

III. PROJECT DESCRIPTION

This chapter describes the Benicia Business Park Project (project) that is evaluated in this Environmental Impact Report (EIR). A description of the project's objectives, location, background, and site characteristics is followed by details of the project itself and a summary of required approvals and entitlements.

A. PROJECT OBJECTIVES

The project sponsor has identified the following objectives for the proposed development of the Benicia Business Park:

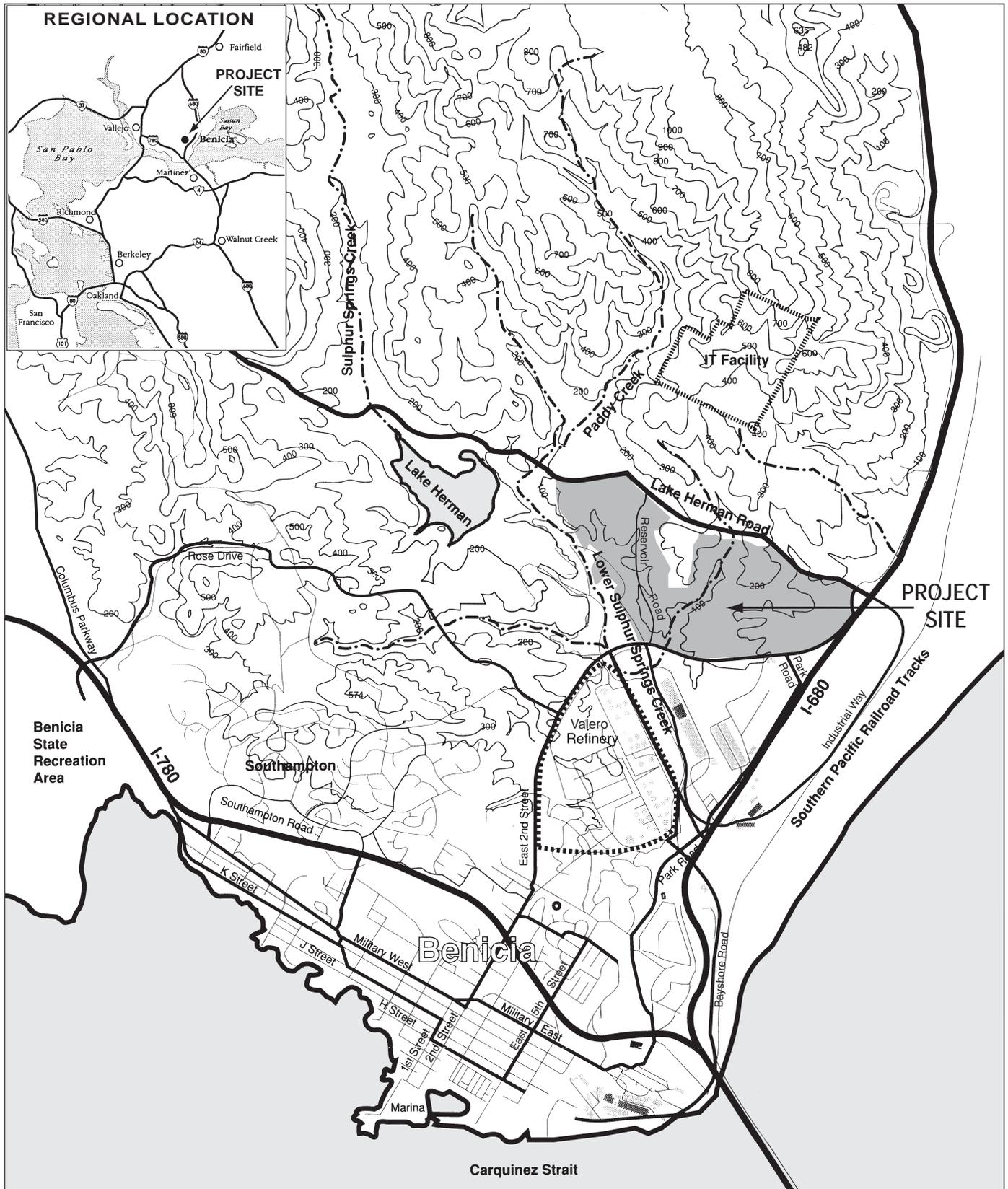
- To subdivide the project site into 80 developable lots;
- To develop the site for limited industrial, commercial, and open space uses;
- To provide employment and revenue opportunities for Benicia;
- Provide an open space buffer between the developed part of the site and Lake Herman Road; and
- To develop the site in a manner consistent with the City General Plan and Zoning Ordinance.

B. PROJECT LOCATION AND SURROUNDINGS

The Benicia Business Park site is located in the northeastern portion of the City of Benicia in Solano County (see Figure III-1). Regional access is via Interstate 680 (I-680) which is located south and east of the project site. Local access is available via East 2nd Street, which connects with I-680 at the northeastern corner of the project site and also connects with Interstate 780 (I-780) approximately 2.5 miles southwest of the site. The site is also accessible from Lake Herman Road, which forms the northern boundary for much of the site. Downtown Benicia is located approximately 3 miles to the southwest of the proposed business park.

The project site consists of a total of 527.8 acres of undeveloped land bounded on the south and east by East 2nd Street. The western boundary is an irregular property line that generally parallels the alignments of West Channel Road and Industrial Way. The northern property line is also irregular and is bounded in part by the City of Benicia Water Treatment Plant and Lake Herman Road. The site is traversed by Reservoir Road, a 20-foot wide paved road that extends from East 2nd Street to Lake Herman Road. Surrounding land uses include industrial uses along Industrial Way and East 2nd Street, commercial uses at the I-680 and East 2nd Street interchange, utility uses associated with the water treatment plant, open space, passive recreation and ranching uses to the north and west, and residential uses to the south.

Undeveloped lands associated with the former International Technology Corporation (IT) Panoche Facility are located north of and adjacent to the project site across Lake Herman Road. A variety of



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FIGURE III-1



Benicia Business Park EIR
Project Location

SOURCE: LSA ASSOCIATES, INC., 2006.

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industrial uses are located to the south of the project site across East 2nd Street and adjacent to the project site to the west. Existing highway-oriented commercial development consisting of a combined gas station, convenience market and fast-food establishment is located to the east of the project site at the intersection of Lake Herman Road and East 2nd Street. The Benicia Valero Refinery complex is located southeast of the site. The Suisun Marsh is about 1.5 miles east of the site, across I-680.

C. PROJECT BACKGROUND

The proposed project has been in existence in various forms since the early 1980s. In 1981, an Environmental Impact Report (EIR) was prepared for a mixed-use development proposal that included the project site. At that time, the project site was part of unincorporated Solano County and annexation to the City of Benicia was evaluated in the EIR. In 1983, the Benicia City Council approved a land use amendment, rezoning, and annexation of the site and certified the EIR. The Local Agency Formation Commission (LAFCO) subsequently approved the annexation in 1985. In 1988, a site plan was developed for a business park at the site. That plan included 115 lots on 319 acres of the site. The proposed grading plan consisted of extensive cut and fill to create a benched building pad configuration. Prior to conducting environmental review for that development proposal, the sponsor withdrew the application.

