



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 48 — 07/02/2025 — 105
 STATE CLEARINGHOUSE NUMBER (If applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BENICIA	LEAD AGENCY EMAIL	DATE 07/02/2025
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 070225-105	

PROJECT TITLE
 CONTINUATION OF APPEAL OF A PLANNING COMMISSION DECISION DENYING AN APPEAL OF A HISTORIC PRESERVATION REVIEW COMMISSION DECISION DENYING A DESIGN REVIEW APPLICATION

PROJECT APPLICANT NAME STEFFAN SCHULZ	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 746-4278
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)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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 type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE EMILY SHEPHARD, DEPUTY
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CHECK NUMBER: 141787
 RECEIPT NUMBER: 1080952

FILED

Notice of Exemption

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

JUL X 2 2025

Bill Emlen, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy *Emily Shaphard*

County Clerk
County of: Solano

Project Title: Continuation of Appeal of a Planning Commission Decision Denying an Appeal of a Historic Preservation Review Commission Decision Denying a Design Review Application No. PLN-23-7

Project Applicant: Steffan Schulz

Project Location

106 First Street APN: 0089-043-090

Project Location - City: Benicia

Project Location - County: Solano County

Description of Nature, Purpose and Beneficiaries of Project:

The property owner (appellant), Steffan Schulz, proposed an after-the-fact design review approval of eleven (11) triple-hung vinyl windows, on the front (north) and side (east) façades, on the second story of the building located at 106 West J Street. The structure is designated as a historic resource (landmark) in the Downtown Historic Conservation Plan. Following denial of the design review application by the Historic Preservation Review Commission (HPRC), and denial of an appeal by the Planning Commission, the property owner filed an appeal of the Planning Commission's decision to the City Council. At its regular meeting on April 2, 2024, the City Council reviewed the appeal and conducted a public hearing. There were four public comments in support of granting the appeal. At its regular meeting on July 1, 2025, the City Council conducted a public hearing. Following the public hearing, the Council voted to grant the appeal and overturn the Planning Commission's decision to uphold the HPRC decision to deny the Design Review application for 106 West J Street, after a public hearing and determination that the action is exempt from CEQA. As a result of the City Council granting the appeal, the property owner would need to apply for a building permit for the replaced windows.

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: #**
- Statutory Exemptions. **State code number: #** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3)

Reasons why project is exempt:

The activity is covered by the "common sense" exemption (Section 15061(b)(3) that applies only to projects which have no potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Lead Agency

Contact Person: Vivien Togonon

Area Code/Telephone/Extension: (707) 746-4278

Signature: *[Signature]*

Date: July 2, 2025

Title: Associate Planner

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.+

Document Posted From
7/2/25 to _____

Deputy Clerk of the Board

Official Departmental Receipt - County of Solano 1080952

FAIRFIELD, CALIF., 7/2/25

RECEIVED FROM City of Benicia \$ 50 -
Fifty + NO/100 DOLLARS

IN PAYMENT OF NVE fee

Fw #48-070225-105

Doc #070225-105

CAO/BOS

Check #141787

BY Emily Shepherd, Deputy DEPARTMENT

ORIGINAL