DRAFT

BENICIA BUSINESS PARK ENVIRONMENTAL IMPACT REPORT ADDENDUM

LSA

April 2008

DRAFT

BENICIA BUSINESS PARK ENVIRONMENTAL IMPACT REPORT ADDENDUM

Submitted to the:

City of Benicia
250 East L Street
Benicia, CA 94510

Prepared by:

LSA Associates, Inc.
2215 Fifth Street
Berkeley, CA 94710
510.540.7331

LSA

April 2008

TABLE OF CONTENTS

FIGURES

TABLES

A. INTRODUCTION

This Addendum includes an evaluation of changes to the Benicia Business Park project (project) in Benicia, California that have been proposed since the Final Environmental Impact Report (EIR) was certified on February 19, 2008 (SCH No. 2001022079). In this document, the project analyzed in the certified Final EIR is referred to as the "2007 project" because the environmental analysis of the project was finalized in 2007. The modifications to the 2007 project were made in the spring of 2008 by Discovery Builders (project sponsor) in response to express direction from the City of Benicia City Council that the project be revised to resemble the environmentally superior project alternative identified in the certified Final EIR.

The key purpose of this review is to determine whether the environmental effects of changes to the project that are being proposed to the project evaluated in 2007 are adequately analyzed in the Final EIR – particularly, that the changes would not result in new (or more severe) significant impacts. A secondary purpose of this review is to determine if any of the impacts identified in the Final EIR would be reduced or eliminated due to the proposed changes to the project, and whether associated mitigation measures would require alteration or could be eliminated.

As detailed below, the proposed changes to the project would not result in new environmental impacts beyond those identified in the Final EIR. The currently proposed project is substantially environmentally superior to the 2007 project, and would reduce or eliminate several of the significant impacts that were expected to result from the 2007 project. Therefore, the City does not need to prepare a Subsequent or Supplemental EIR to satisfy the environmental review requirements of the California Environmental Quality Act (CEQA). This Addendum to the certified Final EIR comprises adequate environmental documentation of the changes to the project, pursuant to Section 15164 of the *CEQA Guidelines*.

The following discussion summarizes the: 1) history of environmental review of the Benicia Business Park project; 2) description of the currently-proposed project (mitigated project); 3) differences between the project analyzed in the Final EIR (2007 project) and the mitigated project; 4) less-than-significant and significant environmental effects of changes to the project; 5) reasons for the conclusion that changes to the 2007 project do not meet the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a Subsequent or Supplemental EIR; and 6) conclusions of this analysis.

B. ENVIRONMENTAL REVIEW HISTORY

The project analyzed in the Final EIR has been under consideration in various forms since the early 1980s. The application for the entitlements for the proposed Benicia Business Park project was formally deemed complete by the City of Benicia (City) on April 27, 2005. Subsequently, a Draft Environmental Impact Report (Draft EIR) was prepared for the City, which described and analyzed the potentially significant environmental effects of the 2007 project. The Draft EIR also included mitigation measures to lessen identified environmental impacts, where possible. Based on the analysis in the Draft EIR, the project was anticipated to result in three significant and unavoidable environmental impacts: 1) adverse physical changes associated with conflicts with General Plan policies adopted to protect the environment; 2) long-term pollution in the air basin; and 3) substantial adverse changes to the visual character of the site, as observed from public vantage points.

The Draft EIR was made available for public review on January 9, 2007 and distributed to local and State agencies. The public was notified of the availability of the Draft EIR through direct mailing and through an announcement posted on the City's website. Copies of the Draft EIR were made available at the Benicia Community Development Department.

The CEQA-mandated 45-day public comment period ended on February 26, 2007, and the City extended the review period by an additional 2 weeks, to March 12, 2007, in response to requests made by the public for additional review time. The City also held a hearing with the Planning Commission during the comment period, on February 8, 2007. The public provided verbal comments at this meeting. The City received a total of eight comment letters from State, regional, and local agencies during this period; five comment letters were received from organizations; and 104 comment letters were received from individuals. The Final Response to Comments Document, which contained responses to all letters submitted between January 9, 2007 and March 12, 2007, was released on July 20, 2007.

After the end of the public review period on the Draft EIR, additional comments were submitted on the adequacy of the EIR. In addition, comment letters and e-mails on the Draft EIR and Final Response to Comments Document were submitted immediately prior to and after a public hearing on the Draft EIR, which was held at City Council on August 7, 2007. The City then opened supplemental public/agency comment period from August 7, 2007 to August 20, 2007. The Supplemental Response to Comments Document was released on November 28, 2007.

The Final EIR analyzing the environmental effects of the 2007 project consists of the Draft EIR, July 2007 Final Response to Comments Document, and the November 2007 Supplemental Response to Comments Document. In December 2007, a "corrected" version of the Draft EIR was prepared that includes changes to the Draft EIR made in the Final Response to Comments Document and Supplemental Response to Comments Document.

On February 19, 2007, the City Council adopted Resolution No. 08-13, certifying the Final EIR for the 2007 Benicia Business Park project. In certifying the Final EIR, the City Council found that:

- The Final EIR was completed in compliance with CEQA, the *CEQA Guidelines*, and the City's CEQA Environmental Review Guidelines;
- The Final EIR identified and adequately evaluated all potentially significant environmental impacts and identified and recommended all appropriate mitigation measures to address identified environmental impacts;
- The Final EIR adequately addressed all agency, organization, and public comments received on the Draft EIR; and
- The Final EIR reflected the City's independent judgment and analysis.

When the City Council certified the Final EIR and determined that it was prepared in compliance with CEQA, it also determined that the 2007 project evaluated in the Final EIR conflicted with certain provisions of the City's General Plan, and required these conflicts to be resolved before approval of the Benicia Business Park. To resolve these conflicts, the City Council directed the project sponsor to revise the project to reflect the environmentally superior alternative identified in the Final EIR (the Hillside/Upland Preservation alternative), and to analyze the revised project's environmental effects,

and appropriate mitigation measures, including as they relate to Leadership in Energy and Environmental Design (LEED) criteria; California State Assembly Bill (AB) 32[1]; traffic on Interstate 780 and Interstate 680 (I-780 and I-680); sustainability; and urban decay.

On March 20, 2008, the project sponsor submitted revised project materials, including a mitigated vesting tentative map, mitigated master plan, mitigated phasing plan, mitigated preliminary drainage plan, mitigated preliminary sewer and water plan, master plan overlay design guidelines for the limited industrial zoning designation and the commercial zoning designation, conceptual landscape plan, letter from Abrams & Associates (describing anticipated changes to the project's impacts on I-780), and a description of the mitigated Benicia Business Park project (mitigated project). To ensure consistency with the City's General Plan, the mitigated project includes most of the environmentally superior features of both the Waterway Preservation alternative and the Hillside/Upland Preservation alternative, as described in the certified Final EIR.

This Addendum, which was prepared to determine whether new or more severe environmental impacts not previously identified in the Final EIR would result from the mitigated project, documents the City's conclusions in accordance with CEQA.

C. MITIGATED PROJECT DESCRIPTION

The section describes the mitigated project that is evaluated in this Addendum to the Benicia Business Park Final EIR. A description of the project's location and site characteristics is followed by details of the project itself.

1. Mitigated Project Location

The mitigated project is proposed on the same site as the 2007 project. The 527.8-acre site is located in the northeastern portion of the City of Benicia in Solano County. Regional access is via 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 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 project site.

2. Site Characteristics

The project site comprises 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. 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 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

[1] AB 32, the California Global Warming Solutions Act of 2006, requires the California Environmental Protection Agency to lead the evaluation of California's impacts on climate change and identify mitigation strategies to reduce emissions and minimize the adverse effects of climate change.

and Lake Herman Road. Refer to Figure 1 for a map of streams and vegetation communities on the project site.

A ranch complex dating from the 1930s is located in the western portion of the project site. 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.

There are also expansive views from the project site of Mount Diablo, Suisun Bay, and the "Mothball Fleet." The site itself is visible from numerous public viewpoints. Lake Herman Park is located approximately ¾-mile to the east of the project site, and comprises 577 acres of rolling hills and the open waters of Lake Herman itself.

