

PRESERVE LODI LANE
Sang-Froid Vineyards
1115 Lodi Lane
St. Helena, CA 94574

March 3, 2026

RE: Inn at the Abbey Final Environmental Impact Report (FEIR)
Hearing

Honorable Members County of Napa Planning Commission

Dear Commissioners:

Please respectfully consider the accuracy and uniform reliance on the characterization “little significance,” by the Napa County Planning, Building, and Environmental Department (PBES), as the reason for not evaluating traffic and human congestion, and both the environmental and aesthetic impact on Lodi Lane of two industrial-scale developments, one approved in 2025 (Duckhorn Vineyards); and the other (Inn at the Abbey), presently seeking Napa County approval.

1. Duckhorn Vineyards construction of a 52,000 square foot plus wine production facility on Agricultural Watershed (AW) land; doubling the square footage of its hospitality center to 18,000 square feet; and increasing its annual wine tasting patron count to over 90,000 annually at the T-intersection of Lodi Lane and the Silverado Trail, and
2. Jackson Family Real Estate’s proposed construction of a 79-room boutique luxury hotel comprised of a rooftop lounge; restaurant; pool, spa, and health facilities; conference center; wine tasting facility; and retail outlets on both sides of Lodi Lane at California State Highway 29 that, at the 70 percent Napa Valley luxury hotel occupancy rate, would annually host 40,000 , and could employ 196 people at the 2.5 employee per room count at Napa County luxury hotels yet providing only 223 parking spaces.

“LITTLE SIGNIFICANCE”

The utilization of the “little significance” designation in the PBES approval process for Duckhorn Vineyards and Inn at the Abbey, by design, also negatively eliminates from consideration any and all concerns expressed by citizens both directly and indirectly affected by what amounts to the industrialization of one-of-a-kind Napa County rural road.

“GIRDLE OF UP VALLEY”

Affectionately characterized as the “girdle” of Up valley Napa County, rural Lodi Lane is .7 miles long; 20-30 feet wide with virtually no shoulders and a creek; is landscaped on both sides by primarily trees and natural foliage; is illuminated mostly by ambient light; and hosts a 1930, one-lane-bridge over the Napa River adjacent to the Silverado Trail with the sign: “TURN AROUND, DON’T DROWN,” because seasonal flooding can force its closure.

WINERIES WITHIN ONE MILE OF LODI LANE

In the evaluation for approval of Duckhorn Vineyards industrial-scale expansion, the term “little significance,” guaranteed the exclusion of the traffic and human congestion impact of the 18 wineries within one mile of Lodi Lane, virtually all of whom have been granted increases in production square footage; cases produced; employees; wine tasting facilities; and number of annual visitations since plans for the construction of both Duckhorn Vineyards and the Inn at the Abbey were publicly announced.

Explicit concerns expressed by local property owners and residents were pro forma excluded as the consequence of the “little significance” designation. A salient example of how “little significance” neighbors were acknowledged, was Duckhorn Vineyards offer to allow the provision of neighborhood opinions on the selection of the exterior color of its 52,000 square foot wine production facility constructed literally 500 feet from the front door of its closest neighbor. An accurate description for how the then Duckhorn owners treated all other neighborhood concerns is simply:

“My way or the highway.”

ONGOING MIGRATION OF LODI LANE INN AT THE ABBEY GUESTS

29 of the 79 rooms at the Inn at the Abbey will be constructed on the south border of Lodi Lane next to and across from single family homes, the majority with vineyards. In addition to Inn at the Abbey carts delivering both guests and their luggage day and night to the Lodi Lane complex, all guests occupying these 29 rooms will be required to cross Lodi Lane day and night to access virtually all hotel amenities, e.g., registration; valet parking; restaurant; rooftop lounge; pool spa, and health facilities; conference center; parking, wine tasting, and retail outlets all materially contributing to Lodi Lane traffic congestion.

ILLUMINATION OF LODI LANE

The passage of Inn at the Abbey guests across Lodi Lane 24 hours a day will demand its illumination with both street and pavement lights, as well as marked pedestrian pathways. Guests will both cross on foot on marked crossways—some inevitably blazing their own paths on Lodi Lane pavement—and obtain rides from hotel electric carts. Added to the mix will be 52 foot long, 80,000-pounds when loaded, Duckhorn wine factory big rigs not allowed to repeatedly use the nearly 100-year-old-bridge (constructed in 1930), over the Napa River. In

addition, will be Inn at the Abbey support trucks using a sole service road accessed from Lodi Lane next to a single-family home.

