

December 15, 2011

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

REGULAR MEETING AGENDA

City Hall Commission Room

Thursday, December 15, 2011

6:30 P.M.

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

C. Reference to Fundamental Rights of Public -

A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA:

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda. Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN COMMENT

B. PUBLIC COMMENT

IV. PRESENTATIONS

None.

V. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a

Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

[A. Approval of Minutes of October 27, 2011](#)

B. Adoption of the Historic Preservation Review Commission Public Hearing Calendar for the Year 2012

VI. REGULAR AGENDA ITEMS

[A. DESIGN REVIEW FOR THE RESTORATION OF THE FRONT FAÇADE OF THE CARPENTER SHOP \(A.K.A. BUILDING NO. 57\) LOCATED AT 938 TYLER STREET](#)

11PLN-00044 – Design Review

938 Tyler Street – Carpenter Shop

APN: 0087-141-060

PROPOSAL:

The property owner requests design review approval to restore the front façade of the Carpenter Shop (Building No. 57) at 938 Tyler Street in the Benicia Arsenal Historic District. The restoration would include the removal of the non-historic one-story shed addition along the front façade. The subject building is located within the Benicia Arsenal National Register Historic District and is locally designated as a Landmark building in the Arsenal Historic Conservation Plan.

Recommendation:

Approve a design review request to remove the non-historic shed addition along the front façade of the existing Carpenter Shop (Building No. 57) at 938 Tyler Street, based on recommended modifications by staff, the findings and subject to the conditions of approval set forth in the proposed resolution.

B. COMMUNICATIONS FROM STAFF

410 West J Follow Up; Update from Planning Commission hearing of December 8, 2011.

Update on HPRC new member appointments.

Update on New Harbor Church application.

Design Review Exemption Form.

C. COMMUNICATIONS FROM COMMISSIONERS

D. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendaized and non-agendaized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Public Works & Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department during regular working hours. The Public Works & Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at

www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Commission Room. If you wish to submit written information on an agenda item, please submit to Lisa Porras, Senior Planner, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

 [October 27, 2011 Minutes](#)

 [Staff Report 938 Tyler Street](#)



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING MINUTES**

**City Hall Commission Room
Thursday, October 27, 2011
6:30 P.M.**

I. OPENING OF MEETING:

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**

Present: Commissioners Haughey, McKee, Taagepera, Van Landschoot, White
and Chair Crompton

Absent: Commissioner Mang

Staff Present:

Charlie Knox, Public Works and Community Development Director

Lisa Porras, Senior Planner

Stacy Hatfield, Sr. Admin. Clerk, Recording Secretary

- C. Reference to Fundamental Rights of Public**

II. ADOPTION OF AGENDA:

On motion of Commissioner White, seconded by Commissioner Van Landschoot,
the Agenda was approved by a majority vote.

III. OPPORTUNITY FOR PUBLIC COMMENT

- A. WRITTEN COMMENT**
None
- B. PUBLIC COMMENT**
None

IV. **PRESENTATIONS**

None.

V. **CONSENT CALENDAR**

A. **Approval of Minutes of September 22, 2011**

B. **519 FIRST STREET – DESIGN REVIEW FOR EXTERIOR MODIFICATIONS (NEW DOOR) TO THE NON-HISTORIC COMMERCIAL STOREFRONT TO BE ADDRESSED AS 519 FIRST STREET (FORMERLY 523 FIRST STREET)**

11PLN-00049 Design Review

519 First Street

APN: 0089-173-06-0

PROPOSAL:

The applicant requests design review approval to modify the east façade of the existing commercial building located at 519 First Street within the Downtown Historic Conservation District. The proposal results in the creation of a new storefront through the addition of an interior partition and new exterior entry. The new storefront will match the adjacent storefront (Char's Hot Dogs) located at 523 First Street.

Recommendation: Approve design review request for a minor exterior modification (new door) to the east façade of the existing commercial building located at 519 First Street, based on the findings, and subject to the conditions listed in the proposed resolution.

On motion of Commissioner White, seconded by Commissioner Haughey, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Haughey, Taagepera, Van Landschoot, White and Chair Crompton

Noes: None

Absent: Commissioner Mang

Abstain: Commissioner McKee

VI. REGULAR AGENDA ITEMS

A. **DESIGN REVIEW TO REPLACE FIVE WINDOWS ON THE SIDE AND FRONT FAÇADES OF THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 410 WEST J STREET**

11PLN-00064 Design Review
410 West J Street
APN: 0089-031-090

PROPOSAL:

The applicant requests design review approval to replace five deteriorating wood windows with new, paintable custom vinyl windows on the existing single-family residence located at 410 West J Street, a contributing structure within the Downtown Historic Overlay District.

Recommendation: Approve the design review request for a minor exterior modification (replacement windows) to the sides and front façade of the existing residence located at 410 West J Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

Lisa Porras, Senior Planner, presented the staff report, as written, and gave an overview of the project reviewing the applicable policies and guidelines that provide direction for it. Lisa also pointed out a correction that needs to be made to the resolution that was distributed as part of the packet. Brian Maloney's name should be replaced with Julian and Claudia Fraser as the applicants requesting Design Review approval.

The Commissioners asked for clarification and additional information on the windows that are to be replaced. They also reiterated that homes designated as Contributing or Historic are to be treated the same. In addition, the same standards for window replacement apply to homes that are either Mills Act or non-Mills Act.

The appropriateness of the window replacement material was also discussed. Commissioner Haughey pointed out that an attempt is supposed to be made to repair original windows at all costs when the house is listed as Contributing or Historic. If windows are unable to be repaired or restored, then they are to be replaced in-kind. They also noted that all property owners, both Historic and Contributing, should be treated with consistency and that no

concessions have been made for previous applicants on the replacement of front windows in the past.

Commissioner McKee voiced his opinion that the characteristics of this house are not that distinguishing and are pretty plain in character. He believes this would be a good opportunity to exercise some flexibility with the applicant on replacement of the windows.

On the motion of Commissioner Van Landschoot, seconded by Commissioner Haughey, the following motion was made:

1. The three wood windows on the front façade of the house are to be refurbished or replaced with new wood windows.
2. The existing vinyl window on the front façade of the house is to be restored to its original state, which also was wood.
3. The remaining windows that can't be seen from the front of the house can be replaced with vinyl.

After discussion among the Commissioners on the above motion, item number 2 of the motion was revised as follows and a new motion was made to include those changes.

1. The three wood windows on the front façade of the house are to be refurbished or replaced with new wood windows.
2. The Commission is encouraging the applicant to restore the one existing vinyl window on the front façade of the house back to its original condition, which was wood.
3. The remaining windows that can't be seen from the front of the house can be replaced with vinyl.

RESOLUTION NO. 11-10 (HPRC) A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA ADDRESSING WINDOW REPLACEMENT AT 410 WEST J STREET

On motion of Commissioner Van Lanschoot, seconded by Commissioner White, the above resolution was approved by the following vote:

Ayes: Commissioners Taagepera, Van Landschoot, White and Chair Crompton

Noes: Commissioners Haughey and McKee

Absent: Commissioner Mang

Abstain: None

VII. COMMUNICATIONS FROM STAFF

None

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Van Lanschoot asked staff what it would approximately cost to rewrite the Downtown Historic Conservation Plan. Staff indicated that they thought it would be approximately \$150,000 and felt part of that amount could be grantable.

Commissioner Taagepera shared that she has heard positive comments about the HPRC. She believes that problems arise when property owners are not treated consistently.

Commissioner Haughey shared information about her attendance at the Design Awards presentation.

IX. ADJOURNMENT

Chair Crompton adjourned the meeting at 8:20 p.m.

**AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION MEETING
DECEMBER 15, 2011
REGULAR AGENDA ITEM**

DATE : December 1, 2011

TO : Historic Preservation Review Commission

FROM : Amy Million, Consulting Planner

SUBJECT : **DESIGN REVIEW FOR THE RESTORATION OF THE FRONT FACADE OF THE CARPENTER SHOP (A.K.A. BUILDING NO. 57) LOCATED AT 938 TYLER STREET**

PROJECT : 11PLN-00044 – Design Review
938 Tyler Street – Carpenter Shop
APN: 0087-141-060

RECOMMENDATION:

Approve a design review request to remove the non-historic shed addition along the front façade of the existing Carpenter Shop (Building No. 57) at 938 Tyler Street, based on recommended modifications by staff, the findings and subject to the conditions of approval set forth in the proposed resolution.

EXECUTIVE SUMMARY:

The property owner requests design review approval to restore the front façade of the Carpenter Shop (Building No. 57) at 938 Tyler Street in the Benicia Arsenal Historic District. The restoration would include the removal of the non-historic one-story shed addition along the front façade. The subject building is located within the Benicia Arsenal National Register Historic District and is locally designated as a Landmark building in the Arsenal Historic Conservation Plan.

ENVIRONMENTAL ANALYSIS:

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was conducted to determine whether the proposed project could have a significant adverse effect on the environment. On the basis of that study, staff proposed adoption of a Mitigated Negative Declaration, with the 21-day comment period ending December 15, 2011. One email from Bob Berman has been received stating that he has no comments on the Initial Study/Mitigated Negative Declaration.

BACKGROUND:

The project site is located on the south side of Jackson Street northeast of Lincoln Street and comprises 2.39 acres. The property is located within the Historic Arsenal Planned Development (PD) zoning district and is bordered by a mix of industrial uses on all sides.