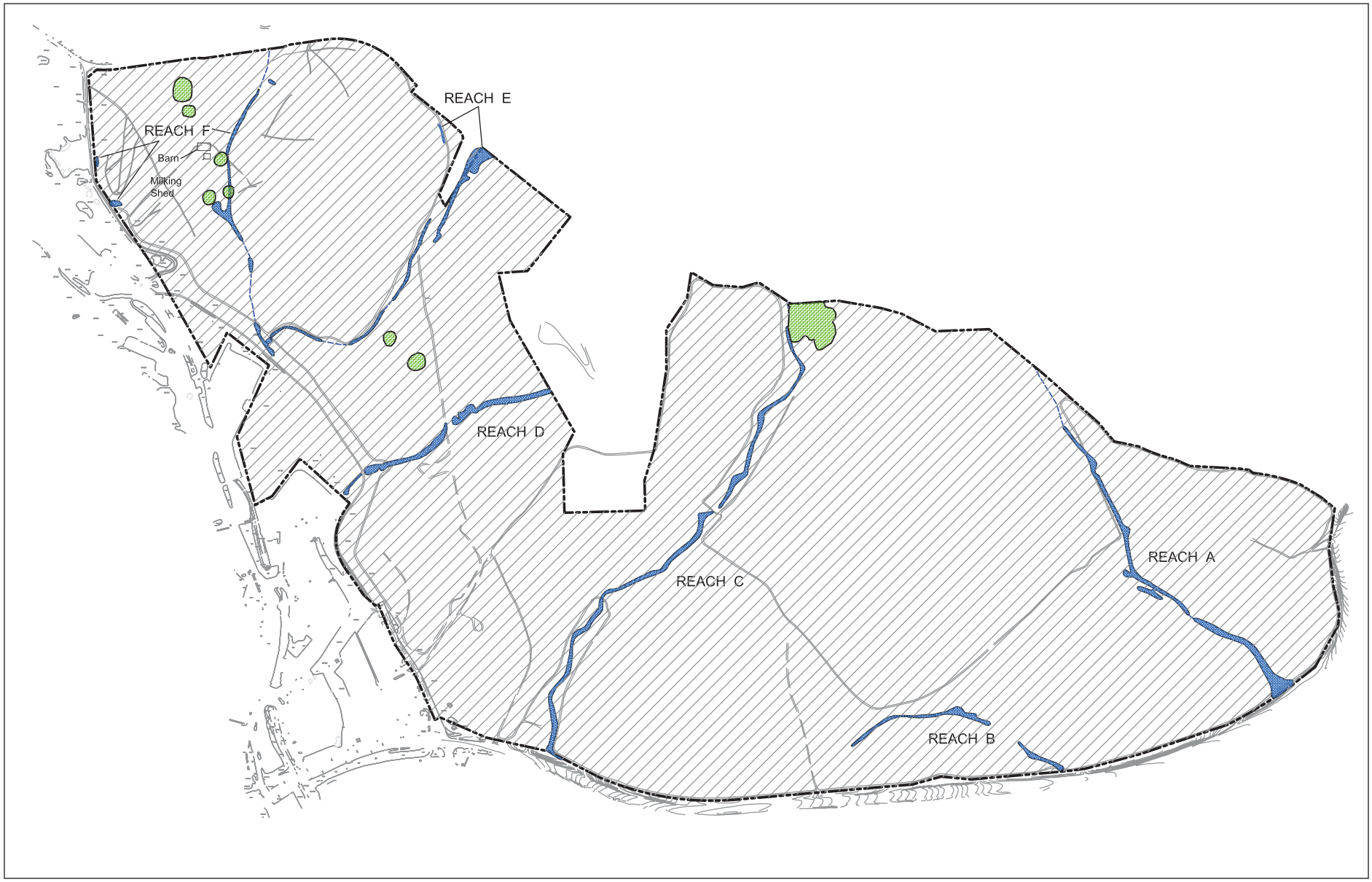
The site is designated for limited industrial and commercial uses in the City of Benicia General Plan. Approximately 45 acres in the eastern portion of the site are zoned General Commercial (CG), while the remainder of the site is zoned Limited Industrial (IL).

3. Mitigated Project Overview

Similar to the 2007 project, the mitigated project would include commercial development on the eastern end of the project site, with industrial development in the central and western portions of the site. A total of 80 lots would be developed on the project site. Compared to the 2007 project, the mitigated project would substantially reduce the amount of industrial development on the site, while increasing the amount of open space. Clusters of commercial and industrial land uses would be bisected by bands of open space. The mitigated project would preserve four significant hillsides within the project site, including three prominent hilltops south of Lake Herman Road. The mitigated project would also preserve 100- to 200-foot buffers on each side of all creeks, drainages, swales, and other wetlands within the project site. The land uses proposed as part of the mitigated project are summarized below:

- 35 acres of commercial land uses;
- 150 acres of industrial land uses;
- 30 acres of roadways and infrastructure; and
- 313 acres of open space.

Refer to Figure 2 for the proposed mitigated site plan.



LSA

FIGURE 1

LEGEND:

Project Site

Eucalyptus *(Eucalyptus globulus)*

Non-native Grasslands

Jurisdictional Waters of the United States (Corps Verified on 3-5-2003)

Non-wetland Waters

Coastal Valley Freshwater Marsh

0 325 650
FEET

SOURCE: WETLAND RESEARCH ASSOCIATES, 2003 (CORPS VERIFIED JURISDICTIONAL WATERS OF THE UNITED STATES)
MORTON & PITALO, INC., 2003 (BASE MAP)

Benicia Business Park EIR Addendum

Vegetation Communities and Habitats and Jurisdictional Waters of the United States

I:\CIB530 Benicia Bus Park\figures\Addendum\Fig_1.ai (4/22/08)

For the purposes of this environmental analysis, it is assumed that approximately 2,399,760 square feet of industrial building space would be developed on the site. The mitigated project would also result in the construction of approximately 857,000 square feet of commercial uses. A total of 3,256,760 square feet of building space would be developed at the project site as part of the mitigated project. This amount of proposed development represents a reduction of approximately 2,043,680 square feet compared to the 2007 project.

Development of the mitigated project would require grading of the site to provide level building pads and to construct the proposed roadway system. The mitigated project would require approximately 4,000,000 cubic yards of soil movement, a reduction of 55 percent from the 9,000,000 cubic yards of grading proposed as part of the 2007 project.

4. Plan Features

The proposed configuration of industrial space, commercial space, and open space is shown in Figure 2. Table 1 lists the types and sizes of specific land uses that are assumed as part of the mitigated project. Features of the mitigated project are described below.

Table 1: 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	1,091,340 s.f.
Flex Use	1,308,420 s.f.

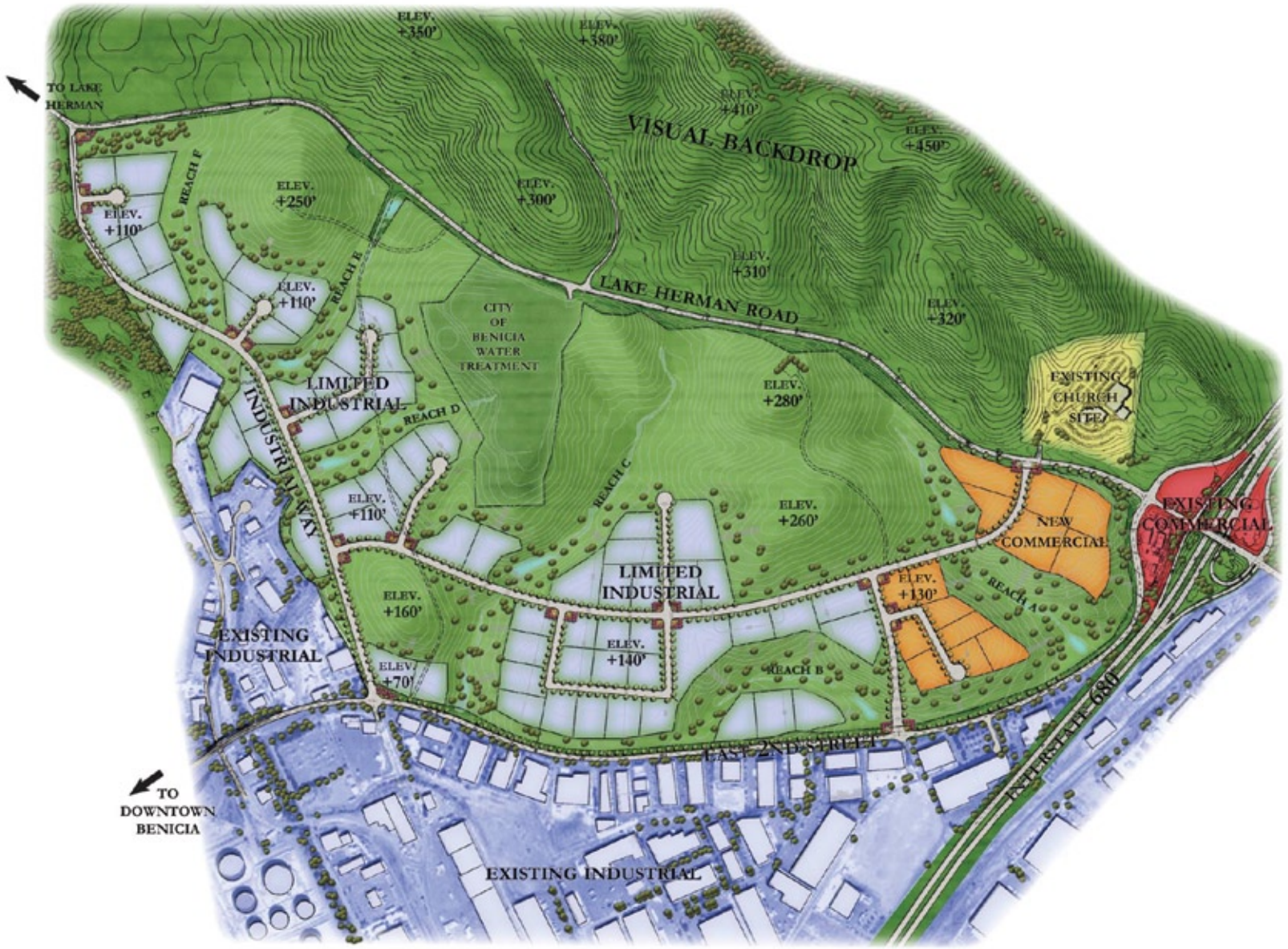
Source: Discovery Builders, 2008.

