

# ENDORSED

FEB 23 2024

2024-012

## NOTICE OF EXEMPTION

City of American Canyon  
4381 Broadway St, Suite 201  
American Canyon, CA 94503  
707-647-4337

JOHN TUTEUR  
Napa County Recorder - County Clerk  
By: John Spence  
DEPUTY RECORDER - CLERK

To:  Office of Planning and Research  
PO Box 0334  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Napa County Clerk  
1127 First Street – Ste A  
Napa, CA 94559

**PROJECT TITLE:** Chicken Guy Restaurant Major Modification (PL24-0002)

**PROJECT LOCATION – Specific:** 200 American Canyon Road, American Canyon, Napa County, CA 94503

**APN:** 059-110-056

**PROJECT LOCATION - CITY (NEAREST):** American Canyon      **PROJECT LOCATION - COUNTY:** NAPA

**PROJECT DESCRIPTION:** Chandi Hospitality proposes to modify a Condition of Approval for the Chicken Guy Restaurant Conditional Use Permit (CUP) at 200 American Canyon Road. The Modification would substitute Condition 23, which requires utility undergrounding of 3 utility poles and approximately 360 linear feet of overhead utilities, with a financial contribution to undergrounding elsewhere in the City.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of American Canyon Planning Commission

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Terry Johnson, Best Properties, 2580 Sierra Blvd – Suite E, Sacramento, CA 95825. Phone #916-482-8330

**EXEMPT STATUS (CHECK ONE):**

- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4); 15268(b)(c)];
- Categorical Exemption. State type and section number: **Class (Type): Class 4 Section # 15304, Minor Alterations of Land**
- Statutory Exemptions. State code number:
- General Rule: [Sec.15061(b)(3)]

**REASONS WHY PROJECT IS EXEMPT:** The project is appropriate for exemption under Section 15304, Class 4, Minor Alterations of Land. This exemption is appropriate because the proposed use consists of minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. The project site does not affect any waterways, wetlands, or officially designated scenic areas. The project is not located in any officially mapped areas of severe geologic hazard.

**Local Agency Contact Person:** William He, AICP, Senior Planner, 707-647-4337, [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

**Signature:**

  
\_\_\_\_\_  
William He, AICP, Senior Planner  
American Canyon Community Development Department

2/23/2024  
\_\_\_\_\_  
Date

Signed by Lead Agency      Date received for filing at OPR: \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 28 — 02/23/2024 — 012  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of American Canyon Planning Commission	LEAD AGENCY EMAIL	DATE 02/23/2024
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2024-012	

PROJECT TITLE

**Chicken Guy Restaurant Major Modification (PL24-0002)**

PROJECT APPLICANT NAME Terry Johnson, Best Properties	PROJECT APPLICANT EMAIL	PHONE NUMBER (916)482-8330
PROJECT APPLICANT ADDRESS 2580 Sierra Blvd- Suite E	CITY Sacramento	STATE CA
		ZIP CODE 95825

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | 0.00  |
| <br>  |            |    |       |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |       |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)  |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input checked="" type="checkbox"/> Other Receipt# 2024022300018  |            | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE <b>X</b> <i>Yvona Spence</i>	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, L. Spence, Deputy County Clerk
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