An EIR was prepared for a subsequent business park proposal in 2001. However, after the Draft EIR was circulated for public review, the project sponsor at that time (Albert D. Seeno Construction Company) paused to make changes to the project, and the environmental review process was put on hold. In 2004, Discovery Builders assumed the role of project sponsor and resubmitted an application for a business park within the project site. The Benicia Business Park site is currently owned by West Coast Home Builders.

The current application has been developed to respond to various environmental concerns raised from earlier applications, and the responses to these applications that have been provided by public agencies and the general public.

The current application includes a Vesting Tentative Subdivision Map and a request for a Master Plan overlay zoning designation, including adjusting the commercial and industrial zoning designation to be consistent with the Master Plan. A Master Plan is required by the City of Benicia General Plan for properties under common ownership which comprise more than 40 acres. The goals of the master plan process are to encourage the best and most effective use of properties and to allow the City to anticipate and plan future public services and facilities.

D. SITE CHARACTERISTICS

The project site comprises 527.8 acres of rolling hills overlooking the Carquinez Strait and Suisun Bay. The hills on the site, which rise up to almost 300 feet, slope downwards toward Suisun Bay (Figure III-2). Some of the steeper hillsides have grades of approximately 25 percent. The southeastern and southwestern portions of the site are relatively flat compared to the rest of the site. The following discussion details the key characteristics of the site and its surroundings.

1. Waterways. The site contains four intermittent streams (generally crossing the site from north to south), several sweeps and swales, and isolated seasonal wetlands. In addition, there are small and scattered stands of eucalyptus trees near Reservoir Road and Lake Herman Road.

The intermittent streams originate north of Lake Herman Road, and continue through the site to the south of the project site. The plant communities associated with these creeks include coastal and freshwater marsh, characterized on the site by iris-leaved rush, creeping spike-rush, three-square bulrush, narrowleaf cattail, and water cress. Mature red willow, which is characteristic of central coast riparian scrub, lines the banks of some of the creeks.

Seeps and swales, generally in the southern portion of the site, are characterized by iris-leaved rush, creeping spike rush, curly dock, perennial ryegrass, water buttercup, and other species. In addition, two isolated seasonal wetlands, consisting of shallow depressions, occur in the western portion of the project site.

2. Benicia Arsenal

The western portion of the project site was leased by the Benicia Arsenal. Land which became the Benicia Arsenal, which was located on a large tract of land east and north of downtown Benicia, was acquired between 1847 and 1849 by the federal government for use as a military reservation; the arsenal was constructed between 1852 and 1911; additional buildings were added during World War II. The Benicia Arsenal was the first such facility on the Pacific Coast. The Benicia Arsenal was deactivated in 1963 and ownership was transferred from the United States Department of Defense to the City in 1965. Today, the Arsenal area, which does not include the project site, includes four distinct historic districts listed on the National Register of Historic Places. Some of the arsenal buildings have been converted to residential, commercial, and industrial uses, including live-work studios.

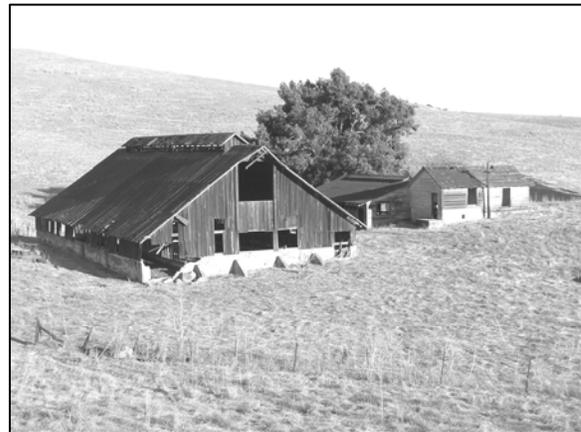


Photo 1: A ranch complex is located in the western half of the site.

3. Ranch Structures

A ranch complex dating from before 1940 is located in the western portion of the project site, as shown in Photo 1. The complex consists of a large barn (with a concrete foundation post inscribed with the date of 1938), a small milking barn, and a small house or bunk room. In addition, there is a foundation located near the western boundary of the site (near Industrial Way) that is thought to be the remains of an old farmhouse, likely associated with the barns and bunk room.



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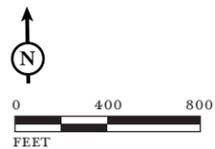


FIGURE III-2

Benicia Business Park EIR
Master Plan

4. Views

Photo 2 depicts expansive views from the project site of surrounding areas. Mount Diablo dominates the view to the southeast. Suisun Bay and portions of the so-called “Mothball Fleet” (the largest collection of military vessels on the Pacific Ocean) are visible in the foreground.



Photo 2: Views from the site include the Mothball Fleet, with Mount Diablo in the distance.

The project site itself is visible from numerous public viewpoints throughout Benicia. Views of the site are available from Lake Herman Park (including along Sulfur Springs Creek and the walking trails east of the lake), the hilltop behind the Benicia Community Park (to the south of the business park site), and residential streets in the subdivisions to the southeast of the site.

5. Parks and Open Space

Lake Herman Park, approximately ¾-mile to the east of the project site, comprises 577 acres of rolling hills and Lake Herman itself. The park and open space areas surrounding the lake are a popular destination for Benicia residents. The walking trails around the lake provide expansive views of Benicia and surrounding open space. Benicia Community Park, south of Lake Herman and to the southwest of the project site, comprises 50 acres of recreational fields and open space. Informal hiking trails near the northern boundary of the Community Park contain views of the business park site, and connect to the trails around Lake Herman.

E. PROPOSED PROJECT

The following sections provide an overview of the project and a description of plan features including proposed uses, densities, projected employment, and construction phasing.

1. Project Overview

The proposed Master Plan locates commercial development at the eastern end of the project site and industrial development in the central and western portions of the project site. An open space buffer area consisting of primarily undeveloped land is proposed along the south side of Lake Herman Road. In addition, an approximately 54-acre open space “reach” would extend from Lake Herman Road to the southern boundary of the project site. The purpose of the reach is to preserve a key drainage and associated wetlands at the project site. The project sponsor, Discovery Builders, proposes the following actions which are evaluated in this EIR:

- Subdivision of the 527.8-acre site into 80 lots (ranging in size from approximately 2.5 acres to 9 acres);
- Development of approximately 280 acres of limited industrial uses and development of 35 acres of commercial uses;
- Provision of approximately 180 acres of open space, including a buffer strip to preserve the rural character of Lake Herman Road, and a “reach” extending from Lake Herman Road to East 2nd Street;
- Installation of necessary infrastructure, including 10 acres of roadways, water, sewer and utilities; and
- Installation of two 1,000,000-gallon water tanks that would provide water supply for the proposed development.
- Rezoning of the site to apply a Master Plan overlay and to adjust commercial and industrial zoning designation boundaries to conform to the Master Plan.

A Master Plan showing the proposed subdivision is shown in Figure III-2.

