



NOTICE OF DETERMINATION

Mailing Address:
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 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:	First & Oxbow Hotel Design Review Permit & Use Permit	File Number: PL22-0137
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	Stratus Development Partners, LLC (Attn: Andrew Wood) 17 Corporate Plaza Drive #200 Newport Beach, CA 92660	Phone: 949.422.6231 Email: awood@stratusdev.com
Property Owners	Foxbow Development, LLC (Attn: James B. Leamer) 485 Technology Way Napa, CA 94558	Phone: 415.286.3126 Email: jb@crb-inc.com
Property Owners	Foxbow 1, LLC (Attn: Timothy Herman) 3411 Willis Drive Napa, CA 94558	Phone: n/a Email: therman@ttdream.com
Property Owners	PT-Five Investments, L.P. (Attn: Timothy Herman) 3411 Willis Drive Napa, CA 94558	Phone: n/a Email: therman@ttdream.com
Staff Manager:	Ryder Dilley	Phone: 707.257.9530 Email: rdilley@cityofnapa.org

PROJECT DESCRIPTION:

A Design Review Permit and Use Permit to authorize construction of 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 City Council previously approved a Use Permit, Design Review Permit and related entitlements in November 2020 for a 74-room hotel with 6,294 square feet of ground floor retail on the site. The revised project would increase the number of hotel rooms to 123, eliminate the ground floor retail, decrease the meeting/conference space from 5,754 square feet to 3,375 square feet, and increase the parking spaces from 121 to 154. 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.

The two four-story hotel buildings would be approximately 151,224 square feet in gross area on lots that total approximately 0.71 acres. Of the 123 rooms, 54 rooms would be in the west building, and 69 would be in the east building. The Project would include various amenities common to hotel use such as pool and fitness facilities in the west building facing both the Napa River and First Street frontage, respectively. The hotel would provide approximately 3,375 square feet of conference and meeting space split between the two buildings. Both buildings would also feature auxiliary bars and food service areas managed by the hotel operator, yet accessible to hotel guests and members of the public. The hotel would provide 154 parking spaces divided between each building's

single-level below-grade garage and there would be an improved 13-foot path between First Street and Water Street adjacent to and parallel to the railroad.

The Project also included separate actions concurrently considered and approved by City Council including, the conditional summary abandonment of a slope easement and conditional abandonment of portions of Water Street in support of the Project, and declaring that the slope easement area is exempt surplus land in accordance with the Surplus Land Act.

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.

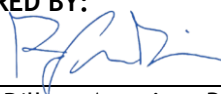
This is to advise that the City of Napa has approved the above-described project on April 2, 2024, and has made the following determinations regarding the above-described project:

The Project falls within the scope of the Downtown Napa Specific Plan Program (DNSP) Final Environmental Impact Report (DNSP FEIR) certified by the City Council on May 1, 2012 (SCH #2010042043), as documented in the 2020 Addendum prepared for the 2020 Project and the January 2024 Addendum prepared for the new Project and on file with the City Clerk, and no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15162, 15164 and 15168 as documented in the 2024 Addendum prepared for the Project.

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, Associate Planner
for Vin Smith, Community Development Director

April 4, 2024

Date