Print Form

# 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
1195 Third Street
Napa, CA 94559

**From:** (Public Agency): City of Napa
955 School Street
P.O. Box 660, Napa, CA 94559
(Address)

Project Title: PL25-0019 J&D Railroad Mixed Use

Project Applicant: Rossi Development Company, Attn: Henry Flores (henry@rossidevelopment.com)
1323 Calistoga Avenue, Napa, CA 94559

Project Location - Specific:
1600 Yajome Street, Napa, CA 94559 | APNs: 003-111-038

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

Description of Nature, Purpose and Beneficiaries of Project:

A mixed-use project consisting of 14 single room occupancy (SRO) residential units and a 1,716 square foot commercial/retail unit in a new three-story building including a shared parking agreement located at 1600 Yajome Street.

Name of Public Agency Approving Project: City of Napa

Name of Person or Agency Carrying Out Project: Rossi Development Company

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: Class 32 (Section 15332)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Planning Commission has determined that the Project is exempt from the requirements of CEQA pursuant to Section 15332 (Categorical Exemptions; Class 32) of the CEQA Guidelines, which exempts in-fill development projects that are consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Michael Allen Area Code/Telephone/Extension: 707-257-9530

**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: 8/11/2025 Title: Acting Senior Planner

▪ 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: _____