The building is located within the Benicia Arsenal Historic District, which is listed on the National Register of Historic Places and as California State Landmark No. 176. In 1987, Benicia City Council adopted the locally designated Arsenal Historic District, which is larger than and incorporates the National Register Historic District. The local district is identified and described in the Arsenal Historic Conservation Plan (AHCP). The AHCP designates the subject building as a landmark structure because of its association with the Arsenal and strong association with the growth and development of Benicia and the region.

The subject building is one of three buildings located within the Arsenal Historic District commonly referred to as "Shop Buildings". The subject building was constructed circa 1877 as a carpenter shop. Also referred to as Arsenal Building No. 57, the Carpenter Shop was built along side Building No. 55 "Blacksmith Shop" and Building No. 56 "Machine Shop". The Carpenter Shop building was the last of the three buildings constructed. The Carpenter Shop was recorded by the Historic American Building Survey (HABS) with photographic documentation dating from the late 19th century/early 20th century and 1977 (see Figures A and B).

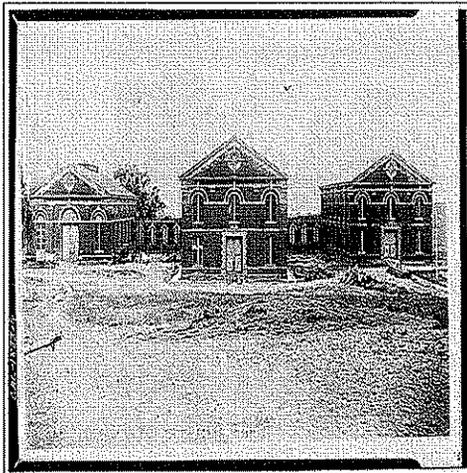


Figure A: Building No.55, 56 and 57 (date: unknown)
Source: Historic American Buildings Survey

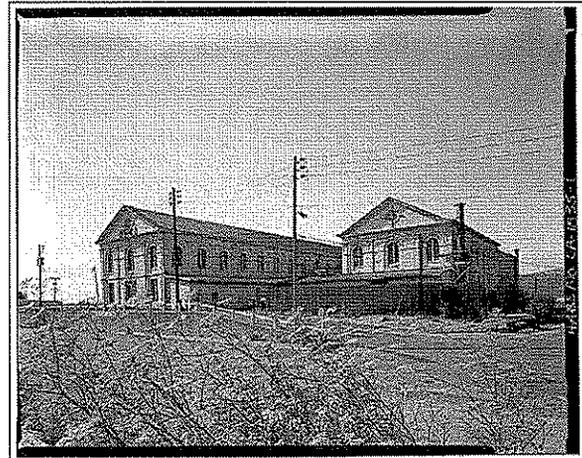


Figure B: Building No. 56 and 57 (date: 1977)
Source: Historic American Buildings Survey

PROJECT DESCRIPTION AND ANALYSIS:

The applicant is proposing to remove the non-historic, one-story shed addition along the front façade. Other work to be completed by the applicant which is not included in this design review application is a modification to the

landscaping, which consists of a new retaining wall and steps constructed near the north west corner of the property and the intersection of Jackson Street and the extension of Tyler Street. The new retaining wall would allow for a larger parking area near the building's front entrance as well as define the intersection. In accordance with CEQA, this work was included in the environmental evaluation (Initial Study/Mitigated Negative Declaration) as part of the overall 'project'.

Analysis and Recommendation: A series of small one-story additions were constructed on the exterior of the "Shop Buildings" starting around World War II. Although there are no building permits to substantiate the construction of the one-story structures, historic photographs and previous survey work indicates that they were likely added in the 1940's and 1950's. The HABS survey documents that the three "Shop Buildings" in the complex were originally free-standing with exception of the one-story connecting corridor between them located at the rear of the building. Over time, numerous one-story additions have obscured the original connecting corridor at the rear.

These later additions are constructed of wood and added to the exterior wall only. They appear to have left the original brick façade intact. A field visit to the subject building verified that the windows and doors on the front façade are intact. It appears that the wood structure is simply constructed and attached to the brick building with bolts along the top and nails along the side (see Figures C and D).

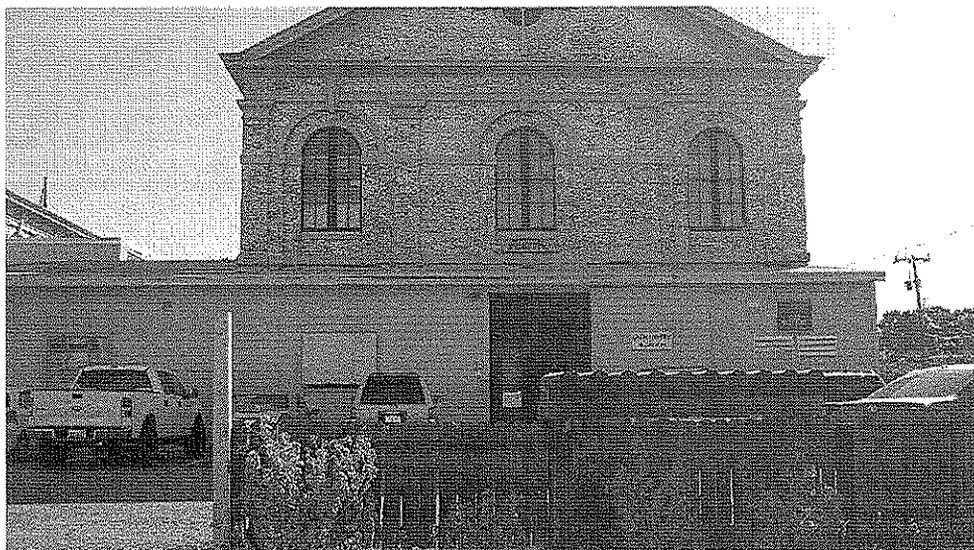


Figure C: North Façade: one-story addition along front façade of subject building



Figure D: West Façade: one-story addition attached to the brick façade

In accordance with the CEQA, staff prepared an Initial Study. Mitigation measures intended to address the removal of the shed and the likely need for the repair of the shed's attachment points are proposed. As outlined in the Mitigated Negative Declaration dated November 22, 2011, the following mitigations address the restoration of the subject building to reduce any impacts the removal of the addition may have on the historic value of the site:

1. Demolition of the structure should begin with the roof, followed by the two side walls to reduce the potential for strain on the brick façade. Careful consideration should be made when removing the materials affixed to the brick façade. A barrier, such as plywood or similar material should be used to protect the brick façade when using any tools to remove the wood, bolts or nails.
2. Any materials such as paint, adhesives or tar left on the brick façade after the addition has been removed, should be removed by the *gentlest means possible*. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. Testing shall be conducted on an area of the building that is not generally visible. Any clearing work shall be consistent with the Department of the Interior, Preservation Brief 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings".
3. If repair of the brick or mortar on the façade is necessary, any new mortar should match the unweathered interior portions of the historic mortar. Repair to the brickwork should be done with a color integrated adhesive or concrete mixture finished to the approximate texture of

the adjacent surfaces. Any repair work shall be consistent with the Department of the Interior, Preservation Brief 2 "Repointing Mortar Joints in Historic Masonry Buildings".

All mitigation measures outlined in the Initial Study/Mitigated Negative Declaration are included as conditions of approval in the attached draft resolution.

Secretary of the Interior's Standards for Treatment of Historic Properties

The subject property is located within the Arsenal Nation Register of Historic Places and a City of Benicia Historic Landmark Building; therefore considered to be a designated historic resource under CEQA. As such, all exterior changes must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff has evaluated this project under the Treatment of Restoration and further evaluation of the project's consistency with the Standards is attached to this staff report.

Zoning Ordinance & General Plan Consistency

The subject property is located within the Historic Arsenal Planned Development (PD) zoning district and is designated General Industrial under the General Plan. The restoration of the front façade of the historic building is consistent with the following General Plan goals and policies:

- GOAL 3.1: Maintain and enhance Benicia's historic character.
- POLICY 3.1.4: Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.
- POLICY 3.1.5: Permit new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan.

Arsenal Historic Conservation Plan

The subject property is located within the Arsenal Historic District and therefore subject to the guidelines and policies set forth in the Arsenal Historic Conservation Plan (AHCP). The design guidelines which apply to the proposed project are identified in Chapter Five, Design Guidelines for Historic Buildings, Historic Non-Residential Building Types. Policy 2 requires that projects *retain the traditional façade elements, proportions and architectural details which give historic buildings their special character and use appropriate replacements where necessary*. Guideline 3.2 states, *where original materials have been covered over, use the gentlest means possible to remove them*. Removal of the non-historic shed addition will restore the building's original façade elements, fenestration pattern and architectural details. In addition, the mitigation measures proposed in the Initial Study/Mitigated Negative Declaration require that any material left on the historic brick façade such as paint, adhesive and tar shall be removed with the gentlest means possible. Specifically, staff is

recommending that the applicant follow the methods and approaches outlined in the National Park Service's technical Preservation Brief No. 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings". This approach will ensure that the proposed removal and possible repair work is consistent with the building's historic character.

The AHCP also identifies significant view corridors and sight lines in areas susceptible to blockage or loss by development. The "Shop Buildings" are identified as *View Corridor and Sight Line No. 9* on page 38 of the plan. The vantage point is from the intersection of Grant Street and Hayes Street looking towards the waterfront and the hills across the Carquinez Strait. Removal of the non-historic shed and restoration of the front façade would enhance the visual and historic character of the building. In addition, the subject building is part of a larger complex of similar design. Removal of the front addition would make the subject building once again consistent with its partner buildings. The view corridor to the waterfront and hills would not be affected and in addition, the project would enhance the visual and historic character of the site, its surroundings and the historic district as a whole.