a. Limited Industrial Development. Implementation of the mitigated project would result in the construction of approximately 2,399,760 square feet of industrial space on land zoned Limited Industrial (IL), including 1,091,340 square feet of industrial/ warehouse space and 1,308,420 square feet of "flexible" uses. The mitigated project would reduce the amount of industrial space proposed as part of the 2007 project by 46 percent.

In IL areas, the City's General Plan permits wholesale, distribution, and storage facilities; research and development facilities; and related industrial and commercial services. Auto sales and services, mini-storage, eating and drinking establishments, and churches may be allowed with the approval of a Use Permit.

b. Commercial Development. Implementation of the mitigated project would result in the construction of approximately 857,000 square feet of commercial buildings – the same amount of commercial space as was proposed as part of the 2007 project.

The eastern part of the project site has been zoned General Commercial (CG) by the City. CG zones allow the following uses outright: business and professional offices, public safety facilities (e.g., fire station), restaurant/food services, conference and meeting facilities, banks/savings and loans, maintenance and repair services, research and development services, and service stations. Proposed commercial uses that are assumed as part of the mitigated project include hotels and a conference center, a fitness club, office uses, retail and restaurant uses, research and development uses, and a bank.



LSA

N

NOT TO SCALE

LEGEND:

Commercial	34.6 acres	
Industrial	150.0 acres	
Major Roads	30.0 acres	
Sub-Total	214.6 acres	(41 %)
Vacant Property	313.2 acres	(59 %)
Total	527.8 acres	

SOURCE: LOVING & CAMPOS ARCHITECTS, INC.

I:\CIB530 Benicia Bus Park\figures\Addendum\Fig_2.ai (4/22/08)

FIGURE 2

Benicia Business Park EIR Addendum

Proposed Mitigated Project Site Plan

c. Site Design. Although specific site plans for industrial and commercial development are not proposed as part of the mitigated project, Master Plan Overlay Design Guidelines have been developed for the project site. The intent of the design guidelines is to encourage sensitive and integrated design, rather than dictate a particular design theme. For that reason, the guidelines are flexible and allow for a variety of alternative development concepts. The design guidelines include various recommendations for site design, circulation and parking, landscape design, fencing, exterior lighting, and architectural design, and "are intended as a reference guide to assist project designers in understanding goals, policies, and objectives for attaining quality" development. They would also be used during the design review process as evaluation criteria for projects requiring discretionary approval.

The Master Plan Overlay Design Guidelines for the mitigated project seek to incorporate green design features into the project. Specific Leadership in Energy and Environmental Design (LEED) for New Construction goals and strategies are identified for proposed industrial and commercial uses on the project site. Notable provisions of the Master Plan Overlay Design Guidelines that pertain to environmental considerations on the project site are summarized below. As noted above, these provisions are not mandatory.

- Design building orientation and shading to minimize solar gain and maximize daylight harvesting;
- Use recycled and recycled-content building materials;
- Provide photovoltaic cells to produce a portion of the site's electrical needs;
- Capture and direct storm water to landscape areas prior to release;
- Use pervious paving instead of impervious paving;
- Establish separate pedestrian access ways;
- Minimize driveway access along streets;
- Use plantings, earth mounds, and low fences to reduce the visual impacts of parking lots, roads, and buildings;
- Use plant species that are appropriate to Benicia's climate and that require minimal water and care;
- Provide an automatic irrigation system, preferably one using drip irrigation;
- Plant street trees along all public and private streets (using a minimum of one tree for every 30 feet of street frontage);
- Use non-glare-producing lighting that is properly scaled to the pedestrian and automobile;
- Design buildings in a way that avoids large, blank surfaces, unpainted concrete walls, box-like structures, obtrusive signs, high-glare surfaces, and visible outdoor loading areas; and
- Design buildings such that they are compatible with surrounding structures and are scaled to relate to the pedestrian.

d. Infrastructure. The mitigated project includes new infrastructure to serve the project site, including roads, water lines, wastewater lines, and other utilities. Interior roads would be constructed as part of each phase of the project. Interior streets would not be connected as through streets until the

final phase of development adjacent to the road. Reservoir Road, which currently runs from Lake Herman Road to East 2nd Street, would be removed, and Industrial Way would be extended from East 2nd Street to Lake Herman Road to form the western boundary of the project site. East 2nd Street and Lake Herman Road would be unaltered. Parking would be provided on each lot in accordance with the zoning requirements for specific land uses and development areas. Utilities servicing new development would be constructed underground within individual lots and would connect to utilities within road rights-of-way. Bike lanes would be developed along Industrial Way and East 2nd Street.

According to the preliminary sewer and water plan for the mitigated project, water would be provided to the project site by new pumping facilities and two new 1,000,000-gallon tank reservoirs, which would be on a separate pressure zone system connected to the City's public water system. A road would connect to the tank reservoir in the eastern part of the site from an interior project roadway; access to the western-most tank would be via a road connecting to Lake Herman Road. Water lines of 12 inches in diameter would be installed throughout the project site.

The mitigated project would provide new 8-inch sewer lines throughout the project site. These lines would connect to an existing 10-inch sewer main at three points along East 2nd Street. The mitigated project would need to provide off-site sewer lines, a pump station, and force-main improvements to connect to the City's wastewater treatment plant located at East 5th Street and East G Street. These off-site improvements would be provided by the project to serve future uses at the site.

Storm water runoff from streets would be collected in 18-inch to 48-inch drain pipes that would be constructed under streets and connect with existing storm drainage facilities under East 2nd Street. This water would ultimately be discharged to Suisan Bay, located 1.5 miles southeast of the site. The storm water drainage plan also includes features that would allow runoff to drain to creeks, swales, and other wetland, and pond areas within the project site. The mitigated project would preserve all existing drainage areas by creating 100- to 200-foot buffers on each side of creeks, drainages, swales, and other wetlands. In addition, these existing drainages would serve as storm water treatment and detention facilities; based on information provided by the project sponsor, on-site storm water features would ensure that peak runoff from the site would not increase after implementation of the mitigated project.

e. Open Space and Landscaping. The mitigated project would include approximately 313 acres of open space, located in the northern and central portions of the site, with six "reaches" of undeveloped land that would be located in between the clusters of limited industrial and commercial uses in the southern part of the site (see Figure 2). Four significant hillsides would be preserved within the project site, including three prominent hilltops south of Lake Herman Road. The six reaches of land, totaling approximately 90 acres, would preserve existing creeks, wetlands, and ponds. No trails would be built within the open space, and recreational use is not proposed. The 313 acres of open space proposed under the mitigated project would increase the acreage of open space on the site by approximately 74 percent compared to the 2007 project (which included 180 acres of open space).

The landscape plan for the proposed mitigated project shows that portions of the open space would be subject to cut and fill during the project construction period. Disturbed areas would be replanted via hydroseeding with native grasses.

The landscape plan also includes features to enhance views from public roadways. At the corner of Lake Herman Road and Industrial Way, located at the northwest corner of the site, oak and sycamore trees would be planted to block views into proposed industrial areas within the site and south of Industrial Way and East 2nd Street. In addition, in order to shield views of the proposed water tanks, 6-foot landscaped berms would be installed around each tank. Street trees would be planted along all roadways on the project site, and bio-retention swales would be created along all street edges and parking lots. Bio-swales would be planted with riparian grasses. A list of proposed plant materials is provided in Table 2.