FREEMARK ABBEY CONSTRUCTION

One way to positively ameliorate the environmental and aesthetic impact of the Inn at the Abbey on Lodi Lane while allowing the project to reasonably proceed with responsible acknowledgement of legitimate public concerns over the proposed development, is to solely approve the construction of its proposed 50 rooms and ancillary guest service elements on the Freemark Abbey property, and eliminate the construction of the proposed 29 rooms on the south side of Lodi Lane. This would eliminate artificial lighting, and the increased congestion of the Lodi Lane T-intersection at Highway 29, and accompanying structural geometric dangers to public health and safety because of 50 mph., two-lane, California State Highway 29 with blind curves both north and south of Lodi Lane and the proposed Inn at the Abbey.

The adoption of such a plan will also ensure the continued safe use of Lodi Lane by walkers, runners, and cyclists who will not be negatively impacted—or even restricted—because of inherently dangerous increases in traffic, and preserve a unique rural road contributing aesthetically to the 50-room boutique hotel constructed solely on Freemark Abbey property.

It is a goal within everyone's understanding and reach.

Thank you for your consideration of this perspective.

Sincerely,

John D. Murphy
Preserve Lodi Lane

From: [Ramos, Belia](#)
To: [PublicComment](#)
Subject: FW: Inn at the Abbey FEIR
Date: Tuesday, March 3, 2026 2:19:46 PM

Planning Commission

From: Antonia Allegra <antonia.allegra@gmail.com>
Sent: Tuesday, March 3, 2026 8:44 AM
To: John Murphy <jjdm1@icloud.com>
Cc: Brunzell, Kara <kara.brunzell@countyofnapa.org>; Brooks, Walter <walter.brooks@countyofnapa.org>; Williams, Molly <molly.williams@countyofnapa.org>; Richmond, Pete <pete.richmond@countyofnapa.org>; Dameron, Megan <megan.dameron@countyofnapa.org>; Alessio, Liz <liz.alessio@countyofnapa.org>; Cottrell, Anne <anne.cottrell@countyofnapa.org>; Manfree, Amber <amber.manfree@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Dave Yewell <dave@yewellfv.com>; Nancy Yewell <nancy@yewellfv.com>; Joann Sc <jfrossi5@gmail.com>; John Zissimos <jzissimos@gmail.com>; Vail Miller Jr. <vail.millerjr@gbcrane.com>; tomwineguy1949@gmail.com; mvodney@pacific.net; kathy korteranch.com <kathy@korteranch.com>; Amy Minter <acm@cbcearthlaw.com>; Karen Sunseri <ksunseri36@gmail.com>; Peterson Mark <kramark55@comcast.net>; Jeanne McCann-Baswell <jfmbaswell@yahoo.com>; Reese Baswell <californiarb@yahoo.com>; barbara galante <bagalante@comcast.net>; O'Sullivan Peter and Nava <petero@gmail.com>; Miguel Solares <miguel@solaresvineyards.com>
Subject: Re: Inn at the Abbey FEIR

[External Email - Use Caution]

Thank you, John, for your assessment of the major changes along Lodi Lane in the unincorporated area of Napa County. The changes will also touch neighbors and homes existing on Byrd Hill Road, which stretches uphill from just across Freemark Abbey and the area immediately across from the winery on Highway 29.

The increase in light, noise, traffic, and constant action near Byrd Hill will decrease access to our single-road leading to the less than 15 dwellings here. And, thus, in the case of fire in the area, our needed exit will be diminished.

To all county members of the Planning Commission and Board of Supervisors making decisions regarding the potential construction of the Freemark Abbey hotel and spa, I deeply suggest you take consideration regarding those of us along Byrd Hill and Lodi Lane. This is essential.

Sincerely,

Antonia Allegra

3085 St. Helena Highway North

(On Jones Lane/Byrd Hill Road)

antonia.allegra@gmail.com .

C- 707-200-4147. H - 707--244-5029

~~ We are our choices ~~

On Mon, Mar 2, 2026 at 10:46 PM John Murphy <jjdm1@icloud.com> wrote:

Please see attached Preserve Lodi Lane memorandum for March 4, 2026 Inn at the Abbey
FEIR hearing.