

**RESOLUTION R2026-XX**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE A PROJECT IMPROVEMENT AGREEMENT WITH PACIFIC HOTEL OXBOW, LLC FOR THE FIRST AND OXBOW HOTEL PROJECT; AND (2) FINDING THAT THE AGREEMENT SATISFIES THE REQUIREMENTS OF RESOLUTIONS R2024-030 AND R2024-031; AND (3) DETERMINE THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, on April 2, 2024, the City Council approved a 123-room hotel project located at the intersection of First Street and Soscol Avenue, commonly referred to as the “Hotel Oxbow” (the “Project”), through adoption of Resolutions R2024-029, R2024-030, and R2024-031; and

WHEREAS, Resolution R2024-030 conditionally approved the abandonment of certain slope easements, and Resolution R2024-031 conditionally approved the abandonment of portions of Water Street (collectively, the “Conditional Abandonments”), each requiring construction of specified public improvements prior to completion of the abandonment actions; and

WHEREAS, Resolution R2024-029, Condition of Approval 60 requires the project conditions be satisfied prior to issuance of building permits; and

WHEREAS NMC Section 15.48.010.B authorizes the use of a Project Improvement Agreement, secured by performance bonds, as an alternative means to guarantee completion of the public improvements; and

WHEREAS, use of Project Improvement Agreements is a standard practice authorized by the Napa Municipal Code that allows development projects to proceed while ensuring project conditions are met; and

WHEREAS, the Project Improvement Agreement also incorporates and satisfies the requirements of Resolutions R2024-030 and R2024-031 to ensure completion of all required public improvements associated with the conditional abandonments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution.

## ATTACHMENT 1

2. The City Council hereby approves the Project Improvement Agreement for the Hotel Oxbow Project, in substantially the form presented, subject to minor revisions approved by the Public Works Director and City Attorney.
3. The City Council finds that execution of the Project Improvement Agreement, together with the required bonding and security, satisfies the timing requirements for construction of public improvements associated with Resolutions R2024-030 and R2024-031.
4. The City Council hereby authorizes the Public Works Director to execute the Project Improvement Agreement and any related documents necessary to implement this Resolution.
5. The City Council hereby determines that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
6. This Resolution shall take effect immediately upon its adoption.

**ATTACHMENT 1**

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 19th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Christopher Diaz  
Interim City Attorney