Table 2: Plant Materials List

Trees (To Be 15-Gallon Size)	
Small Trees such as: Lagerstroemia I. "Cherokee"	 Crape Myrtle
Flowering Trees such as: Cercis canadensis	 Eastern Rosebud
Shade Trees such as: Quercus agrifolia Quercus lobata Platanus a. "Bloodgood" Pyrus c. "Aristocrat" Salix gooddingii	 Coast Live Oak Valley Oak London Plane Tree Aristocrat Pear Goodings Willow
Shrubs (To Be 5-Gallon Size)	
Arctostaphylos sp. Rhaphiolepis I. "Jack Evans" Rhaphiolepis I. "Springtime" Lavatera thuringiaca "Roseus" Myrica californica Rhamnus californica "Eve Case"	Manzanita India Hawthorn India Hawthorn Tree Mallow Pacific Coast Wax Myrtle Coffeeberry
Groundcovers (To Be 1-Gallon Size)	
Arctostaphylos uvn-ursi "Point Reyes" Carex sp. Cotoneaster Lowfast Crocosmia Iadanifer Fustuca sp. Juncus sp. Rosa "Flower Carpet"	Bearberry Sedge Lowfast Cotoneaster Crocosmia Fescue Rush Flower Carpet Roses

Source: Gates and Associates, 2008.

Development of the mitigated project would preserve all intermittent streams, several seeps and swales, and freshwater marsh and riparian features on the project site. The six reaches would preserve 100- to 200-foot buffers around each of these features. Grading and the construction of roadways across the reaches could disrupt limited portions of these drainages; however, wetland fill due to roads and grading is expected to be minimal, and any required mitigation could be accommodated on-site. In comparison, the 2007 project proposed to 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." Refer to Figure 1 for a map of the existing water bodies on the project site.

f. Grading. An estimated 4 million cubic yards of soil would be moved on the site. The sponsor proposes to balance grading on-site, meaning that large quantities of soil would not be moved off-site. The 2007 project included 9 million cubic yards of grading, all of which would have been balanced on-site.

5. Projected Employment

Approximately 2,399,760 square of new industrial uses and 857,000 square feet of new commercial uses, for a total 3,256,760 square feet of total building area, would be constructed within the project site. For the purposes of this Addendum, it is estimated that the mitigated project would directly result in the creation of 3,145 industrial and 1,856 commercial jobs, for a total of 5,001 jobs. The 2007 project analyzed in the Final EIR would have resulted in a total of 7,680 jobs. As such, the mitigated project represents a 35 percent decrease in the number of jobs expected to be generated at the project site.

6. Development Phasing and Infrastructure Improvement

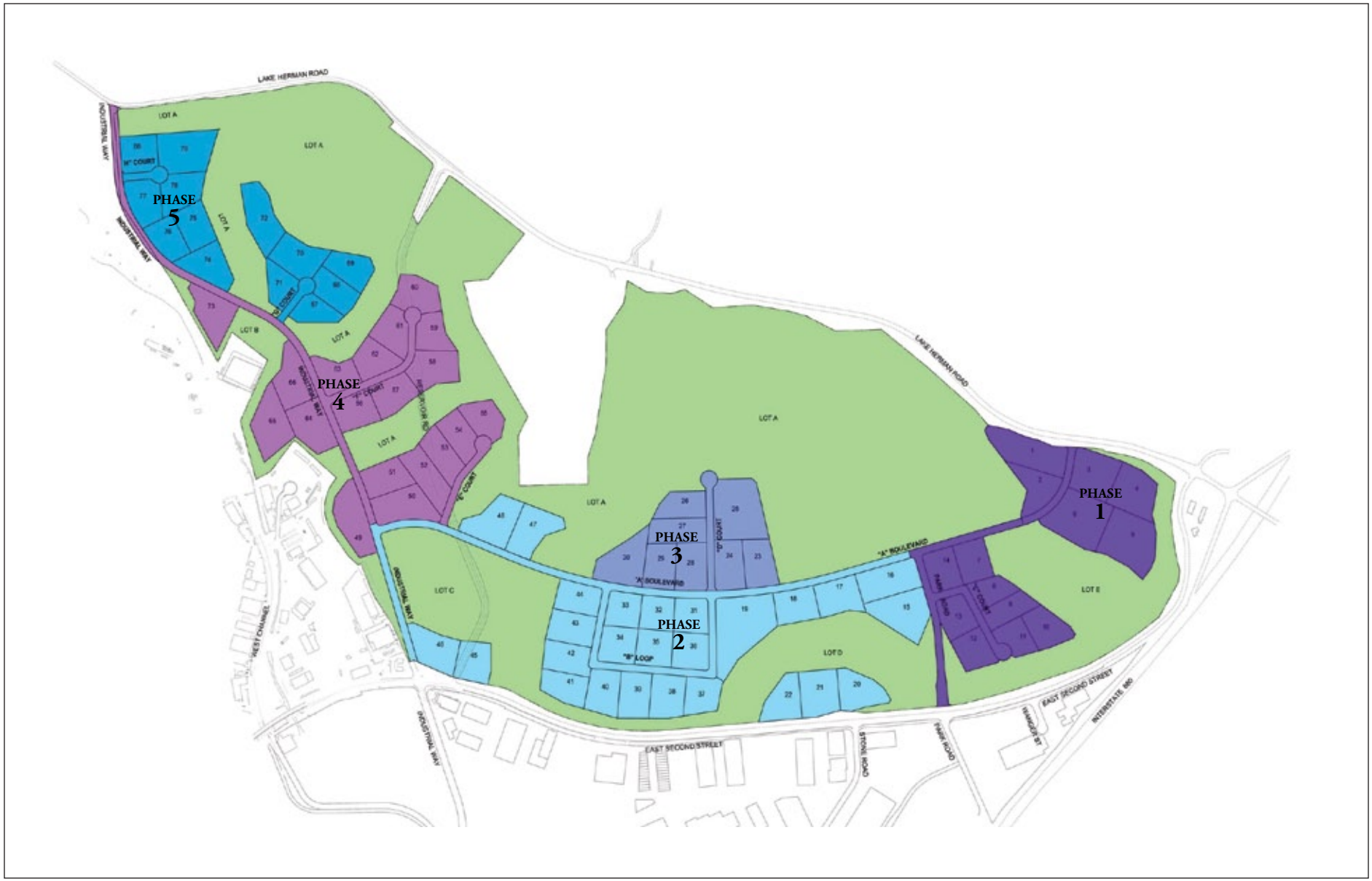
Site preparation and development would occur in five phases, beginning in the southeastern portion of the site (Figure 3). The project site is expected to be built out within 20 years of the beginning of construction. The first phase of the project would consist of development of the proposed commercial area on the southwest corner of the project site. The next four phases would involve the construction of the industrial areas. The development of roadways in the site would proceed in phases; main streets would not be connected as through streets until the final phase of development adjacent to the road.

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. Pipelines, pumps, and water tanks proposed as part of the project would be installed by the project sponsor, according to the needs of each phase of development.

D. DIFFERENCES BETWEEN THE MITIGATED PROJECT AND THE PROJECT ANALYZED IN THE FINAL EIR

The certified Final EIR evaluated a proposed business park on the 527.8-acre project site. The mitigated project includes a business park on the same site, but with substantially less development and grading, and more open space. Table 3 compares the 2007 project and the currently proposed mitigated project.

The project analyzed in the certified Final EIR included the development of 4,443,440 square feet of industrial space and 857,000 square feet of commercial space, and would have required approximately 9 million cubic yards of grading on the site and the removal of 5.26 acres of on-site wetlands and 1,201 linear feet of creeks. The analysis in the Final EIR found that the 2007 project would result in the creation of 7,680 jobs (1,857 commercial jobs and 5,823 industrial jobs).



LSA

FIGURE 3

Benicia Business Park EIR Addendum

Mitigated Project Phase Plan

NOT TO SCALE

SOURCE: LOVING & CAMPOS ARCHITECTS, INC.

I:\CIB530 Benicia Bus Park\figures\Addendum\Fig_3.ai (4/22/08)

Table 3: Comparison of 2007 Project and Currently Proposed Mitigated Project

Project Feature	2007 Project	Mitigated Project (2008)
Number of Lots	80 lots	80 lots
Acreage of Land Designated for Industrial Uses	280 acres	150 acres
Square Footage of Industrial Uses	4,443,440 square feet	2,399,760 square feet
Acres of Land Designated for Commercial Uses	35 acres	35 acres
Square Footage of Commercial Uses	857,000 square feet	857,000 square feet
Acreage of Open Space/Vacant Land	180 acres	313 acres
Acreage of Roadways/Utilities	32 acres	30 acres
Removed Wetlands	5.26 acres	negligible[a]
Removed Creeks	1,201 linear feet	negligible
Mitigation Wetlands	7.28 acres	negligible
Total Grading	9 million cubic yards	4 million cubic yards
Water Tanks	2 1,000,000-gallon tanks	2 1,000,000-gallon tanks

[a] A negligible amount of wetlands and creeks is expected to be disturbed as part of grading and road construction activities; disturbance would likely be minimized through compliance with standard wetland avoidance measures, which would likely be required by agencies permitting wetland fill (e.g., the U.S. Army Corps of Engineers and California Department of Fish and Game). Any potential fill of wetlands could be accommodated within the project site.
Source: Discovery Builders, 2008.

