



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

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RECEIPT NUMBER:  
 48 — 03/07/2024 — 038  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BENICIA	LEAD AGENCY EMAIL	DATE 03/07/2024
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 030724-038	

PROJECT TITLE

**DOWNTOWN MIXED USE MASTER PLAN (DMUMP) AMENDMENT**

PROJECT APPLICANT NAME CITY OF BENICIA	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 746-4277
PROJECT APPLICANT ADDRESS 250 EAST L STREET	CITY BENICIA	STATE CA
		ZIP CODE 94510

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   |            | \$ | 0.00  |
| <input type="checkbox"/> Other  |            | \$ | 50.00 |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE AIMEE JOHNSON, DEPUTY
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Check Number: 134026  
 Receipt Number: 1080687

**Notice of Exemption**

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To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: City of Benicia  
250 East L Street  
Benicia, CA 94510

**FILED**

County Clerk  
County of: Solano

MAR 07 2024

Bill Emlen, Clerk of the  
Board of Supervisors of  
the County of Solano,  
State of California  
Deputy Almee Johnson, Deputy

Project Title: Downtown Mixed Use Master Plan (DMUMP) Amendment

Project Applicant: CITY OF BENICIA

Project Location  
Town Core (TC) zone

Project Location - City: City of Benicia

Project Location - County: Solano County

**Description of Nature, Purpose and Beneficiaries of Project:**

Establish an exception that would allow building height to be increased from 2.5 stories (40 feet) up to four stories (50 feet) within the TC zone via a use permit to be considered by the Planning Commission. Establish standards for building massing and articulation in association with increased height. New standards include requirements to incorporate upper floor modulation or a vertical façade break to address building massing, recessed stepback features for buildings exceeding three stories, and standards to facilitate residential transitions. (Chapter 4 of the Downtown Mixed Use Master Plan)

Name of Public Agency Approving Project: City of Benicia

Name of Person or Agency Carrying Out Project: Planning Division

**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:** # 15301 existing facilities and # 15305 minor alterations to land use limitations
- Statutory Exemptions. **State code number:**

**Reasons why project is exempt:**

Although the proposed amendments to the TC Zone would allow an exception to height to increase building height from 2.5 stories to 4 stories and/or allow an additional ten (10) feet of total building height, all other governing parameters of the TC Zone would remain in place, including permitted land uses, maximum floor area ratio (FAR), form-based building standards and frontage types and build-to lines and design guidelines. These standards, taken together, ensure that the establishment of a use permit exception process, by itself, would not result in any changes in land use or density. The scale and intensity of potential future development is further controlled by proposed new standards that would address building massing, residential transitions and yards. Given the modest extent of adjustment to development standards, construction impacts related to air quality and noise would be the same as those existing under current conditions. Accordingly, it is not foreseeable that the proposed amendments would generate significant impacts related to air quality, water quality, traffic or noise.

**Lead Agency**

Contact Person: Jason Hade

Area Code/Telephone/Extension: (707) 746-4277

Document Posted From  
0307.24 to \_\_\_\_\_

Deputy Clerk of the Board

## Notice of Exemption

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Signature: *Jan R. Hale*

Date: *3/6/24*

Title: Planning Manager

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: - \_\_\_\_\_

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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# Official Departmental Receipt - County of Solano 1080687

FAIRFIELD, CALIF., March 7, 2024

RECEIVED FROM City of Benicia \$ 50-  
Fifty and no/100 - DOLLARS

IN PAYMENT OF NOE Admin fee

P9W # 48-030724-030

Doc # 030724-038

CK# 134026

CAO/BOS

DEPARTMENT

BY Amice Johnson, Deputy

ORIGINAL

City of Benicia, CA 94510		PAGE: 1 OF 1	CHECK NUMBER:	00134026
INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT	
03/05/2024	030524B	CEQA FILING FEE - DMUMP (CC)	\$50.00	
Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
4562	CLERK TO THE BOARD OF SUPERVISORS SOLA...	134026	03/07/2024	\$50.00