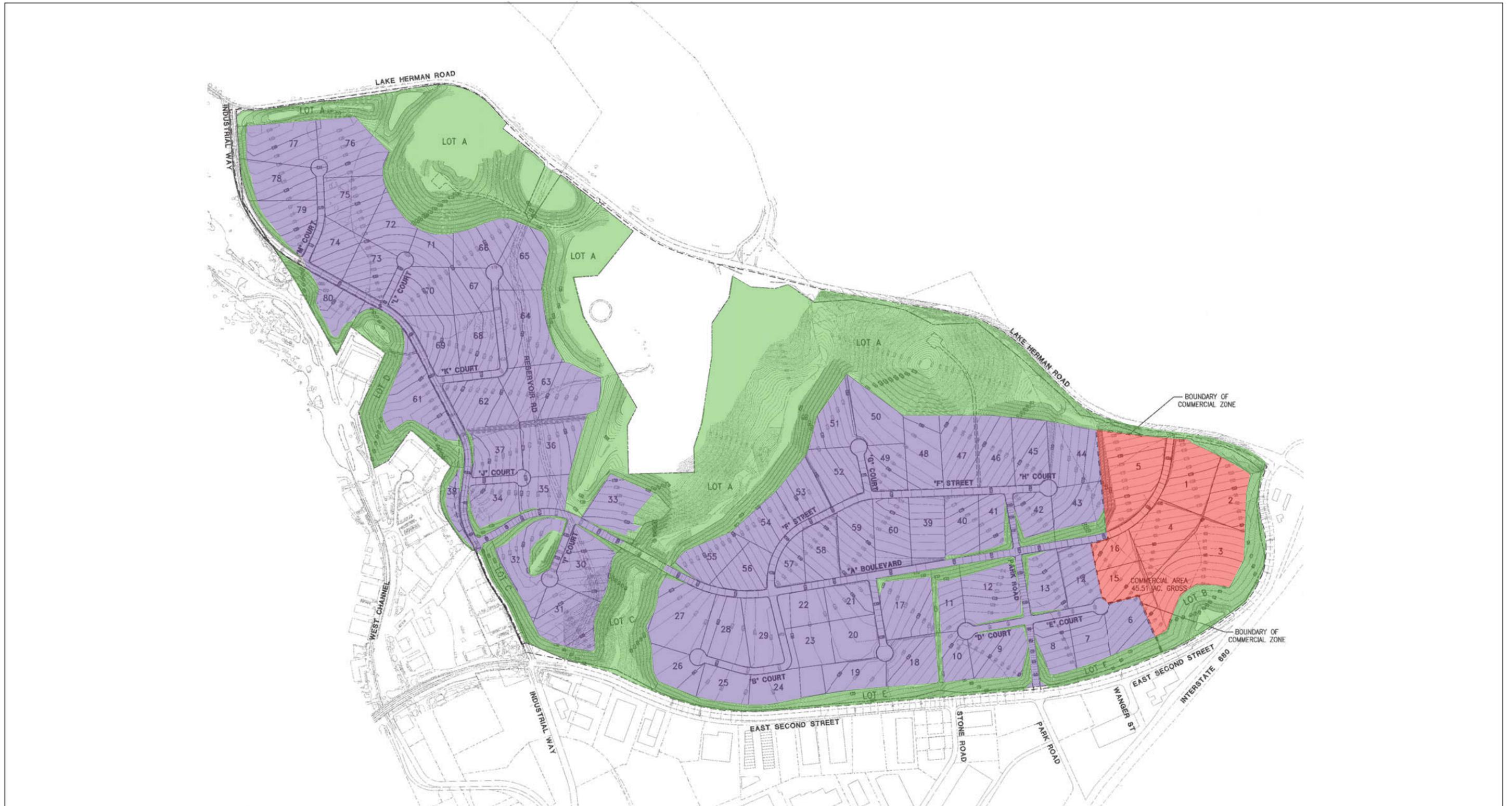
The site is designated for limited industrial and commercial uses in the City of Benicia General Plan. Current zoning designation for the approximately 45 acres of land in the eastern portion of the site is General Commercial (CG). The remainder of the site is designated for Limited Industrial (IL). As part of the project, the site would be rezoned to apply a Master Plan overlay and to adjust commercial and industrial zoning designation boundaries to conform to the Master Plan.

As noted above, a total of 280 acres of limited industrial uses would be developed for limited industrial uses. For the purposes of this environmental analysis, it is assumed that industrial development on the site would result in the construction of approximately 4,443,440 square feet of industrial building space. The Master Plan also includes construction of commercial uses on 35 acres of land located near the intersection of Lake Herman Road and East 2nd Street. The Master Plan would result in the construction of approximately 857,000 square feet of commercial uses. A total of 5,300,440 square feet of building space would be developed at the project site as part of the project. For the purposes of this environmental analysis, the project would directly result in the creation of 7,680 jobs.

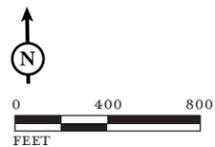
Development of the Master Plan would require extensive grading to provide level building pads and to construct the proposed roadway system. The major portion of grading would occur on the western, southern, and eastern portions of the site.

2. Plan Features

The proposed land uses would be predominantly industrial with some commercial and open space. Proposed future land use locations are shown in Figure III-3. Proposed development intensities by phase and lot, for those areas of the site proposed for industrial and commercial use, are listed in Table III-1. Table III-2 shows land uses assumed as part of the project. If the project land uses change from the assumptions listed in this table, supplemental environmental review may be required. Features of the Master Plan are described below.



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LEGEND

- INDUSTRIAL
- COMMERCIAL
- OPEN SPACE

FIGURE III-3

Benicia Business Park EIR
Proposed Land Uses

a. Limited Industrial Development. A total of 280 acres of limited industrial uses would be developed at the site in an area designated as Limited Industrial (IL) in the City's General Plan. Adoption of the Master Plan would result in construction of approximately 4,443,440 square feet of industrial buildings with an average floor area ratio (FAR¹) of 0.39. In IL areas, the City's General Plan permits wholesale, distribution, and storage facilities; research and development facilities; and related industrial and commercial services. Additional uses, including auto sales and services, mini-storage, eating and drinking establishments, and churches may be allowed with approval of a Use Permit. Although specific site plans for industrial development are not proposed as part of the Master Plan, several possible site plans for industrial lot development are shown in Figure III-4. City development standards are presented in Table III-3.

b. Commercial Development. The Master Plan includes construction of commercial uses on 35 acres of land located near the intersection of Lake Herman Road and East 2nd Street. The Master Plan would result in construction of approximately 857,000 square feet of commercial buildings with an average FAR of 0.59. These uses are likely to be similar to existing types of nearby commercial facilities that would serve existing and proposed industrial uses and would be accessible from I-680. A likely development scenario for this area is shown in Figure III-5. Development standards are presented in Table III-4.