The mitigated project consists of the same general project features, and a similar configuration of commercial and industrial land uses as the 2007 project. Commercial uses would be clustered on the eastern end of the site near I-680 and industrial uses would stretch to the west. However, the mitigated project would preserve the significant hillsides within the project site, including prominent hilltops south of Lake Herman Road. The mitigated project would also preserve 100- to 200-foot buffers on each side of the creeks, drainages, swales, and other wetlands within the site.

As shown in Table 3, the mitigated project proposes a 46 percent reduction in the acreage and square footage of limited industrial land uses developed on the project site. The amount of commercial development proposed as part of the mitigated project would remain approximately the same as the 2007 project. At the same time, the mitigated project would increase open space on the site by approximately 74 percent compared to the 2007 project.

E. ENVIRONMENTAL IMPACTS OF THE MITIGATED PROJECT

The following discussion summarizes the environmental impacts that could occur as a result of the mitigated project. This discussion is organized by the environmental topics that were addressed in detail in the Final EIR. The focus of this part of the Addendum is on the environmental impacts associated with the mitigated project compared to environmental impacts expected to result from the 2007 project. The mitigated project would be environmentally superior to the project analyzed in the certified EIR

1. Land Use and Planning Policy

a. Divide an Established Community. Similar to the 2007 project analyzed in the Final EIR, the mitigated project would not divide an established community. Implementation of the mitigated project would result in the development of a business park near the outer edge of Benicia. The mitigated project would result in the abandonment of Reservoir Road, which currently connects East

2nd Street to Lake Herman Road. However, this connection would be replaced with the extension of Industrial Way, along the western boundary of the project site. After implementation of the mitigated project, Industrial Way would extend from East 2nd Street to Lake Herman Road. In terms of function and accessibility, the new Industrial Way extension would replicate the removed Reservoir Road. Therefore, the mitigated project would not physically divide an established community.

b. Compatibility with Surrounding Land Uses. The mitigated project, like the 2007 project, would be compatible with surrounding land uses. The project site is surrounded by open space to the north, commercial and other highway-oriented uses to the east, industrial uses to the south, and open space, residential, and industrial uses to the west. The project site has been planned for business park uses in the City of Benicia General Plan, and is located on the edge of an industrial district that includes refinery land uses. The commercial and industrial uses proposed as part of the mitigated project would be generally consistent with adjacent uses. The project site is separated from residential uses by a strip of open space and industrial land. This buffer would ensure that residential uses around the project site are not exposed to nuisance-level air quality or noise impacts from the mitigated project. The mitigated project would be more effective than the 2007 project in preserving the integrity of open space to the north of Lake Herman Road.

c. Agricultural Land. Implementation of the mitigated project would convert approximately 215 acres of the project site that has recently been used for grazing to commercial and industrial uses. Although the project site has been subject to recent agricultural activity, its soils are not classified as Prime Farmland or Farmland of Statewide or Local Importance by the California Department of Conservation's Farmland Mapping and Monitoring Program. The project site is not designated for agricultural uses in the City General Plan or Zoning Ordinance, which also precludes the area from operating under a Williamson Act Contract or most other conservation easements.

Therefore, like the 2007 project, the conversion of agricultural land at the project site would not be considered a significant environmental impact. Grazing activities on the site are not anticipated to continue as part of the mitigated project or the 2007 project.

d. Habitat Conservation Plan/Natural Community Conservation Plan. The project site is not subject to the provisions of a Habitat Conservation Plan or Natural Community Conservation Plan (HCP/NCCP). Therefore, the project would not conflict with such a plan. The Solano Multi-Species HCP/NCCP was prepared in 2007, and encompasses Solano County and a small portion of Yolo County. The HCP/NCCP was required of the Solano County Water Agency as part of renewing the water supply contact from the Solano Project (Lake Berryessa). Privately-held lands, with the exception of lands under conservation easements and lands already designated for habitat (e.g., private mitigation banks) are not identified as habitat in the HCP/NCCP. However, the mitigated project would contain a larger amount of interconnected open space compared to the 2007 project.

e. Consistency with the General Plan. As shown in Table 4, the mitigated project would be substantially more consistent with General Plan goals, policies, and programs adopted for the purposes of environmental protection than the 2007 project. As such, the mitigated project would avoid Impact LU-1 ("…substantially conflict with policies in the General Plan adopted for environmental protection"). Both projects would be consistent with the General Plan designations for the project site (General Commercial and Limited Industrial).

The 2007 plan was wholly inconsistent with numerous policies that require the protection of natural resources, including creeks, wetlands, drainages, and scenic views, and the preservation of usable open space (Policies 3.15, 3.15.D, 3.15.3, 3.15.4, 3.15.5, 3.15.6, 3.17.1, 3.19.1, 3.20.1, 3.21.1, and 3.22.1). The mitigated project would be more consistent with these policies than the 2007 project, as it would preserve significant hillsides and existing streams, wetlands, swales, and other drainages on the site. The 2007 project was also inconsistent with policies that require the preservation or planting of native vegetation and landscaping. The 2007 project only included one native plant species and very few drought resistant species. In comparison, the mitigated project includes landscape plans that show at least seven native species and several other drought-resistant non-native species. Native trees and other plants would be planted around ponds and other water bodies located throughout the project site. In addition, while the mitigated project would require the removal of some existing grassland during grading, all disturbed soils would be hydroseeded with native grasses. As such, the mitigated project would be more consistent with Policies and Programs 2.30.I, 2.36.D, 3.15.6, 3.20, 3.20.1, 3.20.2, 3.20.3, 3.20.4, 3.20.B than the 2007 project.

The policy consistency analysis in the Final EIR identified four key policy conflicts to support the conclusion that the 2007 project would substantially conflict with the General Plan, and that this conflict would result in physical environmental impacts:

- Policy 2.2.1 (protect rural land uses, hillsides, watersheds, riparian corridors);
- Policy 2.21.1 (promote alternatives to the private automobile);
- Policy 3.21.E (protect small wetlands);
- Policy 3.22.1 (protect water bodies, specifically lakes and streams)

The mitigated project would be more consistent than the 2007 project in regard to Policy 3.21.E and Policy 3.22.1 because the site would establish 100- to 200-foot buffers of open space around existing streams, wetlands, and other drainages. The mitigated project would also be more consistent with Policy 2.2.1 because it would preserve and maintain the larger hillsides on the site, in addition to wetlands and creeks.

Although the site would still be developed with industrial and commercial uses as part of the mitigated project, the mitigated project would be implemented in a way that would preserve much of the rural character and many of the environmental features of the site. Construction and operational use of the site could adversely affect the watershed in which the site is located. However, because existing wetlands and creeks would be preserved, the mitigated project would substantially protect the quality of local water bodies compared to the 2007 project. The mitigated project would marginally promote alternative modes of transportation through the provision of bicycle lanes along Industrial Way and East 2nd Street, but does not include plans to connect the site to the existing public transportation system. However, the interconnected open space of the mitigated project offers the potential for the incorporation of pedestrian trails linking the on-site industrial and commercial uses to each other, and surrounding open space. Therefore, from an alternative transportation standpoint, the mitigated project represents a slight improvement over the 2007 project.