Conclusion

The proposed historic restoration of the front façade is consistent with the guidelines and policies set forth by the City of Benicia. In order to restore the front façade in a manner that is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties, an Initial Study / Mitigated Negative Declaration has been prepared.

FURTHER ACTION:

The Historic Preservation Review Commission's action will be final unless appealed to the Planning Commission within ten business days by filing of the appropriate form and payment of the appropriate fee.

Attachments:

- ❑ Draft Resolution
- ❑ Initial Study/Mitigated Negative Declaration **
- ❑ Consistency Analysis: Secretary of Interior's Standards for Restoration
- ❑ Project Plans

*** If viewing online, these attachments are available to view in the Public Works & Community Development Department or in the Benicia Public Library in the December 15, 2011 Historic Preservation Review Commission packet.*

DRAFT RESOLUTION

RESOLUTION NO. 11-X (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR 938 TYLER STREET (11PLN-00044)

WHEREAS, the applicant, Mike Potter, has requested design review approval to restore the front façade of the subject building by removing the non-historic one-story addition along the front façade of the designated historic building located at 938 Tyler Street; and

WHEREAS, the Historic Preservation Review Commission at their regular meeting on December 15, 2011 conducted a public hearing and reviewed the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby finds that:

- a) In accordance with state and local procedures regarding the California Environmental Quality Act (CEQA), the Community Development Department has conducted an Initial Study to determine whether the proposed project could have a significant adverse effect on the environment. On the basis of that study, staff has proposed the adoption of a Mitigated Negative Declaration. The 21-day comment period ending on December 15, 2011.
- b) The removal of the non-historic shed will encourage the historic preservation of the subject building and will enhance the visual and historic character of the building. Removal of the front addition would make the subject building once again consistent with its partner buildings and therefore the project would also enhance the visual and historic character of the site and its surroundings.
- c) The proposed restoration is consistent with the purposes of Title 17 of the Benicia Municipal Code which includes the design guidelines identified in the Arsenal Historic Conservation Plan.
- d) The proposed restoration is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby adopts the Mitigated Negative Declaration and Initial Study prepared for the proposed demolition, including all mitigation measures contained therein; and

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby approves the proposed project subject to the following conditions:

1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a demolition permit and the commencement of work that is diligently pursued to completion. Alternatively, the time period may be extended, by the Community Development Director, if the application for time extension is received prior to the end of the initial two year deadline and there has been no change in the City's development policies which affect the site, and there is no change in the physical circumstances nor new information about the project site which would warrant reconsideration of the approval.
2. The plans submitted for the building permit and development and construction shall be in substantial compliance photograph simulations date stamped received August 26, 2011, consisting of 2 sheets marked Exhibit "A" on file with the Public Works & Community Development Department. Any alteration of the approved plans, shall be requested in writing and reviewed and approved by the Historic Preservation Review Commission prior to changes being made in the field.
3. Cultural Resources Mitigation Measure 1: Demolition of the structure should begin with the roof, followed by the two side walls to reduce the potential for strain on the brick façade. Careful consideration should be made when removing the materials affixed to the brick façade. A barrier, such as plywood or similar material should be used to protect the brick façade when using any tools to remove the wood, bolts or nails.
4. Cultural Resources Mitigation Measure 2: Any materials such as paint, adhesives or tar left on the brick façade after the addition has been removed, should be removed by the *gentlest means possible*. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. Testing shall be conducted on an area of the building that is not generally visible. Any clearing work shall be consistent with the Department of the Interior, Preservation Brief 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings".

5. Cultural Resources Mitigation Measure 3: If repair of the brick or mortar on the façade is necessary, any new mortar should match the unweathered interior portions of the historic mortar. Repair to the brickwork should be done with a color integrated adhesive or concrete mixture finished to the approximate texture of the adjacent surfaces. Any repair work shall be consistent with the Department of the Interior, Preservation Brief 2 "Repointing Mortar Joints in Historic Masonry Buildings".
6. The project shall adhere to all applicable ordinances, plans, and specifications of the City of Benicia.
7. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
8. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Public Works & Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of Commissioner _____, seconded by Commissioner _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on December 15, 2011 by the following vote:

Ayes:

Noes:

Absent:

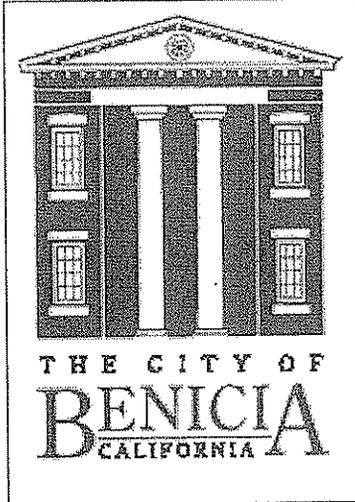
Abstain:

David Crompton
Historic Preservation Review Commission Chair

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

*** If viewing online, these attachments are available to view in the Public Works & Community Development Department or in the Benicia Public Library in the December 15, 2011 Historic Preservation Review Commission packet.*

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title: 938 Tyler Street / Exterior restoration of Carpenter Shop, Building No. 57

Lead Agency Name and Address: City of Benicia
250 East L Street
Benicia, CA 94510

Project Location: 938 Tyler Street
Benicia, California

Project Sponsor's Name and Address: Mike Potter
938 Tyler Street #101
Benicia, CA 94510

General Plan Designation: Lower Arsenal

Zoning: Planned Development (PD)

Assessor's Parcel No. 0080-280-030

Contact Person: Amy Million, Consulting Planner

Phone Number: 707-746-4280

Date Prepared: November 22, 2011

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PROJECT DESCRIPTION

The proposed project is for site improvements including a new retaining wall and landscaping and the removal of the non-historic shed that was built against the historic façade of 938 Tyler Street. The proposed restoration portion of the project would remove the existing one-story addition along the building's front façade. Although there are no building permits to substantiate the construction of the one-story structures, historic photographs and surveys indicate that it was most likely built in the 1950's.

The subject building is the former site of the Carpenter Shop, Building No. 57 and is located within the Benicia Arsenal Historic District. The Arsenal Historic District is listed on the National Register of Historic Places and as California State Landmark No. 176. In 1987, Benicia City Council adopted the locally designated historic overlay district, the Arsenal Historic District. The Arsenal Historic District is larger than and incorporates the National Register Historic District.

As part of the process of establishing the Arsenal Historic District, the Arsenal Historic Conservation Plan (AHCP) was adopted. The subject building is identified by the AHCP as a landmark structure because of its association with the Arsenal and strong association with the growth and development of Benicia and the region. Early records indicate that the building was constructed circa 1877 as a carpenter shop. In 1906 it was listed as a leather and canvas shop.

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

North: (PD) Planned Development/General Industrial and Industrial

West: (PD) Planned Development and Industrial

South: (IW) Water Related Industrial and Airports/Industrial

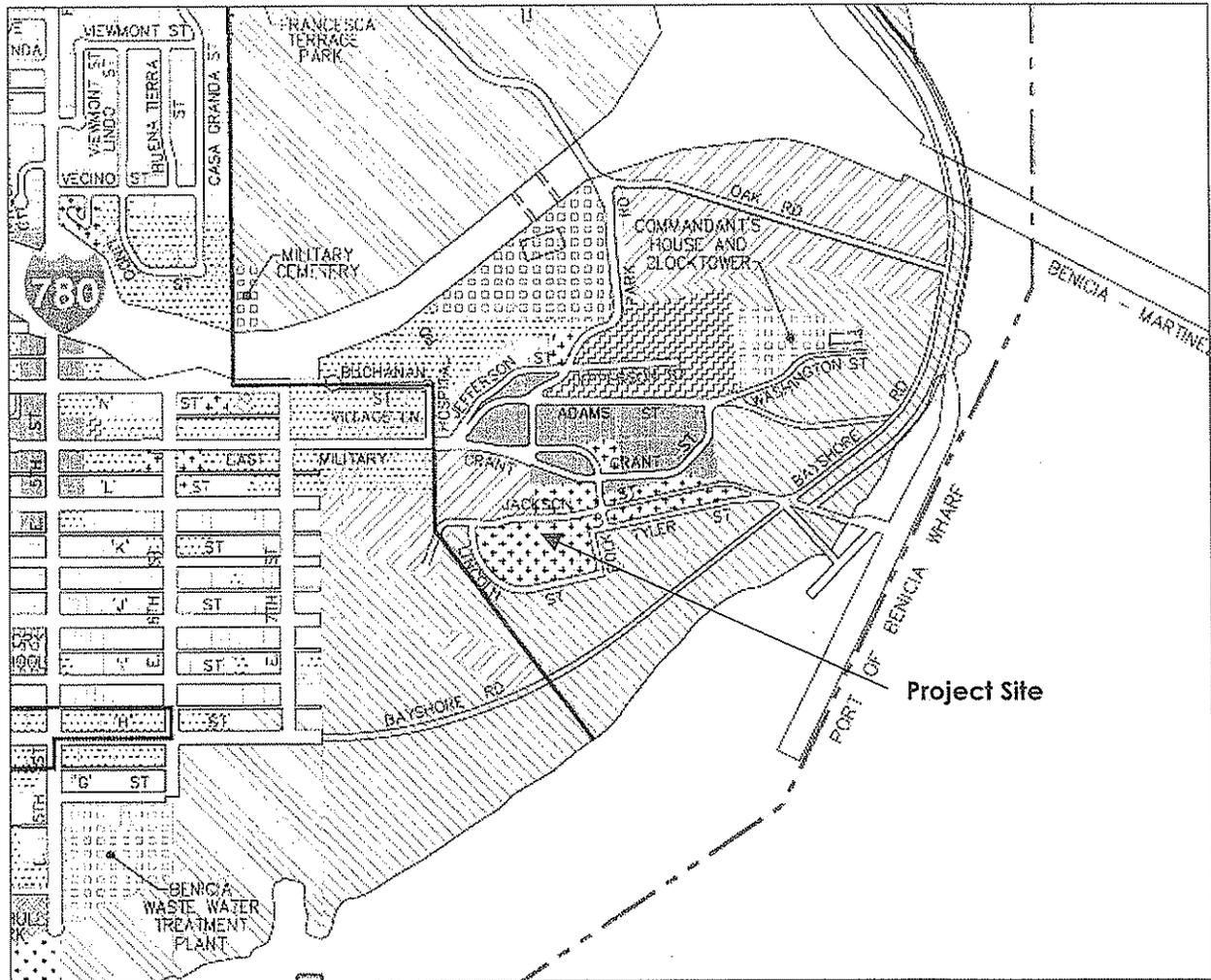
East: (PD) Planned Development and Industrial

The project site is located on the south side of Jackson Street west of Lincoln Street and comprises 2.39 acres. The subject property is located within the Historic Arsenal Planned Development and is bordered by a mix of industrial uses on all sides.

