Address: <u>421 Aviation Boulevard</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>Santa Rosa, CA 94503</u>
Contact: <u>Jill Feyk-Miney, CEQA Project Manager</u>	Phone: <u>707-525-6529</u>
Phone: <u>510-463-6737</u>	

Signature of Lead Agency  
Representative:



Date: 2/17/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.