Table 4: Relationship of the Mitigated Project to Relevant City of Benicia General Plan Policies

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Land Use and Growth Management		
Policy 2.1.4	Strive to preserve significant areas of vegetation and open space when approving development projects.	The mitigated project includes approximately 313 acres of open space (approximately 59 percent of the total site), which would preserve coastal valley freshwater marshes, wetlands, intermittent streams, and other wetlands.
Policy 2.2.1	Protect and maintain agricultural and rural land uses, hillsides, two-lane curving roads, watersheds, riparian corridors and upland grasslands.	The mitigated project would result in the development of grazing lands, though significant hillsides within the project site would be preserved. In addition, creeks, drainages, swales, and other wetlands would be protected with 100- to 200-foot buffers. Preserving these drainages would prevent significant changes to the local watershed.
Policy 2.2.2	Support land divisions where existing buildings with historic or architectural significance are retained and/or improved rather than demolished.	A ranch complex dating from the 1930s would be demolished and removed as part of the mitigated project. However, the ranch complex is not considered a historic resource pursuant to CEQA.
Goal 2.2	Maintain lands near Lake Herman and north of Lake Herman Road in permanent agriculture/open space use.	Significant hillsides south of Lake Herman Road would be preserved. Berms would be planted in order to screen proposed buildings and water tanks from views along Lake Herman Road.
Economic Development		
Program 2.5.C	Evaluate future uses on a cost/revenue basis, taking into account economic diversity for the long term and environmental and community costs and benefits.	The mitigated project would include substantial flex industrial/office space that could accommodate new firms with diverse objectives. A separate economic study prepared for the City forecasted public economic and fiscal benefits from the 2007 project's implementation. The mitigated project is expected to generate revenue for the City and would be sensitive to environmental resources on the site, including hillsides, open space, creeks, and wetlands.
Policy 2.6.3	Facilitate continued development of the Industrial Park. Especially encourage general industrial uses to locate in the basin northeast of Downtown (around Industrial Way between East 2nd and the freeway).	The business park, which would be a northern extension of the existing industrial park, would be located on hillsides north of the "basin" described in Policy 2.6.3.
Policy 2.6.5	Establish and maintain a land buffer between industrial/commercial uses and existing and future residential uses for reasons of health, safety, and quality of life.	Industrial uses have already developed along the western boundary of the project site, reducing the effectiveness of a potential buffer at the project site. However, a topographical separation exists between the residential areas in the Tourtelot area and project site.
Program 2.6.F	Use topography, landscaping, and distance as a buffer between Industrial Park uses and residential uses.	(See Policy 2.6.5.)

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Circulation		
Policy 2.14.1	Give priority to pedestrian safety, access, and transit over automobile speed and volume.	Bike lanes and sidewalks would be provided along East 2nd Street and Industrial Way; however no bike lanes or transit facilities are proposed for the interior of the project site. Proposed commercial and industrial uses at the project site are primarily designed for automobile access, but pedestrian access would be provided via access ways that are separate from vehicle driveways. The proposed street layout (with numerous cul-de-sacs and lack of interconnecting pathways) would make the mitigated project unappealing for pedestrians, but is not expected to result in safety or access concerns.
Goal 2.15	Provide a comprehensive system of pedestrian and bicycle routes which link the various components of the community: employment centers, residential areas, commercial areas, schools, parks, and open space.	The mitigated project would be served by bicycle lanes along East 2nd Street and Industrial Way, but would not include a comprehensive system of pedestrian and bike routes that would connect to surrounding uses.
Policy 2.20.3	Maintain Lake Herman Road as a rural, two-lane, curving scenic route.	Lake Herman Road would not be widened as part of the mitigated project where it has a rural scenic character (although widening of the road near I-680 could be required as part of a mitigation measure).
Goal 2.21	Encourage Benicia residents and employees to use alternatives to the single-occupant automobile.	Bicycle access to the site would be available via East 2nd Street and Industrial Way. However, the mitigated project's non-connected street system, and lack of transit amenities would discourage the use of alternatives to single occupancy vehicles.
Policy 2.15.2	Encourage the development of pedestrian paths in hill areas as a way to link neighborhoods to schools, parks, employment centers, and convenience commercial destinations.	The mitigated project does not include pathways in the hilly, open space portion of the site. However, such paths could be provided within the interconnected open space that would be preserved as part of the project.
Policy 2.21.1	Provide and promote a range of travel alternatives to the use of the private automobile.	The mitigated project is designed to maximize automobile accessibility. Although the mitigated project would include bike lanes along East 2nd Street and Industrial Way, it would not promote the use of alternatives to the single passenger car.
Policy 2.23.2	Reduce the visibility of parking lots.	Based on submitted typical site plans, parking within the site would be visible from both interior and exterior streets, but adherence to the non-binding Master Plan Overlay Design Guidelines (which recommend using low fences and plantings to soften the edges of large paved areas) would reduce the visibility of parking lots.
Program 2.23.D	Update parking requirements based on actual local parking generation studies wherever appropriate, and consider parking proximity to transit corridors.	The mitigated project does not establish a specific number of parking spaces on the site.

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Program 2.23.E	Allow future parking to be divided into smaller lots with generous internal and perimeter landscaping.	Conceptual, non-binding parking plans provided by the project sponsor indicate that parking lots on the site would be heavily-planted.
Program 2.23.F	Recommend parking to be located behind or alongside (but not in front of) buildings, where possible.	The specific location of parking lots would be determined on a project-by-project basis.
Program 2.24.A	Investigate establishment of Industrial Park bus service.	The mitigated project includes no provisions for transit access, including the extension of bus service along Industrial Way to the project site.
Community Services		
Goal 2.38	Protect water quality.	The mitigated project could result in degradation of water quality due to grading involving 4 million cubic yards of soil and the development of impervious surfaces on the site. However, existing drainages would be preserved within 100- to 200-foot buffers, which would be expected to capture on-site runoff and improve water quality.
Policy 2.38.1	Continue to require the use of feasible and practical Best Management Practices to protect receiving waters from adverse effects of construction and urban runoff.	The non-binding Master Plan Overlay Design Guidelines would encourage the implementation of Best Management Practices to protect water quality.
Program 2.30.I	Use primarily native plant species and other drought tolerant plants in all parks and open space areas.	Of the approximately 20 plant species listed, on the landscaping plans, seven species are native to the area: coast live oak (*Quercus agrifolia*); Valley oak (*Quercus lobata*); goodings willow (*Salix gooddingii*); Pacific coast wax myrtle (*Myrica californica*); coffeeberry (*Rhamnus californica "Eve Case"*); manzanita (*Arctostaphylos sp*.); and bearberry (*Arctostaphylos uvn-ursi "Point Reyes"*). Some, but not all, of the proposed plants are adapted to semi-arid climates.
Program 2.36.C	Continue to implement City-adopted water conservation Best Management Practices (BMP).	The mitigated project does not explicitly include BMPs to conserve water. However, the Master Plan Overlay Design Guidelines include water-saving practices, including the use of drip irrigation, drought-resistant plants, recycled water, and waterless urinals.
Program 2.36.D	Continue to require development to utilize adopted City standards for low-water-use landscaping.	Several of the proposed plant species would be native and/or drought resistant. As such, the mitigated project would be at least partially consistent with City water conservation guidelines.
Historic Resources		
Goal 3.1	Maintain and enhance Benicia's historic[2] character.	The mitigated project would result in the demolition and removal of foundations and structures that originally formed a ranch complex dating

[2] The General Plan defines "historic" or "historical" as: "An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts."

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
		from the 1930s. However, this ranch complex is not considered a historic resource pursuant to CEQA.
Policy 3.1.1	Encourage reuse of historic buildings; if feasible, encourage relocation rather than demolition.	The 1930s-era ranch complex on the site would not be relocated. However, the complex is not considered a historic resource pursuant to CEQA.
Policy 3.1.3	Preserve historic trees and landscapes.	Through grading and development, the mitigated project would change the character of the project site, which has been historically used for ranching. However, approximately 313 acres of the site would be preserved as open space; proposed open space would largely preserve the integrity of the existing landscape.
Goal 3.2	Protect archaeological (including underwater) sites and resources.	Archaeological monitoring would be required as part of the mitigated project's conditions of approval. A key archaeological site (BBP-2, the remains of a farmstead) would be retained.
Visual Character		
Goal 3.9	Protect and enhance scenic roads and highways.	Lake Herman Road contains numerous designated scenic viewpoints in the General Plan and is generally considered a scenic road. Development of the business park would change the existing scenic quality along Lake Herman Road in the vicinity of the site. However, as part of the mitigated project, most of the northern portion of the project site would be preserved as open space, which would preserve the scenic character of Lake Herman Road.
Goal 3.9.1	Preserve vistas along I-780 and I-680.	The proposed business park would be visible from I-680, including the scenic overlook adjacent to I-680. However, adverse changes to views from this viewpoint would be reduced compared to the 2007 project.
Open Space and Conservation of Resources		
Policy 3.15.2	Preserve public views of open space and maintain existing vistas (including the Northern Area vistas) wherever possible.	Impacts to views of open space south of Lake Herman Road would be reduced due to the design features of the mitigated project. The mitigated project would preserve significant hillsides south of the road, and would include berms to screen built elements of the project. Other public views of open hillsides, including those from Lake Herman Park, Benicia Community Park, and I-680, would be adversely affected by the mitigated project, although to a lesser extent than the 2007 project.
Policy 3.15.D	Where applicable, require that new developments include view corridors that allow viewing open space from public roadways and public use areas.	The mitigated project includes a screening berm along the south side of Lake Herman Road. No view corridors have been explicitly designated or protected as part of the proposed development, although views from Lake Herman Road would be protected to a greater degree than would occur with the 2007 project.
Policy 3.15.3	Avoid creating difficult-to-use residual open space in new development	The 313 acres of on-site open space would not contain pedestrian or bike

