



*** NOTICE OF EXTENDED COMMENT PERIOD***

COMBINED NOTICE OF AVAILABILITY OF SELECT TOPICAL SECTIONS OF THE LOWER ARSENAL MIXED USE SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) AND NOTICE OF PUBLIC HEARING ON THE DRAFT EIR

PROJECT TITLE: Lower Arsenal Mixed Use Specific Plan

PROJECT SPONSOR: City of Benicia

PROJECT LOCATION: The project site is located in the City of Benicia in Solano County. The project site consists of approximately 50 acres east of Downtown Benicia, and is a portion of Benicia's former Arsenal known as the Lower Arsenal. The site is generally bounded by lands adjoining I-780 on the north, lands adjoining I-680 on the east, Port of Benicia land and the Carquinez Strait on the south, and residential neighborhoods extending into downtown Benicia on the west.

BRIEF DESCRIPTION OF PROJECT: The proposed project includes implementation of a Specific Plan for the Lower Arsenal site, which is designated for mixed uses in the Benicia General Plan. The Specific Plan covers four distinct zones, each of which exhibits a unique physical character. The Specific Plan would implement a form-based code to shape future development on the project site, with primary emphasis on the physical form and character of new development. After build-out of the Specific Plan, the area would contain approximately 741,865 square feet of mixed uses, 22 residential units, and 6.39 acres of open space. The Specific Plan area currently contains approximately 525,000 square feet of mixed uses. The Draft Specific Plan is available for public review on the City's website (<http://www.ci.benicia.ca.us/downtown-arsenalimprovements.php>) or at the City's Community Development Department.

ENVIRONMENTAL REVIEW: A Draft Environmental Impact Report (DEIR) was prepared for the above project, pursuant to the California Environmental Quality Act (CEQA). The DEIR was released for public and agency review on July 19, 2007. During and after the public/agency review period (which formally ended on September 6, 2007), 19 comment letters were submitted. In responding to these comment letters, and revising the information in the DEIR accordingly, "significant new information" (as defined in *CEQA Guidelines* section 15088.5) was added to the DEIR. *CEQA Guidelines* section 15088.5 requires recirculation of a DEIR "when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review. . . but before certification." The significant new information added to the DEIR includes the identification of new hazards and cultural resources impacts that were not previously identified in the DEIR. No changes have occurred to the Lower Arsenal Mixed Use Specific Plan since release of the DEIR for public/agency review. Copies of the recirculated sections and the complete DEIR are available for review or distribution to interested parties at no charge at the City of Benicia Community Development Department, 250 East "L" Street, Benicia, CA 94510, Monday through Friday, 8:30 a.m. to noon, and 1:00 p.m. to 5:00 p.m.

PUBLIC HEARING: The City of Benicia Planning Commission will conduct a public hearing on the DEIR on Thursday, June 12, 2008 at 7:00 p.m. in the City Council Chambers (250 East "L" Street, Benicia). The City of Benicia is requesting that reviewers limit their comments to the recirculated materials, consistent with CEQA Guidelines section 15088.5(f)(2). Comments on the DEIR should focus on the sufficiency of the DEIR in discussing possible impacts on the environment, ways in which adverse effects might be minimized, and alternatives to the project. Comments may be made at the public hearing described above, or in writing. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Written comments should be sent to the attention of Damon Golubics, Principal Planner, City of Benicia, 250 East "L" Street, Benicia, CA 94510, no later than **5:00 p.m. on Tuesday, July 22, 2008**. For further information, please e-mail [Damon Golubics](mailto:Damon.Golubics@ci.benicia.ca.us) at Damon.Golubics@ci.benicia.ca.us.

Charlie Knox
Community Development Director
Date: June 5, 2008