Table III-1: Benicia Business Park Proposed Development

Phase ^a	Lots ^b	Industrial Acres	Commercial Acres	Industrial ^c Est. Bldg. (sq. ft.)	Commercial ^d Est. Bldg. (sq. ft.)
1	1-16	31.5	35.05	499,726	857,000
2	17-33	67.58		1,072,111	
3	39-60	78.37		1,243,287	
4	38, 61, 80	12.47		197,828	
5	35-37, 62-79	90.17		1,430,487	
Total		280.09	35.05	4,443,440	857,000

^a Conceptual Pphasing as proposed by the sponsor.
^b Refer to Figure III-2 for lot locations.
^c Assumes a floor area ratio (FAR) for Light Industrial Land (I) of 0.39 FAR.
^d Assumes a floor area ratio (FAR) for Commercial Land (C) of 0.59 FAR.
 Note: These FARs are estimates and are intended to be an average. Some areas of this project may have a higher FAR and some areas may have a lower FAR.
 Source: Discovery Builders, 2005.

Table III-2: Project Land Use Details

Land Use	Size
Hotel/Conference Center	105 employees
Hotel (3 stories)	87 employees
Fitness Club	60,000 s.f.
Movie	60,000 s.f.
Office (4 stories)	200,000 s.f.
Office (2 stories)	100,000 s.f.
Retail	100,000 s.f.
Restaurant	20,000 s.f.
Fast Food	8,000 s.f.
Gas Station	7,000 s.f.
Bank	12,000 s.f.
Research and Development	50,000 s.f.
Industrial/Warehouse	2,021,000 s.f.
Flex Use	2,423,000 s.f.

Source: Korve Engineering, 2006

Table III-3: Development Standards for Industrial Areas (Limited Industrial District)

Feature	Standard
Minimum lot size	20,000 sf
Minimum lot width	100 feet
Minimum front setback	15-25 feet
Maximum height	50 feet
Maximum lot coverage	50%
Maximum FAR	0.8

Source: City of Benicia, 2005.

¹ Floor area ratio refers to the ratio of square footage of building area to land area. For example, an FAR of 0.5 means that for every acre of land (43,560 square feet), no more than 21,780 square feet (one half of 1 acre) of development would be allowed (independent of the height of structures).

Uses in the commercial area may include all CG permitted uses, and are likely to include uses that serve the industrial park, such as: business and professional offices, public safety facilities (fire station), restaurant/food services, conference and meeting facilities, banks/savings and loans, maintenance and repair services, research and development services, and service station. No big box retail establishments would be constructed as part of the project.

Table III-4: Development Standards for Commercial Areas

Feature	Standard
Minimum lot size	7,500 sf
Minimum lot width	60 feet
Minimum front setback	10 feet
Maximum height	40 feet
Maximum lot coverage	75%

Source: City of Benicia, 2005.

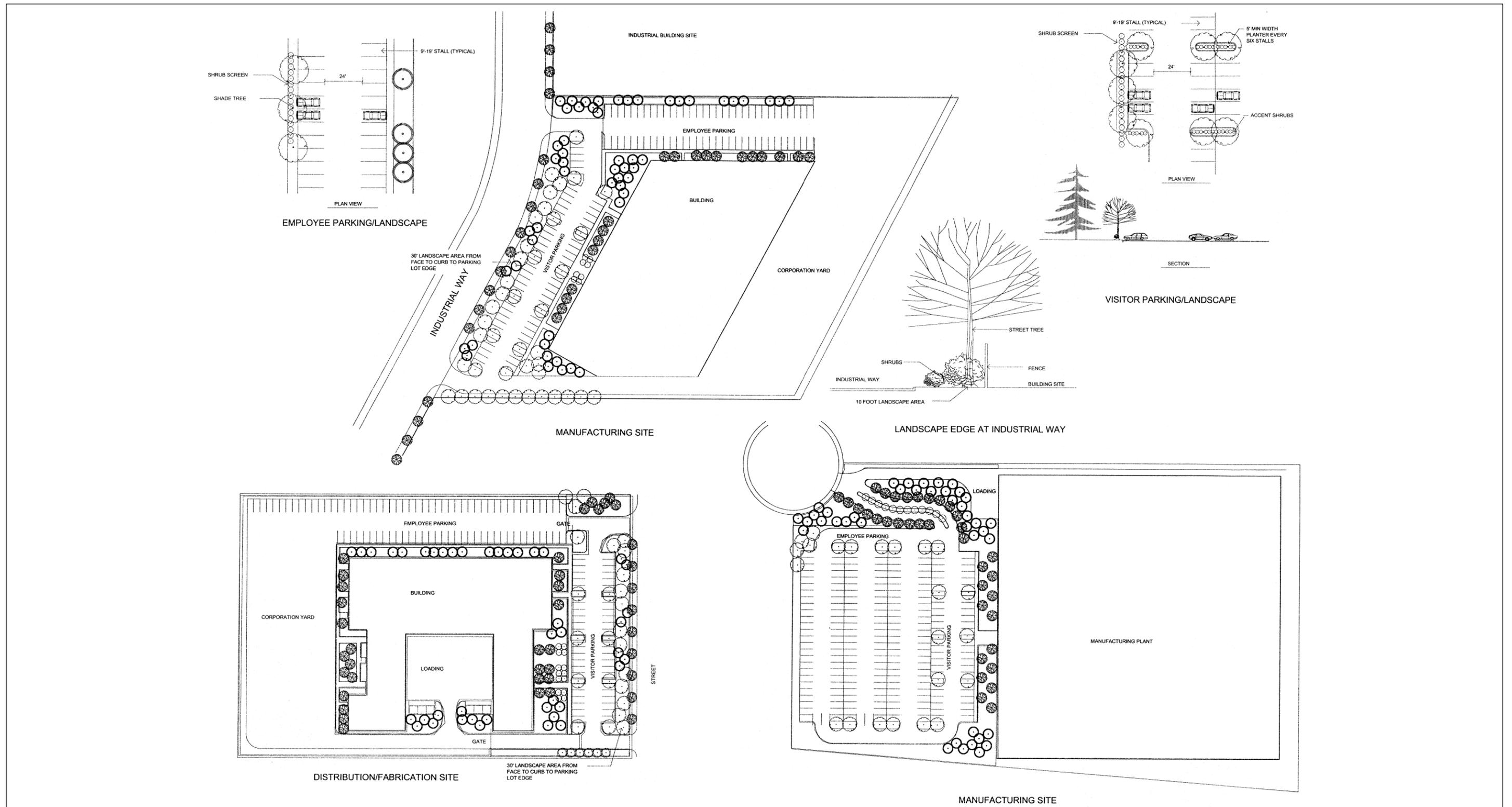
c. Infrastructure. New infrastructure to serve the Benicia Business Park project would include roads, water lines, wastewater lines, and other utilities. Parking would be provided on each lot in accordance with the zoning requirements for land uses and development area. Utilities serving new development would be constructed underground within individual lots and would connect to utilities within road rights-of-way.