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
	areas.	trails. However, because the open space is interconnected, and contains wetlands, creeks, and other water features, there is a high potential for the incorporation of trails in the future.
Policy 3.15.4	Use open space as a buffer against man-made or natural hazards.	The open space that would be preserved as part of the mitigated project would not substantially mitigate slope stability or wildfire hazards.
Policy 3.15.5	Encourage the landscaping of existing open spaces, and landscape new open spaces with native plants.	Native grass would be planted in areas where the soil has been disturbed through grading, and trees and shrubs would be planted along all interior streets, around pond areas, and along Lake Herman Road. The proposed landscape plant species list includes at least seven plant species native to California and several drought resistant species.
Policy 3.15.6	Restore and maintain natural landscapes in a natural manner.	The mitigated project would preserve significant hillsides and creeks, drainages, swales, and other wetlands. Ponds located throughout the project site would be planted with native trees and grasses. While the project would involve 4 million cubic yards of grading, resulting in the leveling of some hillsides, affected soils would be hydroseeded with native grasses, and the overall impact to the natural topography of the project site would be reduced compared to the 2007 project.
Policy 3.15.G	Develop a landscape master plan for open space.	The project sponsor has submitted a comprehensive landscape plan for the project site.
Goal 3.16	Preserve key land forms which separate Benicia physically and visually from adjacent communities.	The project includes some hillside grading, though significant hillsides in the north of the site would be preserved (i.e. the prominent hilltops south of Lake Herman Road). As such, there would be a less-than-significant change to the visual appearance of the hillsides that surround Benicia.
Goal 3.17	Link regional and local open spaces.	The open space on the site would not be formally linked (through trails or explicit wildlife corridors) to Lake Herman Park or the Benicia Community Park.
Policy 3.17.1	Attempt to link existing regional and local open spaces using trails and open space corridors.	See Goal 3.17.
Program 3.17.B	Construct trails in open space corridors that link existing regional and local open spaces, where feasible.	See Goal 3.17.
Goal 3.18	Protect agricultural use.	Currently, the bulk of the 527.8-acre project site is used (or has been used in recent years) for grazing. Grazing on the proposed 313-acre open space area is not proposed and may not be practical after implementation of the mitigated project.
Goal 3.19	Preserve and enhance habitat for special-status plants and animals.	The mitigated project could adversely affect the habitat of the following special-status animal species: California red-legged frog, Pacific pond turtle,

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
		white-tailed kite, Cooper's Hawk, loggerhead shrike, saltmarsh common yellowthroat, burrowing owl, badger, and bats. The project could also affect the habitat of the Pappose tarplant. Potential impacts to California red-legged frog and Pacific pond turtle would be substantially reduced compared to the 2007 project.
Policy 3.19.1	Protect essential habitat of special-status plant and animal species.	See Goal 3.19. The mitigated project would preserve 313 acres of open space, including buffers around streams and wetlands. These areas could protect special-status species habitat, though no specific plan to do so has been submitted by the project sponsor.
Program 3.19.B	Require retention of essential habitat for special status species. If infeasible, require adequate mitigation for loss of special status species and/or habitat in compliance with State and federal regulations.	The preservation of buffers around existing wetlands and creeks may be considered retention of essential habitat for special status species (if special status species are determined through supplemental wildlife surveys to use the wetlands and creeks on the site). Final determination of habitat value would rest with State and federal resource protection agencies.
Goal 3.20	Protect and enhance native vegetation and habitats.	See Goal 3.19. The mitigated project would preserve 313 acres of open space on the site, and would result in the preservation of existing wetlands, coastal valley freshwater marsh, creeks, and other drainages. While annual grassland and eucalyptus groves (a non-native species) would be removed, graded areas would be hydroseeded with native grass species. In addition, native trees would be planted throughout the project site.
Policy 3.20.1	Protect native grasslands, oak woodlands, and riparian habitat.	The mitigated project would result in the removal of over 200 acres of California annual grassland, which comprises mostly non-native species, although native grasses and forbs (non-woody, broad-leaved plants other than grasses) are present. The mitigated project would preserve existing drainages.
Policy 3.20.2	Restore native vegetation, such as birch grasses and oaks, wherever possible for open spaces of existing developed areas.	Native grasses and trees would be planted throughout the site, although the mitigated project does not include a comprehensive native plant species restoration plan.
Policy 3.20.3	Encourage preservation of existing trees. Especially preserve and protect mature, healthy trees whenever practicable, particularly where such trees are of significant size or are of significant aesthetic value to the immediate vicinity or to the community as a whole.	Based on the mitigated project site plan, select eucalyptus stands would be preserved on the site within the 313 acres of designated open space.

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Policy 3.20.4	Require protection of movement corridors.	The mitigated project would preserve 313 acres of open space on the site, including existing drainages. Creeks, streams, swales, and other wetlands, which may be used as movement corridors, would be preserved within 100- to 200-foot buffers. However, portions of these areas could be interrupted by internal project roads, if roads are not designed to allow for wildlife movement.
Program 3.20.B	Limit the loss of native vegetation or require mitigation, or both.	The mitigated project would require the removal of a small amount of native vegetation, including native grasses and riparian habitats. However, native grasses would be hydroseeded throughout the project site, and native trees would be planted around pond areas and in other locations in the project site.
Program 3.20.C	Require native and compatible non-native plant species, especially drought-resistant species, to the extent possible in landscaping new development and public areas.	Refer to Program 2.30.I.
Program 3.20.E	Require preservation of open space corridors between Lake Herman, Sulphur Springs Mountain, the Northern Area, the northeast hills, the Benicia State Recreation Area, and the marshlands east of I-680.	The mitigated project includes 313 acres of open space, which would preserve creeks, streams, swales, and other wetlands. The open space preserved on the site could assist in linking Lake Herman with the wetlands east of I-680.
Goal 3.21	Permanently protect and enhance wetlands so that there is no net loss of wetlands within the Benicia Planning Area.	As a result of the mitigated project, there would be only a marginal or no net loss of wetlands.
Policy 3.21.1	Encourage avoidance and enhancement of sensitive wetlands as part of future development.	The mitigated project would result in only a marginal loss of existing wetlands. Refer to Goals 3.19 and 3.21.
Policy 3.21.2	Require replacement for wetlands eliminated as a result of development at a higher wetlands value and acreage than the area eliminated.	The mitigated project may require a small amount of wetland fill due to grading activities and the construction of roads. Wetland mitigation for any affected wetlands would be required by State and federal agencies, and could be provided on-site.
Program 3.21.A	Continue to require wetland delineation and mitigation as part of environmental review of proposed development.	Wetland delineations have been prepared for the project site. The amount of wetlands that would be adversely affected by the mitigated project have not yet been quantified, but the amount of wetland fill expected to be required as part of the mitigated project is anticipated to be negligible.
Policy 3.21.E	Identify small wetlands and require their protection, restoration, and enhancement as part of open space dedication in proposed development and in citywide open space improvements.	There are two small wetland areas on site that are not directly associated with the several identified drainages. These wetlands would both be preserved as part of the mitigated project.
Goal 3.22	Preserve water bodies.	Existing drainages, including creeks, marshes, swales, and wetlands, would be preserved as part of the mitigated project.

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Policy 3.22.1	Avoid development that will degrade existing lakes and streams.	Because the mitigated project includes approximately 4 million cubic yards of cut and fill on the site, construction of the project may result in degradation of the quality of surface water, including downstream creeks in Benicia, Carquinez Strait, and ultimately, San Francisco Bay. Similar impacts would occur during the operational phases of the mitigated project, when new impervious surfaces could create increased storm water runoff. However, existing streams, wetlands, and drainages would be preserved, and the Master Plan Overlay Design Guidelines encourage the use of storm water Best Management Practices. The impacts of the mitigated project on water quality would be reduced compared to the 2007 project.
Program 3.22.A	Require that all development in watersheds flowing into lakes and unchannelized streams include features to preserve run-off water quality.	The mitigated project would preserve existing drainages, which have pollutant filtration properties. Grading and construction activities associated with the mitigated project would likely degrade storm water quality. Operational period impacts to storm water quality could be reduced through implementation of Best Management Practices, which are recommended in the Master Plan Overlay Design Guidelines.
Program 3.22.B	Require a minimum setback of 25 feet from the top of bank of streams and ravines. Do not allow development within the setback.	The mitigated project would exceed the buffer requirement in Program 3.22.B by preserving 100- to 200-foot buffers on each side of existing creeks, drainages, swales, and other wetlands within the project site.
Goal 3.24	Protect watersheds.	The mitigated project, which would result in approximately 4 million cubic yards of grading on the site and would substantially increase the interconnected impervious surfaces on the site, would expose watersheds in the area to risks of degradation. However, potential watershed impacts would be reduced through the preservation of wetlands and creeks on the project site and the use of Best Management Practices to capture and treat storm water on-site.
Responses to Hazards		
Policy 4.10.2	Encourage designs and land use strategies that reduce automobile use and promote mixed use, jobs/housing balance, telecommuting, bicycle and pedestrian facilities, and transit.	The mitigated project, as currently designed with numerous cul-de-sacs and lack of major bike or pedestrian trails in the interior site, or connections to the existing transit system, would encourage the use of the private automobile. As currently proposed, the mitigated project would be expected to result in low bike, pedestrian, and transit commute rates. However, the interconnected open space on the site contains the potential for future development of bike and pedestrian trails.