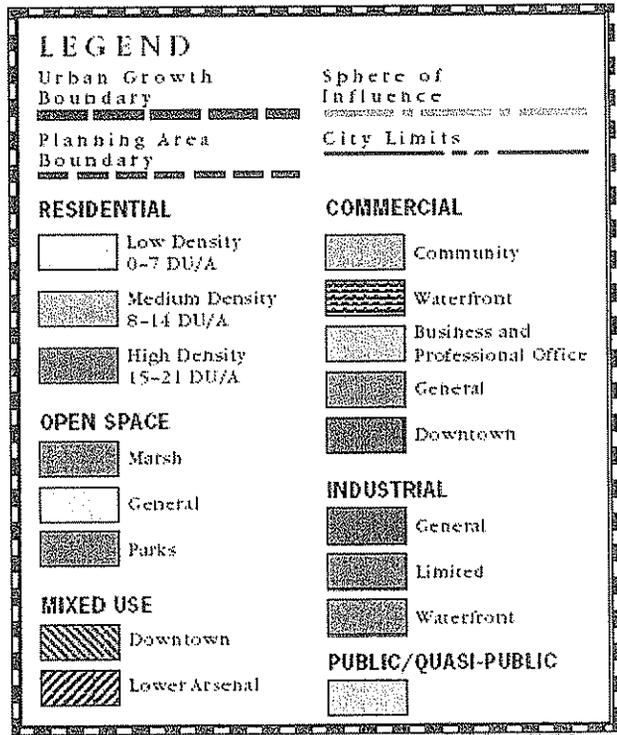
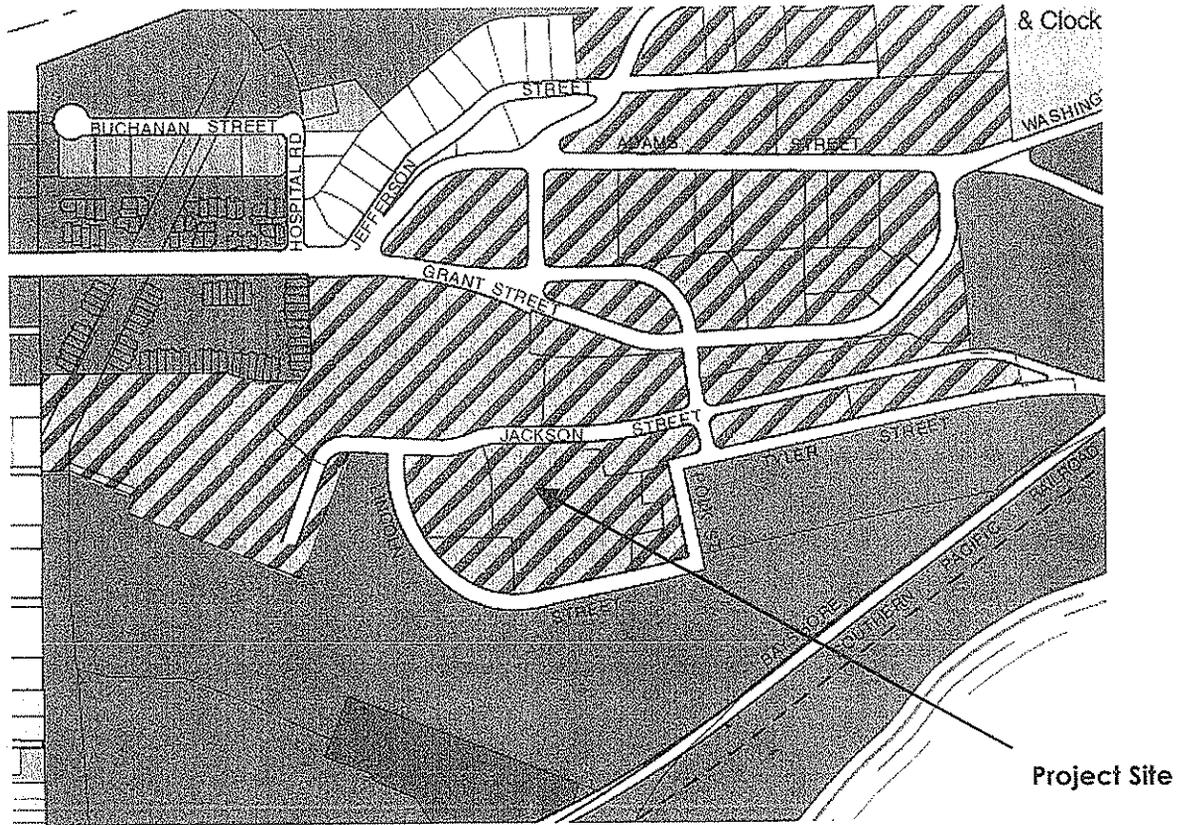
Established in 1852, the 345-acre Arsenal is listed on the National Register of Historic Places. It includes residential and military structures, 24 of which were built between 1854 and 1911, and many newer buildings constructed during World War II and later. The Defense Department deactivated the Arsenal in 1963 and transferred ownership to the City in 1965. The City transferred title of much of the Arsenal to Benicia Industries to develop an industrial park and operate a port including the subject property.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None

PROJECT VICINITY MAP



LAND USE MAP OF BENICIA



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: The City of Benicia Planning Department

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



City of Benicia, Public Works &
Community Development
Director

Date

11.22.2011

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a mitigated negative declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impacts to a less than significance.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The subject property is located within the Benicia Arsenal National Register District and is referenced as a historic resource in the Arsenal Historic Conservation Plan (AHCP). Figure 6 on page 37 of the AHCP indicates that the subject building is within an established view corridor to be maintained. The view corridor to be maintained is from the intersection of Grant and Hayes Street towards the Shop Buildings (Nos. 55, 56 & 57) towards the waterfront and the hills across the Carquinez Straight. The proposed project would not impact the views to these features. In addition, by removing the non-historic shed addition, views to the historic resource will be improved.

b) The proposed project site is minimally visible from Interstate 780. The proposed landscaping and removal of the one-story shed would not remove any scenic resources such as trees, rocks and outcroppings. In addition, the removal of the non-historic addition would improve the visibility of the historic façade of the subject building. Therefore the proposed project would not substantially damage scenic resources with a state scenic highway.

c) The exterior restoration of the front façade by removing the one-story shed would enhance the visual and historic character of the building. In addition, the subject building is part of a larger complex of similar design. Removal of the front addition would make the subject building once again consistent with it's partner buildings and therefore the project would also enhance the visual and historic character of the site and its surroundings.

d) The proposed project does not involve the creation of a new source of light.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The Farmland Mapping and Monitoring Program of the California Resources Agency has not designated the project area as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore no impact to farmland would occur.

b) The proposed project site is zoned for industrial use and is not covered by a Williamson Act contract. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project site. Therefore, no impacts to Williamson Act Contracts would occur.

c) The proposed project is located in a developed area of the City not designated for Farmland. Implementation of the proposed project would not result in conversion of farmland to non-agricultural uses. No Impacts to conversion of agricultural land would occur.

The project site is located in an urbanized area within the City of Benicia prohibits agricultural use; therefore a Williamson Act Contract is not applicable to the subject project site. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project site. The Farmland Mapping and Monitoring Program of the California Resources Agency has not designated the project area as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore no impact to any agricultural resources would occur.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site and the City of Benicia are located in the San Francisco Bay air basin and are within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD monitoring site in Benicia monitors SO2 and gross hydrocarbons. The Inspection Program of the Compliance and Enforcement Division of BAAQMD routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable federal, State, and BAAQMD regulations

α-f) The City's General Plan and associated EIR is in conformance with the Clean Air Plan. The proposed project is consistent with the General Plan; as a result, the project would not conflict with implementation of the Clean Air Plan. This project shall obtain required permits from the Bay Area Air Quality Management District. It would not conflict with or obstruct implementation of the BAAQMD air quality plan. Any temporary dust and air quality issues during demolition would be addressed through the building permit process. Prior to the issuance of a City of Benicia building permit, the applicant is required to provide documentation of a permit form the BAAQMD for the proposed demolition. Therefore, the proposed project would be required to meet air quality standards.