The proposed Master Plan includes the extension of Industrial Way, in the western portion of the project site, from East 2nd Street north to Lake Herman Road. This new roadway would replace existing Reservoir Road. Access to the project site would also be provided from Lake Herman Road along a new street labeled “A Boulevard” in the Master Plan, which would traverse the project site in an east/west direction and would connect with Industrial Way (Figure III-2). A connector street, Park Road, would connect East 2nd Street with the proposed A Boulevard in the southeastern portion of the site. Internal roads and cul-de-sacs would serve individual lots (Figure III-2). Access to the project site from the east would be from I-680 via Lake Herman Road and the proposed A Boulevard. Access from the west would be provided via East 2nd Street and Industrial Way. Access from the north would be from I-680 via Lake Herman Road and the proposed A Boulevard. East 2nd Street would be widened and/or reconstructed (as required by the City Engineer) from Industrial Way to Lake Herman Road and would be 70 feet wide (four lanes with a median) with 5-foot wide Class II bike lanes on each side of the road. Industrial Way would be 48 feet wide and would include a 10-foot wide off-street Class I bike path adjacent to the roadway. The graded embankment along East 2nd Street would have a slope of approximately 30 percent and would range from 16 to 40 feet in height.

Water would be provided to the project site by new pumping facilities and two new tank reservoirs on a separate pressure zone system connected to the City’s public water system. Water lines of 12 to 15 inches in diameter would be installed throughout the project site (Figure III-6).

The project would need to provide off-site sewer lines, and pump station and force-main improvements to connect into the City’s wastewater treatment plant located at East 5th Street and East G Street. These off-site improvements along with new sewer lines of various sizes within the project street network would be provided by the project to serve future uses at the site (Figure III-6).

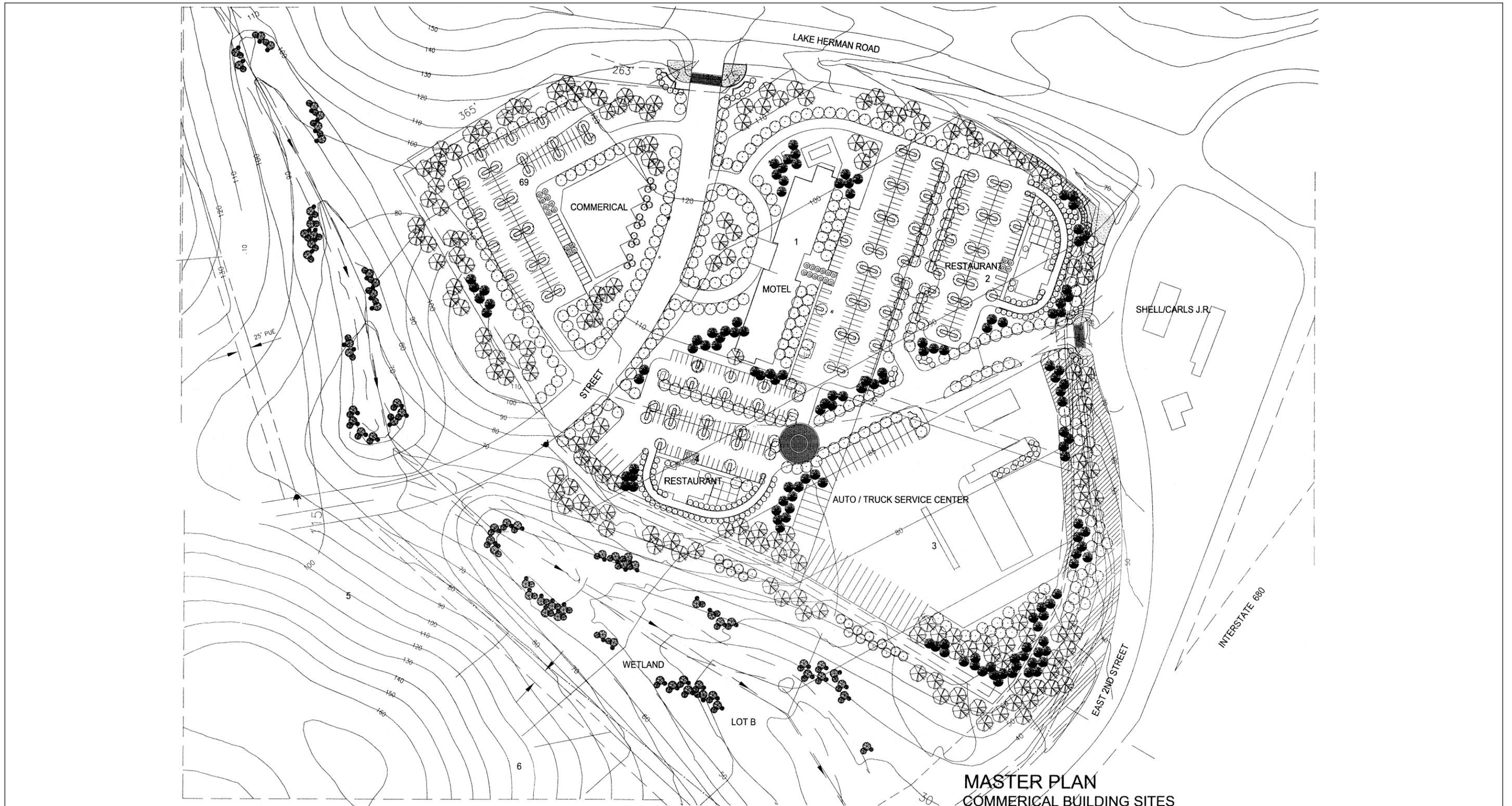
Runoff from streets would be collected in 12 to 48-inch drain pipes that would be constructed in streets and connected with existing storm drainage facilities in East 2nd Street (Figure III-7). This water would ultimately be discharged to Suisun Bay, located about 1.5 miles southeast of the site. The stormwater drainage plan also proposes drainage to wetland and pond areas within the project site. The primary function of these wetland and pond areas would be to serve equally as on-site mitigation for wetlands and stormwater treatment and detention facilities (to ensure that peak runoff from the site would not increase after project implementation).



