Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Napa
Address: 1195 Third Street, Napa, CA 94559

From:

Public Agency: City of Napa
Address: 955 School Street, PO Box 660, Napa, CA 94559
Contact: Ryder Dilley
Phone: 707-257-9530

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2010042043

Project Title: Hotel Oxbow Modification

Project Applicant: Pacific Hotel Oxbow, LLC, 17 Corporate Plaza Dr #200, Newport Beach, CA 92660 | awood@stratusdev.com

Project Location (include county): 718 & 730 Water Street, 711, 731, 743, 803, 819, 823, 825, & 835 First Street, & 990 Soscol Avenue, Napa, Napa County, CA 94558

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.

This is to advise that the City of Napa (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12/2/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ 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.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
1600 First Street, Napa, CA 94559

Signature (Public Agency): _____ Title: Senior Planner

Date: 12/5/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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