Sensitive receptors are facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. No sensitive receptors are located adjacent to the project site. However, the following schools are within 1 mile of the project site: Liberty High School, St. Dominic's School, and Robert Semple Elementary School. No assisted care facilities or hospitals are located in the vicinity of the project site.

There is no long-term air pollution associated with the proposed project as the project involves only a minimal amount of construction. Therefore, implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

d) Typical of most construction projects, there is a potential for short term construction impacts from any exhaust emitting construction equipment. However, the proposed project is small and the use of heavy equipment is not anticipated. This project will not, therefore, have any significant impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) The project site is a developed site and has been subject to human disturbance for over 125 years. The site does not support wildlife habitat of any kind. Therefore, implementation of the proposed project would not have a substantial direct or indirect effect on any protected species.

The General Plan does not identify the project site as having any sensitive biological resources. The project site is a developed site and implementation of the project does not involve construction of any undeveloped or sensitive areas. Therefore, implementation of the proposed project would not have a substantial direct or indirect effect on protected species and /or federally protected wetlands.

c) Under 33 CFR 328.3, "wetlands" are defined as those areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas (See also 40 CFR 122.2). The project site is located near the Carquinez Straight; however the project is small and would not have an impact on federally protected wetlands.

d,e,f) The proposed project does not conflict with any local policies or ordinances protecting biological resources and is not located in any area subject to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

In addition, implementation of the proposed project would not destroy, impede the use of, or otherwise modify native wildlife nursery sites because there are none on, or adjacent to, the project site. Therefore, implementation of the proposed project would not interfere with the movement of native or migratory wildlife species, or adversely affect native resident or migratory wildlife corridors or native wildlife nursery sites because the sties has been completely developed by urban and heavy industrial uses for over 125 years.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in ? 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ? 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject building is located within the Benecia Arsenal, which is listed on the National Register of Historic Places.

In 1847 a 252-acre parcel of land adjoining the Benecia city limits on the east was acquired for a military reserve. First occupation of the post was on April 9, 1849, when two companies of the 2nd Infantry set up camp to establish Benecia Barracks. In 1851, after the urging of General Percifer F. Smith, the first Ordnance Supply Depot in the West was established in Benecia. In 1852 it was designated Benecia Arsenal. The grounds of the Benecia Arsenal are famous for stabling the Army's one and only Camel Corps--an idea dreamt up in 1855 by Secretary of War Jefferson Davis (later Confederate President). The short-lived Camel Corps was disbanded in 1863, but the Camel Barns, built in 1855, remain and are now the Benecia Historical Museum. The Benecia Arsenal was a staging area during the Civil War for Union troops from the West, and the installation remained a garrisoned post until 1898 when troops were assigned to duty in the Philippine Islands during the Spanish-American War. During World War I, Benecia Arsenal gave ordnance support to all large Army installations in the Western States as well as supplying Ordnance material to American expeditionary forces in Siberia.

In the 24 hours following the Pearl Harbor bombing, 125 separate truck convoys were loaded and dispatched from the Benecia Arsenal, leaving its stock of ammunition, small arms and high explosives completely exhausted. Throughout the war, the arsenal supplied ports with weapons, artillery, parts, supplies and tools. In addition, the arsenal overhauled 14,343 pairs of binoculars, manufactured 180,000 small items for tanks and weapons and repaired approximately 70,000 watches. However, the arsenal is most famous for supplying munitions to Lieutenant Colonel Jimmy Doolittle for the first bombing raid on Tokyo on April 18, 1942, launched from the USS *Hornet* (whose successor is now docked at the former Alameda Naval Air Station).

Prior to 1940, the arsenal employed 85 civilian employees at Benecia Arsenal; by October 1942, the payroll had reached 4,545. The labor shortage in 1944 forced the arsenal commander to put 250 Italian and 400 German prisoners of war to work, alongside 150 juveniles from the California Youth Authority. Women comprised nearly half the civilian employee force. During the Korean

War, the number of civilians reached an all-time high of 6,700 workers. Benicia Arsenal was deactivated in 1963. ¹

a) The subject property is listed on the Historic American Buildings Survey (HABS) and also identified within the Arsenal Historic Conservation Plan as a landmark structure because of its association with the Arsenal and strong association with the growth and development of Benicia and the region. As one of three buildings commonly referred to as "Shop Buildings", the building was constructed circa 1877 as a carpenter shop. Also referred to as Arsenal Building No. 57, it was built along side Building No. 55 "Blacksmith Shop" and Building No. 56 "Machine Shop". According to the HABS, it is unknown if the arrangement of these three buildings was the original intention, however construction drawings from 1881 shows all three buildings with an exterior connection. It appears that these were intended to work together. The shop buildings were built for limited repair and manufacturing. In 1906 the building was listed as a leather and canvas shop.

A series of small one-story additions were constructed on the exterior of the shop buildings starting in World War II. These additions are constructed of wood and added to the exterior, leaving the brick façades mostly intact. A field visit to the subject building verified that that the windows and doors on the front façade are intact. It appears that the wood structure is simply constructed and attached to the brick building with bolts along the top and nails along the side.

Mitigations intended to address the removal of the shed and the likely need for the repair of the shed's attachment points are proposed. . The following mitigations address the restoration of the subject building to reduce any impacts the removal of the addition may have on the historic value of the site.

Mitigation Measure CULTURAL RESOURCES:

MM CULT 1: Demolition of the structure should begin with the roof, followed by the two side walls to reduce the potential for strain on the brick façade. Careful consideration should be made when removing the materials affixed to the brick façade. A barrier, such as plywood or similar material should be used to protect the brick façade when using any tools to remove the wood, bolts or nails .

MM CULT 2: Any materials such as paint, adhesives or tar left on the brick façade after the addition has been removed, should be removed by the *gentlest means possible*. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. Testing shall be conducted on an area of the building that is not generally visible. Any clearing work shall be consistent with the Department of the Interior, Preservation Brief 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings".

MM CULT 3: If repair of the brick or mortar on the façade is necessary, any new mortar should match the unweathered interior portions of the historic mortar. Repair to the brickwork should be done with a color integrated adhesive or concrete mixture finished to the approximate texture of the adjacent surfaces. Any repair work shall be consistent with the Department of the Interior, Preservation Brief 2 "Repointing Mortar Joints in Historic Masonry Buildings".

b, c, d) The General Plan, on page 100, Archaeological Sites, states that the Arsenal could contain archaeological resources. However, the proposed project would does not involve the

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

disturbance of subsurface soils and therefore there is no risk of archeological materials, paleontological or geological features or human remains.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b,c,d,e) Figure 4.2 of the General Plan shows the site to be outside a potential landslide and debris flow area.

The project site is located within an area that is designated in the General Plan as having the potential for liquefaction and other seismic-related ground failure. The project would result in the removal of a structure (square footage) of potential occupancy. No additional persons will inhabit or be exposed to the site as a part of the proposed project. Any additional persons at the site due to construction activities will be temporary. Therefore, the project would not increase the risk of liquefaction nor expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death. In

a. ii) The project site is not located in an Alquist-Priolo Special Studies Zone designated by the California Department of Conservation, Division of Mines and Geology. The project site is located in close proximity to an active fault (The Green Valley Fault is about 2.4 miles to the northeast of the site), and is within a region that is considered seismically active. There is a high potential for the project site to experience seismic activity, including strong seismic ground shaking, during the life span of the proposed project.

The United States Geologic Survey estimates an approximately 62 percent probability of a large earthquake of magnitude 6.7 or greater occurring within the San Francisco Bay Area by 2032. This estimate reflects the combined probability of expected earthquakes on the major fault zones in the Bay Area, including the San Andreas, Hayward, Calaveras, and Rodgers Creek fault zones. Estimates for the probability of occurrence of expected earthquakes on other faults in the region, including the Concord-Green Valley Fault, have not been developed and were not included in the USGS probability estimate. Therefore, the probability estimate, which reflects the combined probability of the occurrence of an earthquake, should be considered a minimum value. While this area is subject to frequent seismic activity, fault rupture on the site is unlikely.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

a-h) The activities that took place throughout the history of the Benicia Arsenal including those uses by the U.S. Army; storage and issuance of ammunition, small arms parts and military supplies as well as the manufacture and testing resulting in soil contamination. Possible pathways of contamination are soil, surface and groundwater routes. However, the project would be minor in nature and involves minimal ground disturbance. Therefore the implementation of the proposed project would result in a less than significant impact not pose an adverse threat to the public, on-site construction workers and the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

a-f) The site is already developed and removal of the small non-historic sheds would not interfere with existing groundwater or alter the existing drainage pattern nor would it result in the alteration of a stream or river.

g-j) The project site is not located within a 100-year flood hazard area. The proposed project involves the removal of a non-historic structure and minor sitework (landscaping). The project does not involve the construction of any new structures that may be occupied. As a result, the project does not expose people or structures to a significant risk of loss, injury or death involving flooding, inundation by seiche, tsunami or mudflow.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The Land Use Element of the General Plan designates the site as Lower Arsenal, Limited Industrial, which includes; manufacturing, assembly, and packaging of goods primarily from previously prepared materials, research and development facilities, and related commercial and industrial services. There are no general plan or zoning changes being proposed as part of this project.

b) The proposed project does not involve a rezoning or amendment to the General Plan designation for the subject property. No change of use is proposed as part of this project. Implementation of the project would not conflict with any land use plan, policy, or regulation of any agency adopted for the purpose of avoiding or mitigating an environmental effect.

c) The project site is not located within an area that is included in a habitat conservation plan or natural community conservation plan. Therefore, the proposed project would not conflict with any of these plans.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) The General Plan does not designate any mineral resources on the site. Implementation of the proposed project would not impact known or locally significant mineral resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b,c,d) Typical of any construction project, there will be minor construction noise associated with the removal of the front addition as well as installation of the landscaping and associated site work. However, this project is small with a short duration and the use of heavy equipment is not anticipated for this project. Through the issuance of a building permit, the project will comply with City of Benicia ordinances regarding construction activity including hours of operation, therefore, the project will not have any significant impacts and no additional mitigation is required.

e,f) The proposed project is not within an airport land use plan or located within two miles of a public or public use airport.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b,c) Implementation of the proposed project would not create a new use, would not result in the extension of infrastructure into undeveloped areas, and would not indirectly induce population growth. No persons will be displaced by this project.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b,c,d,e) The EIR prepared during the General Plan update reports that additional resources will be needed to support the projected citywide demand for Fire and Police Services and Schools. However, no new demands on public services or facilities part of this project because the proposed removal of the non-historic sheds will not create any demand on public services or facilities.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Implementation of the proposed project would remove square footage from an existing building thereby potentially decreasing the number of people occupying the subject site. The project would not generate a population increase and therefore not result in any increase demand of the use of the existing neighborhood and regional parks or other recreational facilities.

b) The project does not include the construction of recreational facilities, nor does it require construction or expansions of recreational facilities.