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FIGURE III-4

Benicia Business Park EIR
Possible Industrial Lot Development



**MASTER PLAN
COMMERICAL BUILDING SITES**

LSA



NOT TO SCALE

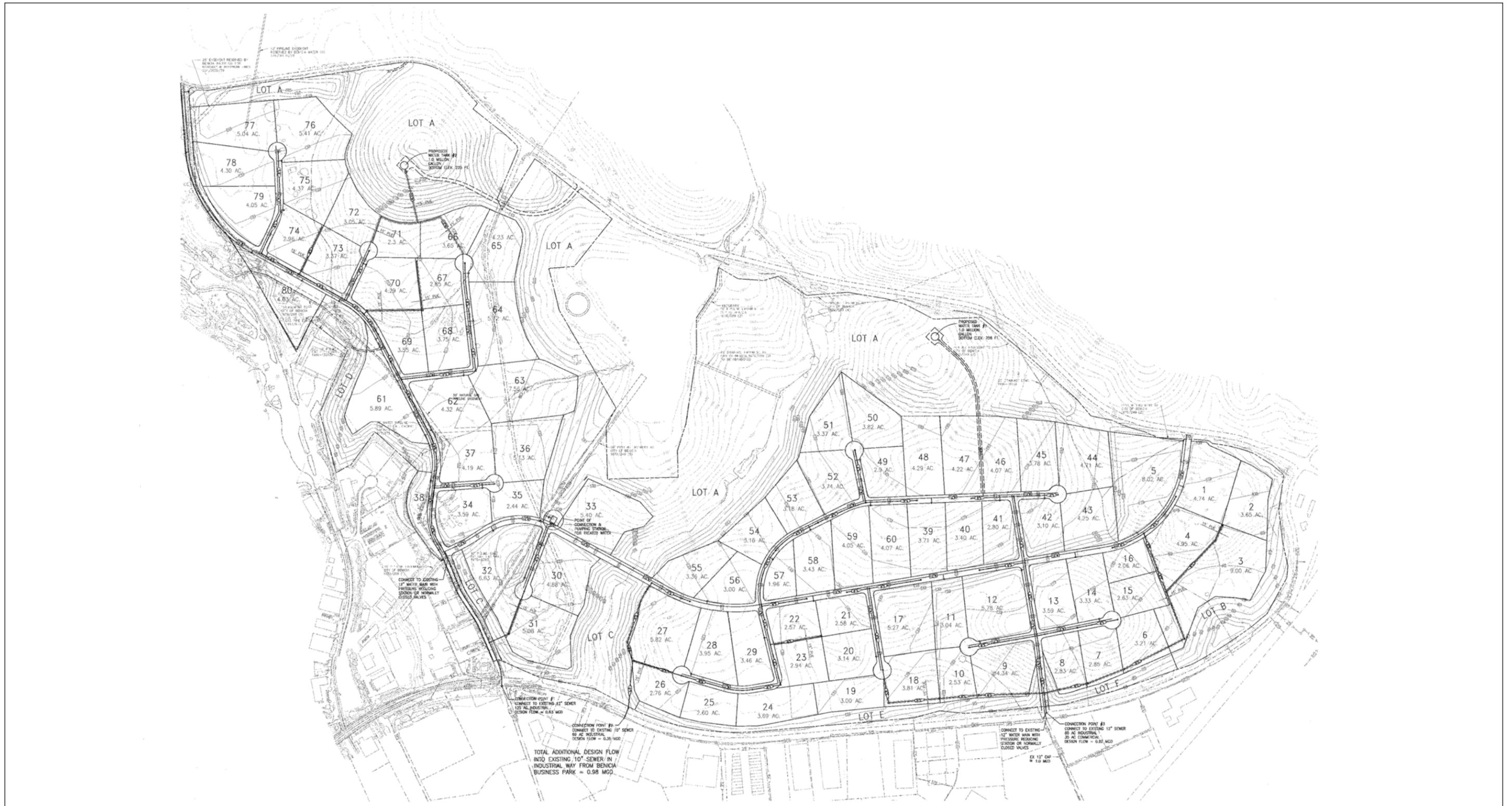
NOTE: THIS PLAN FOR POSSIBLE COMMERCIAL LOT DEVELOPMENT WAS BASED ON A PREVIOUS VERSION OF THE PROJECT AND IS INCLUDED HERE TO ILLUSTRATE A CONCEPTUAL LAYOUT OF COMMERCIAL USES ON THE SITE

FIGURE III-5

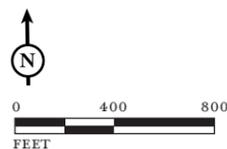
Benicia Business Park EIR
Possible Commercial Lot Development

SOURCE: JAMES SWANSON, 1998.

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UTILITY LEGEND

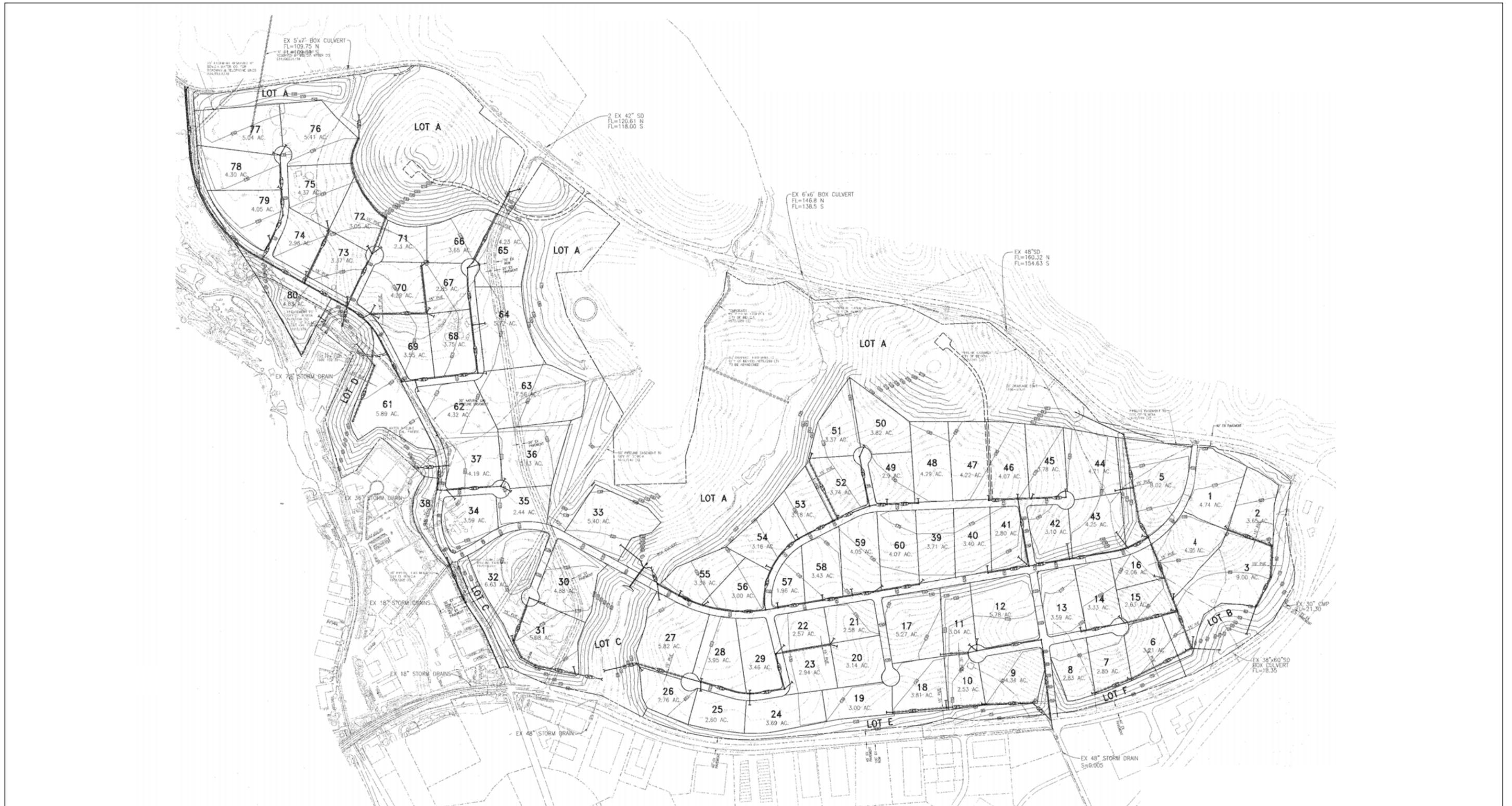
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		RAW WATER PIPE & SIZE
		MANHOLE
		VALVE
		FIRE HYDRANT
		UTILITY POLE

TOTAL ADDITIONAL DESIGN FLOW INTO EXISTING 10" SEWER IN INDUSTRIAL WAY FROM BENICIA BUSINESS PARK = 0.98 MGD

EX 12" CAP # 1.0 MGD

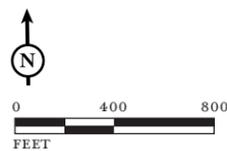
FIGURE III-6

Benicia Business Park EIR
Proposed Sewer and Water Lines



LSA

FIGURE III-7



UTILITY LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		STORM DRAIN PIPE & SIZE
		MANHOLE
		CONTOUR
		DRAINAGE SWALES/WATER COURSE

Benicia Business Park EIR
Proposed Drainage Plan

SOURCE: MORTON & PITALO, INC., 2005.

