

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Castellucci Adams St Hotel & Residences Project

Lead Agency: City of St. Helena Contact Person: James McCann  
 Mailing Address: 1088 College Avenue Phone: 707-968-2740  
 City: St. Helena Zip: 94574 County: Napa

**Project Location:** County: Napa City/Nearest Community: St. Helena  
 Cross Streets: Adams Street / Library Lane Zip Code: 94574

Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ' 17.64 " N / 122 ° 28 ' 11.64 " W Total Acres: 1.17  
 Assessor's Parcel No.: 009-201-030, 009-201-031 Section: 2 Twp.: T8N Range: R6W Base: MDM  
 Within 2 Miles: State Hwy #: 29 Waterways: Napa River  
 Airports: \_\_\_\_\_ Railways: Napa Valley Railroad Schools: St Helena Unified School District

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 14 Acres 1.17  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 80,794 Acres 1.17 Employees 37  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Vacant commercial building (former bank)/Business Professional Office/Office

**Project Description:** *(please use a separate page if necessary)*

The proposed Castellucci Adams Street Hotel & Residences project ("Project") is a mixed use development consisting of a 104,003 sq. ft., five-story, luxury hotel with 74 guestrooms, 14 for-sale condominium resort residences, swimming pool, spa and wellness center, conference center, restaurant, ground floor retail and cafe, and 113-space underground parking garage. The hotel and accessory commercial uses would total 80,794 sq. ft. and the residential uses would total 23,209 sq. ft. Other site improvements include landscaping, stormwater management, access and utilities. Off-site improvements include installation of a new storm drain on Adams Street, upgrades to the project site's sewer connection, and upgrades to underground electrical capacity and installation of an electrical transformer on a property on the opposite side of Adams Street that is owned by the project applicant. Requested project approvals include a General Plan Amendment, Rezoning, Tentative Subdivision Map, Conditional Use Permit, Major Design Review, Demolition Permit, and Development Agreement.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 03/13/2026 Ending Date 04/13/2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>North Coast Community Planning</u>	Applicant: <u>Anthony Castellucci</u>
Address: <u>310 S. Harold St</u>	Address: <u>14 Pelican Point Road</u>
City/State/Zip: <u>Fort Bragg, CA 95437</u>	City/State/Zip: <u>Belvedere, cA 94920</u>
Contact: <u>Linda Ruffing</u>	Phone: <u>415-948-4595</u>
Phone: <u>707-272-2343</u>	

Signature of Lead Agency Representative:  Date: 03/13/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.