Therefore no impacts to recreations facilities as associated within the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b,c) The subject building and site are currently occupied by a mix of commercial and industrial uses all of which generate a minimal amount of traffic. The removal of the front façade addition, would not create any increase in the area traffic levels or patterns. The subject building is current accessible from Tyler Street or via Jackson Street.

d) Implementation of the proposed project does not involve any changes to transportation design features and would not result in the creation of sharp curves, dangerous intersections, or other design hazards. The new landscaping and associated site improvements adjacent to the public right-of-way will be designed and constructed pursuant to the City Engineer's review and approval.

e) The project site is served by Tyler Street and Jackson Street, which is paved and provides adequate access for emergency vehicles.

f) The project does not have an effect on the site's ability to provide adequate parking.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

g) This project is not in conflict with any adopted policies, plans or programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-g) The proposed project does not involve any new or increased demand on waste water treatment facilities, storm water drainage facilities, water supply and does not exceed the requirement of the Regional Water Quality Control Board. Implementation of the proposed project would comply with federal, state, and local statutes and regulations related to solid waste. The removal of the non-historic sheds and installation of the landscaping and associated sitework will not create any demand on utilities and service systems.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wild-life population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less than Significant Impact with Mitigation Incorporated.** The proposed project with mitigations implemented would not degrade the quality of the environment; result in an adverse impact to historic, cultural and archeological resources; fish, wildlife, or plant species including special status species. Therefore impacts would be reduced to less than significant with mitigation.

b) **No Impact.** The proposed project in addition to past and future developments in the surrounding planned urban developments and would be consistent with the City's General Plan. Implementation of the project would enhance the historic integrity of the subject building as well as the Arsenal Historic District as a whole. Since each preservation project is evaluated individually as well as its impacts to the historic district, the perceived impacts to the individual building or to the historic district as a whole would be positive. Each project is evaluated for its consistency with the Secretary of the Interior Standards and the policies set forth in the Arsenal Historic Conservation Plan and General Plan. Therefore adverse impacts are anticipated and no additional mitigation is required.

c) **No Impact.** No direct or indirect adverse impacts are anticipated in regard to possible effects on human beings; therefore, no additional mitigation is required.

REFERENCES:

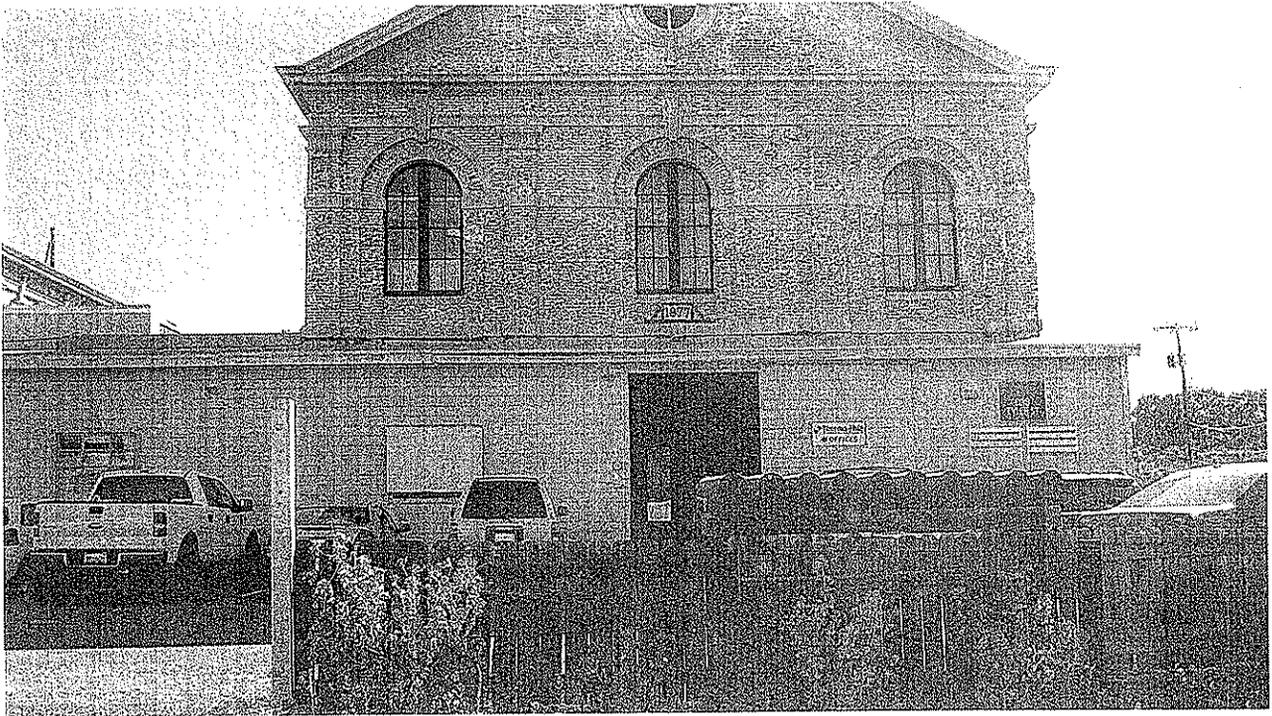
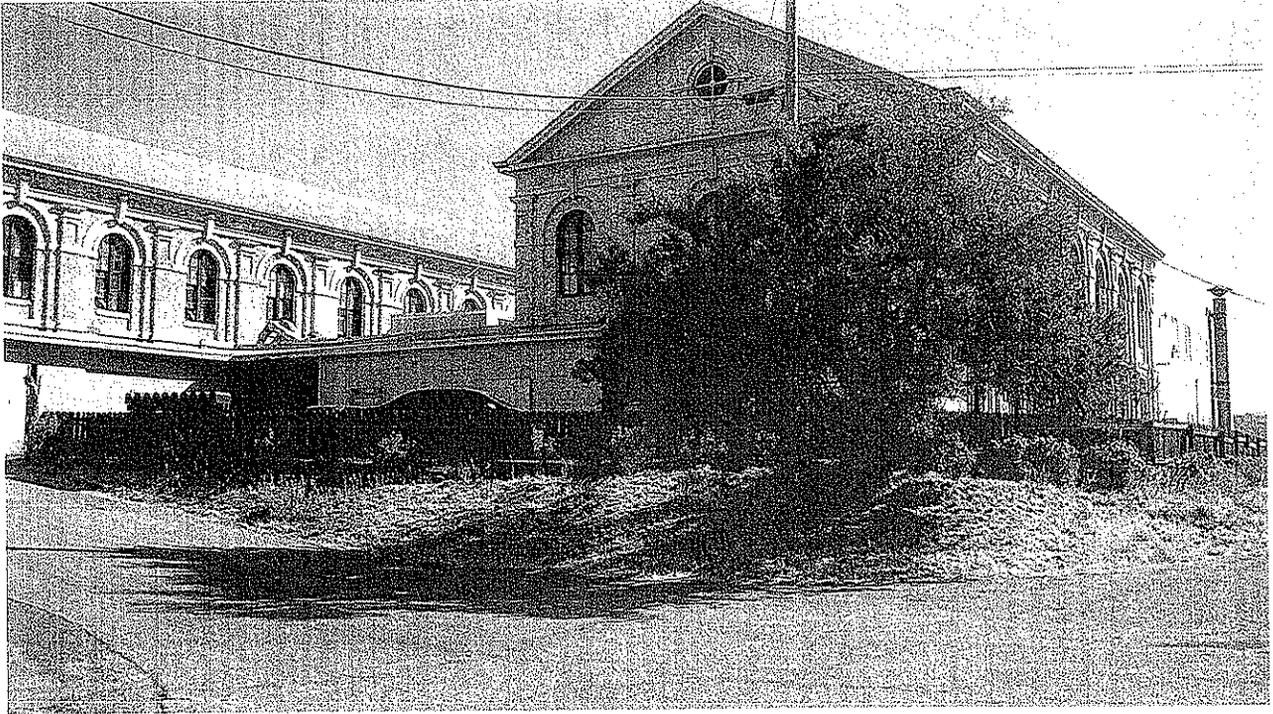
1. City of Benicia General Plan, 1999, Land Use Diagram
2. General Plan
3. City of Benicia Zoning Ordinance
4. City Staff
5. Arsenal Historic Conservation Plan, 1993
6. Draft Environmental Impact Report, Benicia General Plan, 1998
7. Bay Area Air Quality Management District Guidelines, 1999
8. National Register of Historic Places Inventory-Nomination Form 1986
9. Benicia Historical Museum