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d. Open Space and Landscaping. The project would include approximately 180 acres of open space, located in the northern and central portions of the project site and around most of its perimeter (see Figure III-3). Areas designated for open space generally comprise the highest hillsides within the site. However, a 54-acre “reach” of an existing creek and adjacent wetlands would also be preserved; this reach would extend from the northern portion of the project site along Lake Herman Road to the southern boundary of the site, adjacent to East 2nd Street. Preservation of this reach, Reach C, was recommended by State of California natural resource agencies during consultation following release of the 2001 EIR. Another key component of open space on the site is a buffer on the south side of Lake Herman Road. This buffer, which would range from approximately 50 feet to 150 feet, is intended to mitigate the effect of the project on the rural visual character of Lake Herman Road. However, portions of the site preserved as open space would be subject to cut and fill during the project construction period. These preserved areas would be revegetated with grasses similar to those that currently exist within the site. No trails would be built within the open space and recreational use is not proposed. The 180 acres of open space proposed in the site would also be used to enhance existing wetlands and riparian zones, and build new wetlands to mitigate adverse effects to and removal of existing wetlands.

Several landscape berms are proposed to protect views from various public viewing points, particularly from Lake Herman Road. Street trees would be planted along the proposed A Boulevard. The landscape plan for the project site also includes trees along East 2nd Street, Park Street, Industrial Way, and portions of Lake Herman Road. A list of proposed plant materials is provided in Table III-5.

Development of the business park would result in the filling and/or undergrounding of three existing intermittent streams, and several seeps and swales, and the removal of freshwater marsh and riparian features. All together, the project would remove or substantially alter 5.26 acres of wetlands (including some intermittent stream channels), in addition to 1,201 linear feet of what the US Army Corps of Engineers classifies as “other waters,” which includes isolated wetlands and creeks.

To mitigate these effects, the project sponsor would fund the creation of 7.28 acres of new wetland. Wetland mitigation areas are shown in Figure III-8. Traveling from west to east through the site, created wetland areas would include: 0.98 acres of wetland at Reach F; 3.3 acres of wetland at Reach E; 1.87 acres of wetland in Reach C; and 1.13 acres of wetland at Reach A. The wetlands created at reaches F, E, and A would be adjacent to Lake Herman Road. Three created wetlands (at reaches F, E, and A), would also be designed to serve as stormwater retention basins, with a normal water depth of 3 to 4 inches during the rainy season. In addition, the project sponsor would fund the revegetation of 5.41 acres of riparian vegetation. Revegetated riparian areas would include: 0.75 acres along Reach F; 0.69 acres along Reach E; 2.90 acres along Reach C; and 1.07 acres along Reach A.

These areas would be planted and managed for wetland habitat value and could include ponds, riparian vegetation, and other hydrologic and vegetative features typical of wetlands. The project applicant, or a designee, would be responsible for managing the wetlands to maintain habitat value.

e. Grading. An estimated 9 million cubic yards of soil would be excavated from the site (Figure III-9). The sponsor proposes to balance grading on-site. Cuts would be up to 100 feet deep where hills are removed; fills, mostly in swales, would be 30 to 50 feet deep. Maximum slopes in the developable

Table III-5: Plant Materials List

Trees (To Be 15-Gallon Size)	
<u>Small Trees such as:</u> Lagerstroemia I. "Cherokee" Arbutus Unedo	Crape Myrtle Strawberry Tree
<u>Accent Trees such as:</u> Populus n. "Italica"	Lombardy Poplar
<u>Flowering Trees such as:</u> Crataegus phaenopyrum	Washington Thorn
<u>Shade Trees such as:</u> Quercus agrifolia Platanus a. "Bloodgood" Pyrus c. "Aristocrat"	Coast Live Oak London Plane Tree Aristocrat Pear
<u>Conifer Trees such as:</u> Pinus halepensis Cedrus deodara Pinus canariensis	Aleppo Pine Deodar Cedar Canary Island Pine
Flowering Shrubs (Such as the Following)	
Arctostaphylos d. "Howard McMinn" Raphiolepis I. "Jack Evans" Lagerstroemia indica Diets bicolor Escallonia terri	McMinn Manzanita India Hawthorn Crape Myrtle Fortnight Daylily Escallonia
Ground Covers	
<u>Groundcovers such as:</u> Cotoneaster "Low Fast" Lantana m. "Lavender Swirl" Juniperus conferta Rosmarinus o. "Prostrata" Coprosmma kirkii	Prostrate Cotoneaster Lavender Lantana Shore Juniper Prostrate Rosemary Kirk's Coprosma

Source: Discovery Builders, 2006.

portion of the site would be 3 percent.² A 30 percent maximum sloped embankment would be constructed along East 2nd Street and would consist of some cut and some fill slopes. However, some imported fill material would be required for utility backfill, roadbed and similar uses.

f. Projected Employment. Approximately 4,443,440 square feet of new industrial uses and 857,000 square feet of commercial use would be constructed within the project site, as shown in Table III-1. For the purposes this EIR, it is estimated that the project would directly result in the creation of 7,680 jobs (including 1,857 commercial jobs and 5,823 industrial jobs).

3. Development Phasing and Infrastructure Improvement

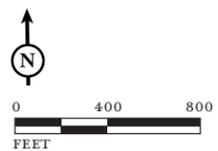
Table III-1 provides a list of proposed uses and densities that would be developed in each phase of the project.

² A 3 percent slope is equivalent to a 30 horizontal to 1 vertical (30:1) slope. A 33 percent slope is equivalent to a 3:1 slope or 18.4 degrees.



LSA

FIGURE III-8



LEGEND

CREATED WETLANDS (7.28 ACRES)

RIPARIAN RESTORATION AREAS (4.11 ACRES)

Benicia Business Park EIR
Wetland Mitigation and
Riparian Restoration Areas

SOURCE: MORTON & PITALO, INC., 2005.

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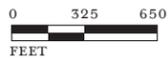


FIGURE III-9

Benicia Business Park EIR
Grading Plan

SOURCE: MORTON & PITALO, INC., 2006.

