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: PL25-0036 808 Capitola Drive Tentative Subdivision Map

Project Applicant: MP Capitola Investor LLC (Attn: Chris Russell) Phone: (949) 423-9496, Email: chris@mercatuspartners.com

Project Location - Specific:
808 Capitola Drive, Napa, CA 94559 (APN: 046-020-020)

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

Description of Nature, Purpose and Beneficiaries of Project:
A Tentative Subdivision Map, Design Review Permit, and Use Permit to divide the approximately 1.46-acre parcel into eight (8) single-family lots with detached single-family residential homes, associated site and landscape improvements including retaining walls over three feet in height, a shared access driveway, and one (1) parcel containing the Site's shared bioretention facility, and a Use Permit for the creation of two (2) flag lots and the application of Small Lot Development Standards for the property located at 808 Capitola Drive

Name of Public Agency Approving Project: City of Napa

Name of Person or Agency Carrying Out Project: MP Capitola Investor LLC (Attn: Chris Russell)

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

Reasons why project is exempt:

The City of Napa City Council has determined the application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines (Class 32) which exempts projects characterized as in-fill development meeting the conditions specified in Section 15332 as outlined in the attached memorandum.

Lead Agency Contact Person: Paul O'Neill Area Code/Telephone/Extension: (707) 257-9538

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: 6/17/2026 Title: Associate 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: _____