ATTACHMENTS:

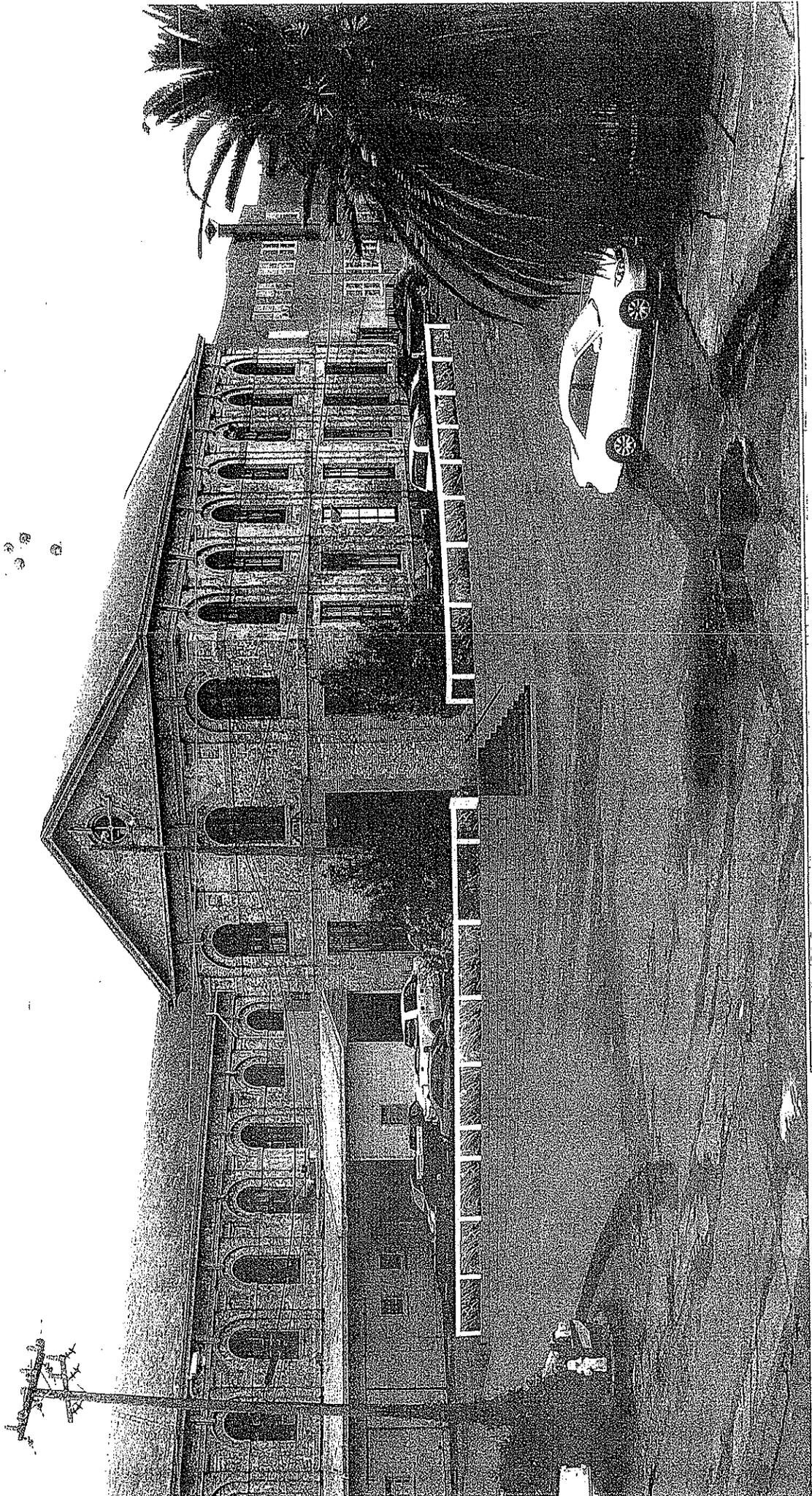
1. Photographs of 938 Tyler Street
2. Proposed Elevation
3. Proposed Site Plan

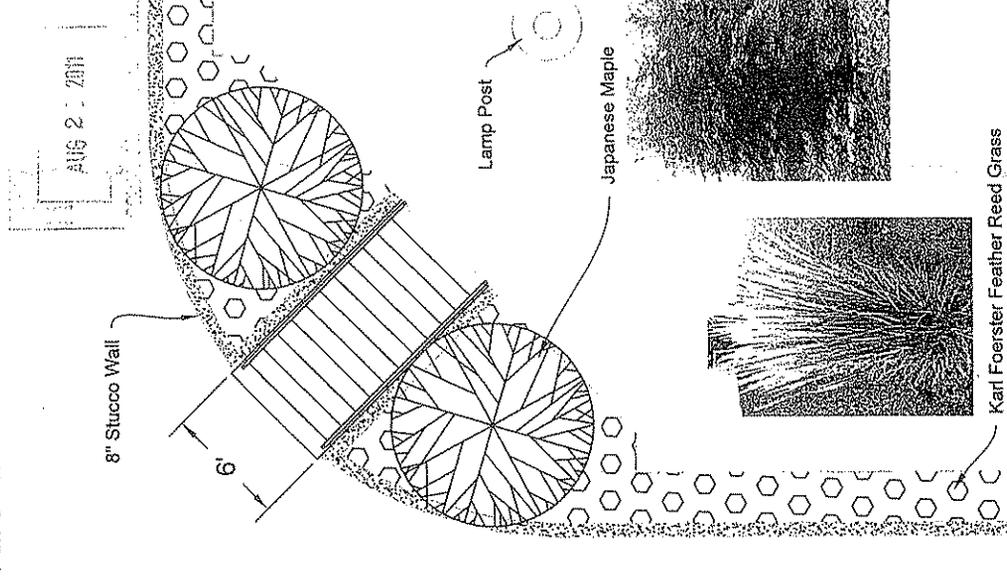
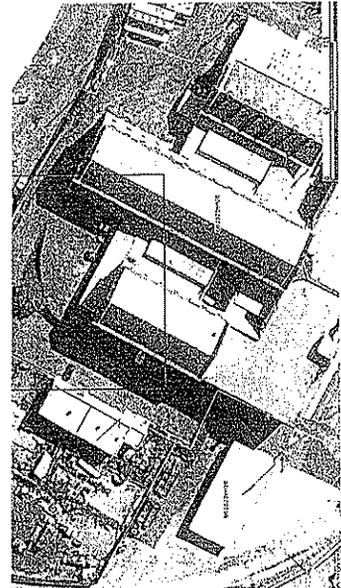
¹ Benicia Historical Museum
http://www.beniciahistoricalmuseum.org/ArsenalHistory/arsenalhit_home.htm

938 Tyler Street - Restoration Project



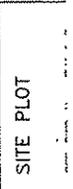
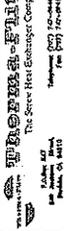
AUG 26 2011
CITY OF BERKELEY
PLANNING DEPARTMENT





Aug 2, 2011

Karl Foerster Feather Reed Grass



DATE	2011
PROJECT	POV
OWNER	
DESIGNER	
SCALE	



DATE	2011
PROJECT	POV
OWNER	
DESIGNER	
SCALE	

THIS DRAWING IS FURNISHED FOR THE SOLE USE OF THE INDICATED PROJECT AND IS ASSUMED TO BE FOR THE USE OF THE INDICATED PARTY UNLESS INDICATED OTHERWISE. ALL ITEMS, MATERIALS, EQUIPMENT, STRUCTURES AND ACCESSORIES INDICATED ON THIS DRAWING ARE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

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**CONSISTENCY ANALYSIS:
SECRETARY OF THE INTERIOR'S
STANDARDS FOR RESTORATION**

**Consistency Analysis:
Secretary of Interior's Standards for Restoration
Design Review (11PLN-00044)
938 Tyler Street**

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

The **bold** text is the applicable Secretary of Interior's Standard for Restoration. The regular text is staff's response about how the particular guideline or policy relates to the proposed project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

Built as a part of the Benicia Arsenal by the United States Military , the subject building was constructed in 1877 to be used as a carpenter shop. Like many of the buildings in the Arsenal Historic District, when the Arsenal was closed in the 1960's many of the properties were purchased by private companies and occupied by a mix of commercial and industrial uses. The subject building is currently occupied by a light manufacturing use. The removal of the non-historic shed addition does not result in a change of use.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

