

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Napa County

From: (Public Agency): City of Calistoga
1232 Washington Street
Calistoga, CA 94515

(Address)

Project Title: Hideaway Cottages Renovation & Expansion Project

Project Applicant: Atticus Lowe, Calistoga Investors LP

Project Location - Specific:

1421 Fair Way & 1515 Park Street, Calistoga, Napa County, California 94515

Project Location - City: Calistoga Project Location - County: Napa County

Description of Nature, Purpose and Beneficiaries of Project:

Approval of a Use Permit and Design Review entitlement for the renovation and expansion of Hideaway Cottages, an existing resort, including the demolition of six existing structures, the renovation of eight existing structures, and the construction of three new structures, for a future 36-guestroom resort, consistent with the Calistoga General Plan and Municipal Code.

Name of Public Agency Approving Project: City of Calistoga Planning Commission (approved 1/14/2026)

Name of Person or Agency Carrying Out Project: Calistoga Investors LP

Exempt Status: **(check one)**:

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301, 15302, 15303, 15304, 15311
- ☐ Statutory Exemptions. State code number: _____

10 E. Yanoli St. Ste. 105,
Santa Barbara, CA 93101
(805) 284-5334
alowe@monticitovp.com

Reasons why project is exempt:

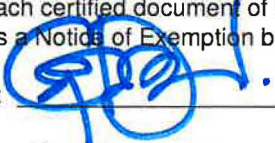
The project consists of interior and exterior alterations to an existing private facility, including the restoration and rehabilitation of deteriorated or damaged structures, pool facilities, mechanical equipment, and plumbing and electrical units that will be brought to current standards for public health and safety purposes. The project includes the replacement and reconstruction of 5,283 square feet of resort area, and the addition of 5,767 square feet of additional new resort area, as well as landscaping, an expanded parking area, and infrastructure improvements. These activities are categorically exempt from CEQA review under Class 1 - Existing Facilities (CEQA Section 15301), Class 2 - Replacement or Reconstruction (CEQA Section 15302), Class 3 - New Construction or Conversion of Small Structures (CEQA Section 15303), Class 4 - Minor Alterations to Land (15304), and Class 11 - Accessory Structures (CEQA Section 15311).

Lead Agency

Contact Person: Andrew Amelung, Senior Planner Area Code/Telephone/Extension: (707) 942-2823

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature:  Date: 1/16/2026 Title: Director

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____