I:\CIB530 Benicia Bus Park\figures\Fig_III9.ai (12/18/06)

Site preparation and development would occur in five phases, beginning in the southeastern portion of the site (Figure III-10). The project site is expected to be built out within approximately 25 20 years of the beginning of construction. Water infrastructure (reservoirs and distribution system) would be developed prior to the first phase to allow for fire protection and the use of water during the construction period. Other utilities would be installed as part of the first development phase. Prior to occupancy of the first development phase, off-site sewer system improvements and selected main collection lines would be developed to transport wastewater from the project site. The development of roadways in the site would proceed in phases.

Site preparation and development would occur in five phases, beginning in the southeastern portion of the site (Figure III-10). The project site is expected to be built out within 20 years of the beginning of construction. Water infrastructure (reservoirs and distribution system) would be developed prior to the first phase to allow for fire protection and the use of water during the construction period. Other utilities would be installed as part of the first development phase. Prior to occupancy of the first development phase, off-site sewer system improvements and selected main collection lines would be developed to transport wastewater from the project site. The development of roadways in the site would proceed in phases.

The first phase of the project would consist of development of the proposed commercial area. The next four phases would involve the construction of industrial areas. Main streets would not be connected as through streets until the final phase of development adjacent to the road. Periodic traffic surveys would need to be conducted (minimum every two years) to verify the need for and recommend necessary street improvements ahead of the proposed phasing plan.

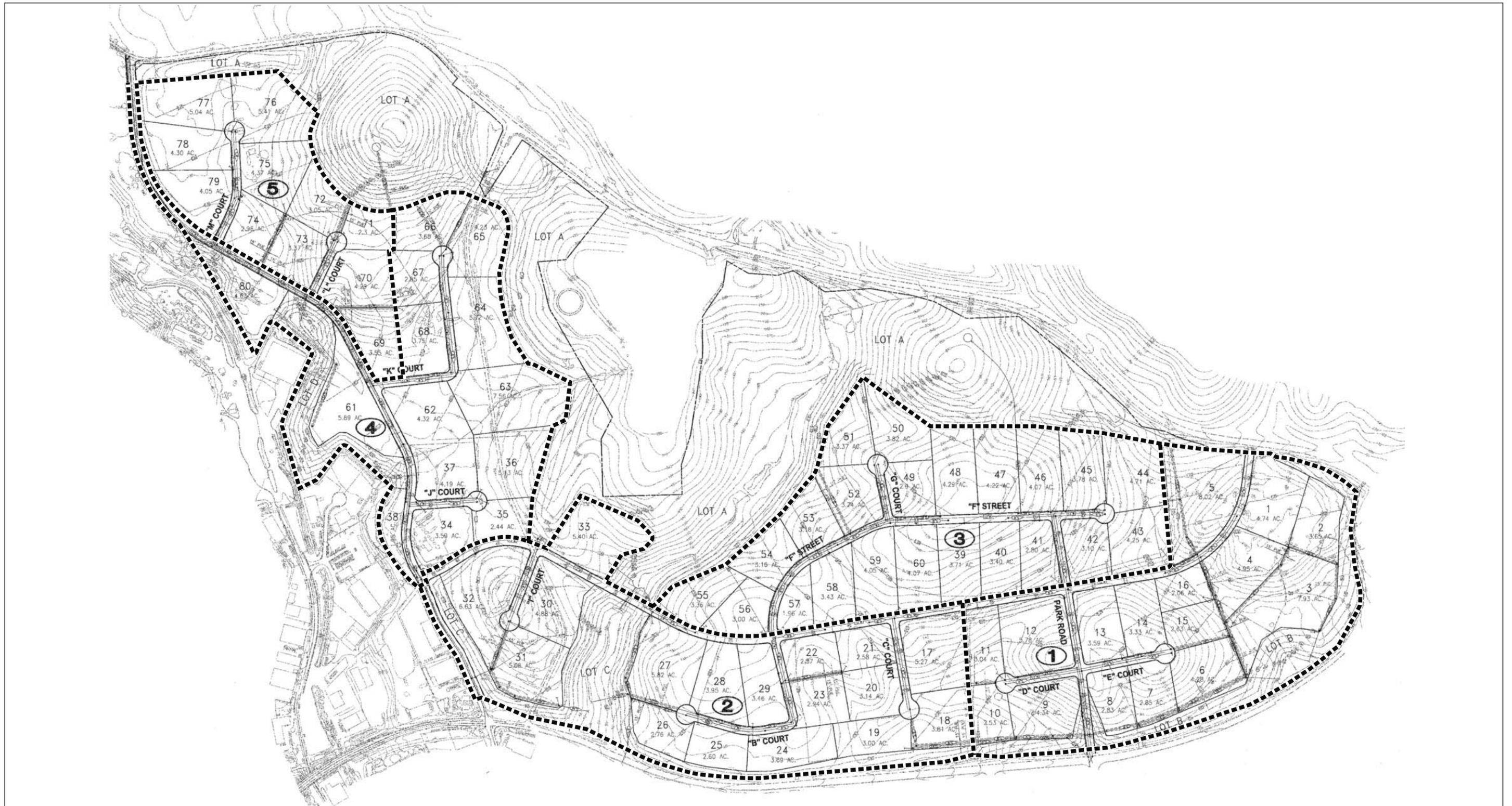
Construction of the proposed project would require on-site and off-site water and wastewater improvements (which would be developed prior to or during development of the first phase, as described above). These pipelines, pumps, and water tanks are proposed as part of the project and would be installed by the sponsor according to the needs of each phase of development.

F. REQUIRED PERMITS AND APPROVALS

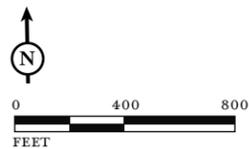
The proposed project would require local, state, and federal permits and approvals prior to construction. These are summarized below:

Table III-6: Required Permits and Approvals

Lead Agency	Permit/Approval
City of Benicia	<ul style="list-style-type: none"> • Vesting Tentative and Final Subdivision Map Approvals • Approval of Improvement Plans for Utilities • Design Review Approval • Grading Plans and Permits • Building Permits • Encroachment Permits • Master Plan and Zoning
State Agencies	
California Department of Fish and Game (CDFG)	<ul style="list-style-type: none"> • Streambed Alteration Agreement (for proposed water line and filling of creeks) • Review and comment on wetlands impacts and sensitive species
California Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • National Pollution Discharge Elimination System (NPDES) Permit • Section 401 permit for water quality certification
Federal Agencies	
U.S. Army Corps of Engineers (Corps)	<ul style="list-style-type: none"> • Section 404 permit for fill activities
United States Fish and Wildlife Service (USFWS)	<ul style="list-style-type: none"> • Consultation with USFWS and CDFG regarding fish and wildlife resource impacts



LSA



UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CL SLOPE
		CL GRADE
		TREE TO BE REMOVED
		DRAINAGE SWALES/WATER COURSE
		CONTOUR

----- PHASING

NOTE: WATER INFRASTRUCTURE AND OFF-SITE SEWER IMPROVEMENTS WOULD BE COMPLETED PRIOR TO PHASE I.

FIGURE III-10

Benicia Business Park EIR
Phasing