



2026-065

FILED

APR 29 2026

JOHN TUTEUR
Napa County Recorder - County Clerk
By: John Spence
DEPUTY RECORDER - CLERK

Notice of Determination

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Matt Ringel, Matthew.ringel@countyofnapa.org, (707)253-4388

Project Information

Project Title: Inn at the Abbey

County Permit(s): Winery Use Permit Major Modification and Development Agreement

State Clearinghouse Number: 2020079021

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.

Project APN: 022-130-027,-028,-023-024; 022-220-028,-029

Project Location - County: Napa

Project Location - Nearest City: St. Helena

Project Description: On April 28, 2026, the Napa County Board of Supervisors adopted the Inn at the Abbey Use Permit Modification (P19-00038-MOD), requested by Jackson Family Investments III LLC (Project Applicant), and the Planning Commission's March 4, 2026, advisory recommendations to the Board including: (1) Certification of a Final Environmental Impact Report (State Clearinghouse #2020079021); (2) adoption of Findings pursuant to the California Environmental Quality Act; (3) adoption of a Mitigation, Monitoring and Reporting Program; (3) finding that the Project would be consistent with the General Plan; (4) approval of a Use Permit Major Modification and Conditions of Approval that would encompass demolition of existing structures and construction of a 79-room hotel involving 78,500 square feet of new construction split between multiple parcels; and (5) adoption of an ordinance approving a Development Agreement between Napa County and the Project Applicant.

The Inn at the Abbey Project (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 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 and the provision of affordable housing units for employees. Project construction is expected to occur over approximately 36 months.

Project Applicant Name: Geoff Scott, Jackson Family Investments III LLC, (707) 525-6529

Project Applicant Address: 421 Aviation Boulevard, Santa Rosa, CA 94503

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on April 28, 2026, and made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

Signature



Signed by Lead Agency contact: Matt Ringel, Planner III
Date: April 29, 2026