The restoration period for the proposed project is the late 18th century and early 19th century. The one-story shed that now occupies the ground floor façade of the front façade and the majority of the open space between the Buildings 55, 56 and 57 were constructed during World War II and the years that followed. Although there are no building permit records to substantiate the construction of the one-story structures, research of historic photographs, historic surveys and other publications indicate that they were most likely built in the 1940's and 1950's. The exterior restoration of the front façade by removing the one-story shed would enhance the visual and historic character of the building. In addition, the subject building is part of a larger complex of similar design. Removal of the front addition would make the subject building once again

consistent with its partner buildings and therefore the project would also enhance the visual and historic character of the site and its surroundings.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The non-historic shed addition is constructed of wood and attached to the exterior, leaving the brick façades mostly intact. A field visit to the subject building verified that the windows and doors on the front façade are intact. It appears that the wood structure is simply constructed and attached to the brick facade with bolts along the top and nails along the side. If repair of the brick or mortar on the façade is necessary, the proposed mitigation measures require that any new mortar should match the unweathered interior portions of the historic mortar. Repair to the brickwork should be done with a color integrated adhesive or concrete mixture finished to the approximate texture of the adjacent surfaces. Any repair work shall be consistent with the Department of the Interior, Preservation Brief 2 "Repointing Mortar Joints in Historic Masonry Buildings". As a result, any work needed to repair or conserve materials and features of the historic brick façade from the restoration period will be physically and visually compatible.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Although not considered to be historic in their own right, the existence of the one-story shed additions located on the "Shop Buildings" are documented through numerous photographs, surveys and other publications.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

The project would remove the non-historic addition, restoring the façade of the subject building. The distinctive masonry materials, features, finishes and construction techniques will be preserved and if necessary minor repairs will be made consistent with the methods and approach provided by the applicable National Park Service Preservation Briefs.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a

distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

It appears that the wood structure is simply constructed and attached to the brick building with bolts along the top and nails along the side. If repair of the brick or mortar on the façade is necessary, the proposed mitigation measures require that any new mortar should match the unweathered interior portions of the historic mortar. Repair to the brickwork should be done with a color integrated adhesive or concrete mixture finished to the approximate texture of the adjacent surfaces. Any repair work shall be consistent with the Department of the Interior, Preservation Brief 2 "Repointing Mortar Joints in Historic Masonry Buildings". Therefore, the any deteriorated materials from the restoration period will be repaired rather than replaced.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

It is not anticipated that there will be any missing features from the restoration period as a result of the proposed project.. Minor repair work is likely necessary; however, no conjectural features or features from other properties will be added.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

It is unlikely that chemical treatments will be required as part of the removal of the structure. However, if such methods are necessary, the proposed mitigation measures require that any materials such as paint, adhesives or tar left on the brick façade after the addition has been removed, should be removed by the *gentlest means possible*. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. Testing shall be conducted on an area of the building that is not generally visible. Any clearing work shall be consistent with the Department of the Interior, Preservation Brief 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings".

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

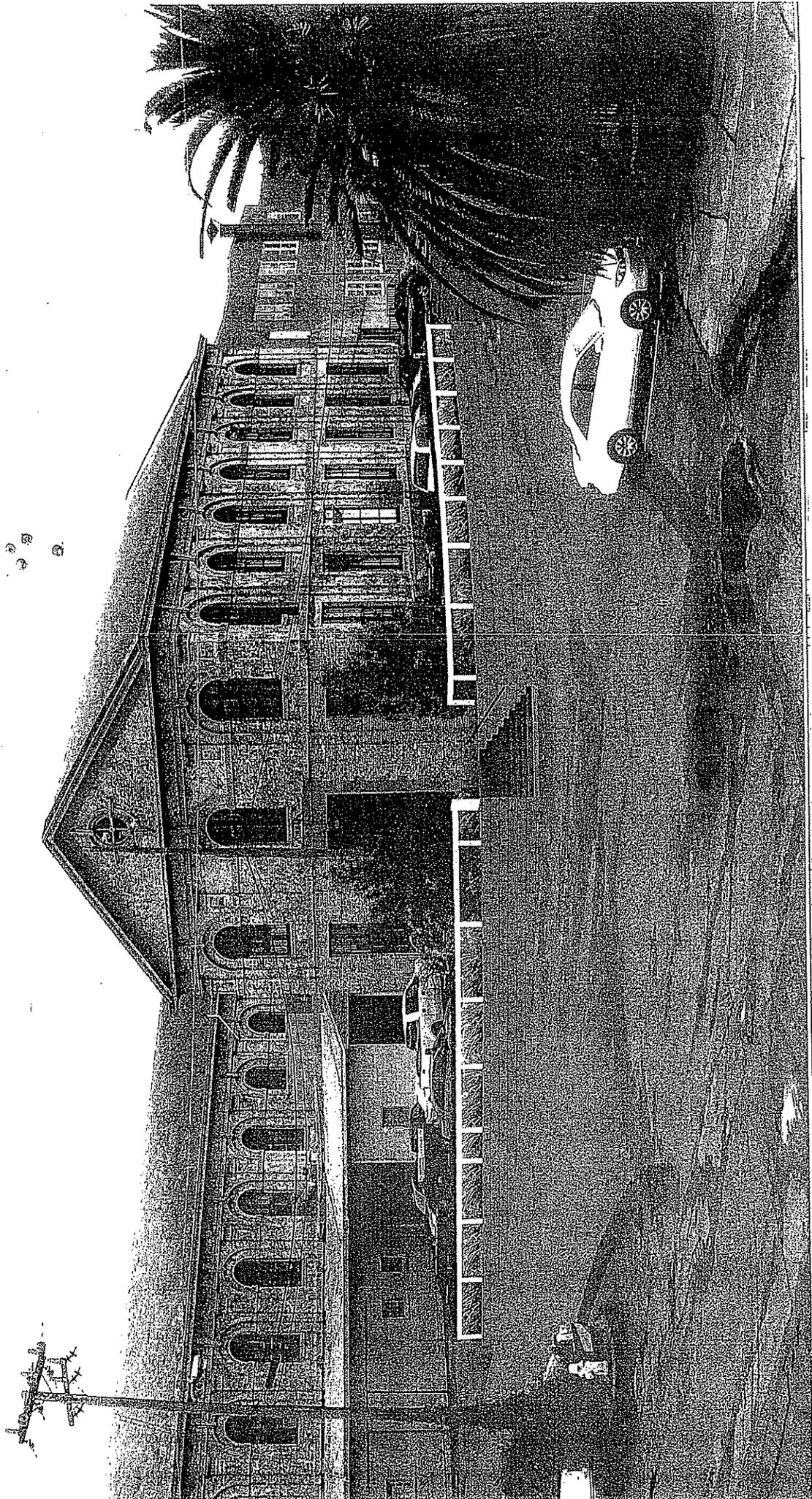
The proposed project would does not involve the disturbance of subsurface soils and therefore there is no risk of archeological materials, paleontological or geological features or human remains.

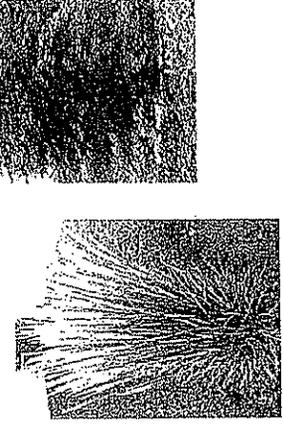
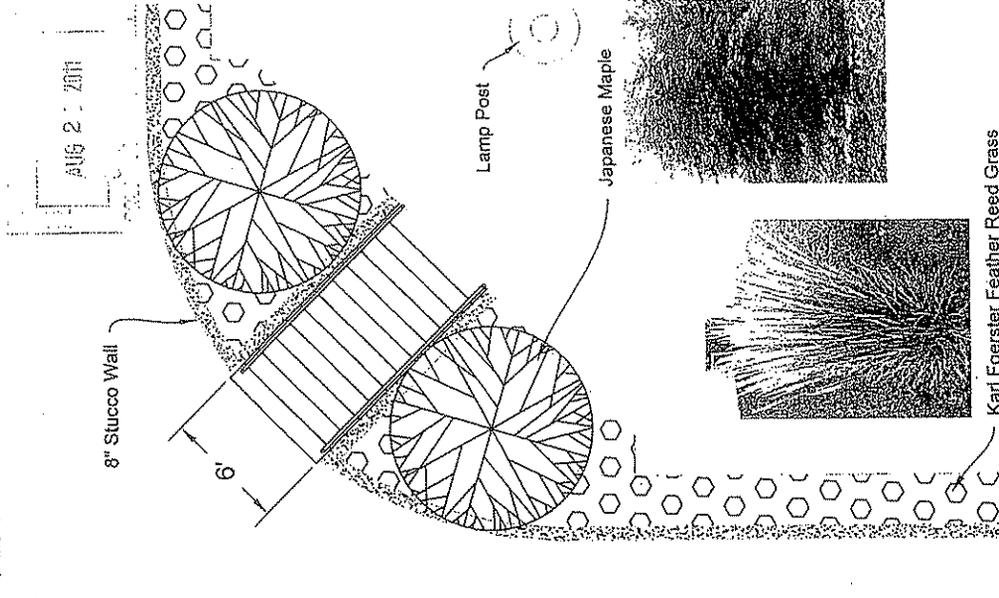
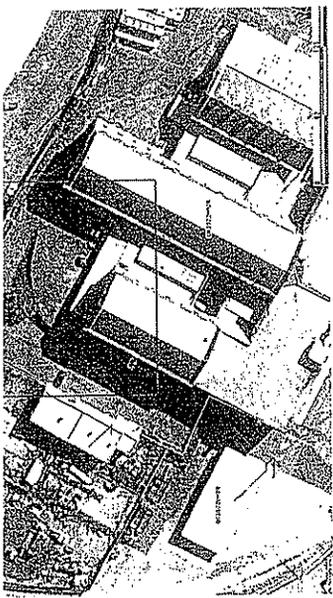
10. Designs that were never executed historically will not be constructed.

This standard does not apply. The proposed project does involve the construction of a new design that was never executed historically or otherwise.

PROJECT PLANS

AUG 26 2011
CITY OF MELBOURNE FLORIDA





Karl Foerster Feather Reed Grass

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 Portland, OR 97232
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