

2026-040

ENDORSED

FEB 27 2026

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: L. RODRIGUEZ
DEPUTY RECORDER - CLERK

To: [] Office of Land Use and Climate
Innovation
PO Box 0334
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

PROJECT TITLE: Canyon Estates Lot 20 Variance (PL26-03)

PROJECT LOCATION – Specific: 226 Canyon Estates Circle, American Canyon, Napa County, CA 94503

APN: 059-441-017

PROJECT LOCATION - CITY (NEAREST): American Canyon

PROJECT LOCATION - COUNTY: NAPA

PROJECT DESCRIPTION: Richmond American Homes proposes a variance to reduce the required second-story front yard setback from 35 feet to 29 feet at 226 Canyon Estates Circle in the Rural Residential Hillside (RRH) Zone. The project requests a six-foot setback reduction to increase the usable rear yard space on a 0.56-acre single-family lot with irregular topography.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ben Tippets, Richmond American Homes, 3200

Douglas Blvd - Suite 110, Roseville, Placer County, CA 95663, Phone #707.271.5758

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)];
- [X] Categorical Exemption. State type and section number: **Class 5 Section #15305, Minor Alterations in Land Use Limitations.**
- [] Statutory Exemptions. State code number:
- [] General Rule: [Sec.15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The project is appropriate for exemption under this Class for the following reasons:

- a. Class 5, Section 15305, provides an exemption for projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use density, including minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. This project does has an average slope of less than 20%, does not change land use density, and does not create a new parcel.

Local Agency Contact Person: William He, AICP, Senior Planner, 707-647-4337, whe@americancanyon.gov

Signature:

7/2/16 [Signature]
William He, AICP, Senior Planner
American Canyon Community Development Department

2/27/2026
Date

[X] Signed by Lead Agency

Date received for filing at LCI: _____



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 28 — 02/27/2026 — 040
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon	LEAD AGENCY EMAIL	DATE 02/27/2026
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2026-040	

PROJECT TITLE

Canyon Estates Lot 20 Variance (PL26-03)

PROJECT APPLICANT NAME Ben Tippets, Richmond American Homes	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 271-5758
PROJECT APPLICANT ADDRESS 3200 Douglas Blvd Ste 110	CITY Roseville	STATE CA
		ZIP CODE 95663

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) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input 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 | | \$ | |
| <input checked="" type="checkbox"/> Other Receipt # 2026022700058 | | \$ | 50.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, L. Rodriguez, Deputy County Clerk
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JOHN TUTEUR
Assessor-Recorder-Co. Clerk
1127 1st Street, Suite A
Napa, CA 94559-2922
(707)253-4247

Mail To:
CITY OF AMERICAN CANYON
4381 BROADWAY STREET STE 201
AMERICAN CANYON, CA 94503

Requested by: CITY OF AMERICAN CANYON

Comments:

<i>Napa Recorder-Co. Clerk Office</i>		
<i>Invoice</i>		
Date: 2/27/2026	Transaction # 2026022700058	Time: 11:23:34AM
Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE Canyon Estates Lot 20 Variance (PL26-03)		\$50.00
TOTAL CHARGES		\$50.00
ACCOUNTS RECEIVABLE		\$50.00