NOTICE OF DETERMINATION

Mailing Address:
PO Box 660
Napa, CA 94559

Planning Division
1600 First Street
707.257.9530

TO: ☒ County Clerk – County of Napa
900 Coombs Street, Room 116
Napa, CA 94559

☒ Office of Planning & Research
1400 Tenth Street, Room 131
Sacramento, CA 95814

STATE CLEARING HOUSE NUMBER: 2010042043

Project Name:	Hotel Oxbow Modification	**File Number:**	PL25-0104
Site Address:	718 & 730 Water Street, 711, 731, 743, 803, 819, 823, 825, & 835 First Street, & 990 Soscol Avenue	**APNs:**	003-235-002, -003, -004, -005, -006, -007 and 003-241-003, -005, -006
City & County:	City of Napa & County of Napa		
Applicant	Pacific Hotel Oxbow, LLC (Attn: Andrew Wood) 17 Corporate Plaza Drive #200 Newport Beach, CA 92660	**Phone:** **Email:**	949.422.6231 awood@stratusdev.com
Property Owners	Foxbow Development, LLC (Attn: James B. Leamer) 485 Technology Way Napa, CA 94558	**Phone:** **Email:**	415.286.3126 jb@crb-inc.com
Property Owners	Foxbow 1, LLC (Attn: Timothy Herman) 963 Topsy Lane, Ste 306 PMB 230 Carson City, NV 89705	**Phone:** **Email:**	n/a therman@ttdream.com
Property Owners	PT-Five Investments, L.P. (Attn: Timothy Herman) 963 Topsy Lane, Ste 306 PMB 230 Carson City, NV 89705	**Phone:** **Email:**	n/a therman@ttdream.com
Staff Manager:	Ryder Dilley	**Phone:** **Email:**	707.257.9530 rdilley@cityofnapa.org

PROJECT DESCRIPTION:

An application for a Design Review Permit and Use Permit to authorize modifications to the approved (PL22-0137) exterior façades for two (2) hotel buildings and requesting a two (2) year extension. The City Council previously approved a Design Review Permit and Use Permit for a 123-room hotel consisting of two four-story buildings, which includes ancillary guest and public-serving uses, and below-grade parking at 730 Water Street. The property is located within the Oxbow Commercial General Plan Designation, and the OBC, Oxbow Commercial, FP, Floodplain Management Overlay, SC, Soscol Corridor Overlay, and TI, Traffic Impact Overlay Zoning Districts.

ENVIRONMENTAL SETTING:

The Project site is located towards the center portion of the City of Napa, west of State Route 121 (SR 121). The site is approximately 0.71 acres and is composed of multiple parcels located at the southeast corner of Soscol Avenue and First Street, and First Street and the railroad. The properties are bounded by Soscol Avenue, First Street, Water Street, and the Napa River. The Project would modify adjacent property not under the Applicant's ownership, including City of Napa (City) rights-of-ways and Napa County Flood Control and Water Conservation District (Flood Control District) property. As part of the project, the Applicant has requested that the City abandon a portion of the Water Street right-of-way between Soscol Avenue and McKinstry Street.

The Napa Valley Wine Train railroad tracks generally divide the project site into two (2) areas. The western side of the tracks is currently vacant containing vegetation and trees, and the eastern side of the tracks are currently developed with three (3) single-story, single-family residences, a one-story commercial structure, and two (2) small accessory structures.

The overall site begins at the western boundary and entrance to the area referred to as the "Oxbow District" in the Napa 2040 General Plan. Surrounding land uses include commercial retail, and office to the north, single-family residential and commercial retail and restaurant to the east, Napa River and existing warehouse buildings containing event and transportation to the south, and Soscol Avenue, Oxbow Commons, and Napa River to the west. Regional vehicular access to the Project site is provided by Soscol Avenue and SR 121, located adjacent to and approximately 0.31 miles east of the Project site.

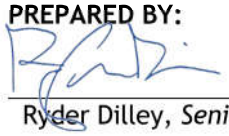
This is to advise that the City of Napa has approved the above-described project on December 2, 2025, and has made the following determinations regarding the above-described project:

The City Council certified the Downtown Napa Specific Plan Program (DNSP) Final Environmental Impact Report (DNSP FEIR) on May 1, 2012 (SCH #2010042043). An Addendum to the DNSP FEIR was prepared in 2020, as documented in the June 2020 Addendum, prepared by David J. Powers & Associates, for the 2020 Entitlements, and in 2024, as documented by the January 21, 2024, Memorandum, prepared by David J. Powers & Associates, for the Approved Project, all of which are on file with the City Clerk. The City Council finds, pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, that: (a) no substantial changes have occurred that would require major revisions of the DNSP FEIR; (b) no substantial changes in circumstances have occurred that would result in new or more severe environmental impacts; and (c) no new information of substantial importance has become available that would alter the conclusions of the prior environmental analysis. The City Council determined the changes authorized by the approvals of the Design Review Permit and Use Permit extensions, such as changes to the building elevations, were negligible, did not consist of any expansions to the use as approved by the City Council, and have been adequately analyzed under the scope of the DNSP FEIR and the January 21, 2024, Memorandum, and no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162, 15164 and 15168.

CERTIFICATION:

This is to certify that the DNSP EIR, 2020 Addendum, January 2024 Addendum, and the full record of project approval are available to the General Public at the Community Development Department located at 1600 First Street, Napa, CA 94559.

PREPARED BY:



Ryder Dilley, *Senior Planner*

December 5, 2025

Date