Table 4 *Continued*

Element and Goal, Program or Policy Number	Goal, Policy or Program Language	Relationship With Mitigated Project
Goal 4.11	Minimize harm from geologic hazards.	The 4 million cubic yards of cut, fill, and grading on the site, along with existing steep slopes, could create numerous geologic hazards on the site, including landslides, other slope failures, and long-term deformation of deep fills and cut slopes.
Goal 4.12	Accommodate runoff from existing and future development.	A portion of the runoff from the site would be accommodated in existing drainages, such as detention ponds and wetlands. Preserving these existing drainages would reduce adverse effects to the on-site hydrology system. Based on information provided by the project sponsor, the mitigated project would not increase off-site peak flow.
Policy 4.12.1	Regulate runoff from new development so that post-development site peak flow rates are no greater and pre-development levels.	See Goal 4.12.
Policy 4.12.4	Where practicable, discourage the use of storm drain systems, and promote stormwater management strategies which maximize opportunities for absorption of rainfall, overland conveyance of runoff, non-reservoir surface storage, and other measures that reduce development-induced impacts on peak flow rates.	The mitigated project would result in the preservation of existing drainages, such as creeks and wetlands, within 100- and 200-foot buffers. These drainages and wetlands would serve as storm water management features, and would assist in the absorption of rainfall, the conveyance of storm water via above-ground routes, and the reduction of peak flows.
Policy 4.14.1	Implement non-point source pollution strategies.	See Goal 4.12.
Policy 4.20.A	Maintain and designate land along East 2nd Street for non-residential purposes.	The mitigated project proposes general commercial and industrial uses along East 2nd Street, and would be consistent with this policy.

Source: LSA Associates, Inc. 2008.

Therefore, the mitigated project would be substantially consistent with the policies, programs, and goals in the General Plan adopted for the purposes of environmental protection, particularly compared to the 2007 project. As such, the mitigated project would not result in a significant unavoidable impact in regard to consistency with the General Plan. The General Plan consistency analysis in this Addendum is confined to an evaluation of General Plan policies adopted for environmental protection; no finding has been made regarding the consistency of the project with other policies. The City Council is the proper decision-making body to make an overall finding on the consistency of the project with the General Plan.

2. Population, Employment and Housing.

a. Displacement of Housing or People. There are no existing housing units within the project site. Similar to the 2007 project, development of the mitigated project would not result in the displac-ement of housing or people, and therefore would not necessitate the construction of replacement housing elsewhere.

Table 5: Project Land Use Details (2008)

Land Use	Square Foot per Employee	Size (square feet)	Jobs
General Commercial			
Hotel/Conference Center	1,338	140,000	105
Hotel (3 stories)	1,152	100,000	87
Fitness Club	1,000	60,000	60
Movie	1,000	60,000	60
Office (4 stories)	311	200,000	643
Office (2 stories)	288	100,000	347
Retail	344	100,000	290
Restaurant	350	20,000	57
Fast Food	250	8,000	32
Gas Station	500	7,000	14
Bank	750	12,000	16
Research and Development	344	50,000	145
Subtotal Commercial		***857,000***	***1,856***
Light Industrial			
Industrial/Warehouse	878	1,091,340	1,243
Flex Use	688	1,308,420	1,902
Sub-total Industrial		***2,399,760***	***3,145***
Total		**3,256,760**	**5,001**

Source: Discovery Builders, 2008.

b. Induce Substantial Population Growth. Since the mitigated project, like the 2007 project, would not include any new housing units, the project would not lead to direct popu-lation growth at the project site. Population growth may, how-ever, be induced by develop-ment of land uses which would generate new employment opportunities, thus increasing the demand for housing within the community. Population growth may also be induced by extending public services, utili-ties, and infrastructure onto sites not currently receiving these services. As shown in Table 5, development of the mitigated project would generate approximately 1,856 commercial jobs and 3,145 light industrial jobs, for a total of 5,001 jobs on the project site. Because the mitigated project would include less developed acreage than the 2007 project evaluated in the Final EIR, the mitigated project would result in approximately 2,679 fewer jobs on the site than the 2007 project.

The 5,001 jobs generated by the mitigated project could induce population growth by increasing the demand for housing. However, the City's General Plan anticipates the development of the project site with industrial and commercial uses. In addition, since Solano County has a relatively affordable

supply of housing compared to other parts of the Bay Area, it is expected that a portion of the business park's employees could be housed in the County. The County's existing housing supply, combined with a limited supply of land zoned for residential uses, would ensure that the mitigated project would not induce substantial population growth due to job creation, particularly in Benicia.

The project site is currently undeveloped and is not served by public services and utilities sufficient to allow for an increase in intensity of uses. The mitigated project includes the extension of utilities into the site, including electricity, storm water, water and wastewater infrastructure. However, the project site is within the northern boundary of the City limits and the City's General Plan anticipates development of the project site with industrial and commercial uses. Any development proposals on rural lands to the north and west of the project site would be required to undergo planning review, and to secure various planning entitlements, including General Plan/Zoning Ordinance amendments, and, for lands outside City boundaries, annexations. Therefore, the mitigated project, like the 2007 project, would not be expected to substantially induce growth on currently undeveloped land.

c. Jobs/Housing Imbalance. Similar to the 2007 project, the mitigated project would have a less-than-significant impact on the area's job/housing balance. The mitigated project would create an estimated 5,001 new jobs and no new housing units. By 2030 (the estimated time of project buildout), the 5,001 jobs added by the mitigated project would represent approximately 18 percent of all City jobs and 2.2 percent of jobs County-wide. This number of jobs would affect the City's 2030 jobs-to-housing unit balance, increasing it from 1.62 to 2.04. However, the project would enhance the jobs-to-housing ratio in the County, which is anticipated to have a relative shortage of jobs by 2030. Because the jobs-to-housing ratio is most applicable at the sub-regional or regional level (versus the local level), a local jobs/housing imbalance of the scale represented by this project would not be considered a significant environmental impact.

3. Geology, Soils and Seismicity

a. Fault Rupture. Similar to the 2007 project, development of the mitigated project would not be subject to on- or off-site fault rupture, as there are no known active faults crossing the project site.

b. Seismically-Induced Ground Shaking. The mitigated project would have generally the same significant impacts related to seismically-induced ground shaking at the project site as the 2007 project (although fewer on-site occupants would be exposed to seismic risks). Violent to very violent ground shaking is expected at the project site during expected earthquakes on regional faults. This level of seismic shaking could cause extensive structural damage in buildings at the project site; most masonry and frame structures, and some well-built wooden structures would be destroyed. Implementation of Mitigation Measure GEO-1, as identified in the 2007 Final EIR, would reduce this impact to a less-than-significant level.

c. Shrink-Swell Potential. Similar to the 2007 project, the mitigated project would result in significant impacts related to the shrink-swell potential of project soils at the project site. Many of the soils underlying the project site have a moderate to high shrink/swell potential. Shrinking and swelling of soils occurs when expansive soils undergo alternate cycles of wetting (swelling) and drying (shrinking). During these cycles, the volume of the soil changes significantly. Structural damage, warping, and cracking of roads and sidewalks, and rupture of utility lines may occur if the potential expansive soils are not considered during design and construction of improvements. On

moderate to steep slopes, the shrink-swell potential of soils can exacerbate a process know as "soil creep." Soil creep causes the surface soil mantling the slope to move downslope very slowly. Although the movement is slow, structures on and within the soil can deform in response to the movement, resulting in tilted fences, and cracked pavement or building foundations. Implementation of Mitigation Measure GEO-2, as identified in the 2007 Final EIR, would reduce this impact to a less-than-significant level.

d. Deformation of Slopes. The mitigated project would preserve 313 acres of open space on the project site, including many of the steep hillsides in the northern portion of the site. As such, grading, fills, and cuts of slopes associated with the mitigated project would be reduced compared to the 2007 project. Significant amounts of grading and soil movement would still occur under the mitigated project, but to a lesser extant than the 2007 project. The mitigated project would require 4 million cubic yards of soil movement, compared to the 9 million cubic yards proposed as part of the 2007 project. As such, the mitigated project would still have an impact on the long-term deformation of slopes, but to a lesser extent than the 2007 project. Implementation of Mitigation Measure GEO-3 from the 2007 Final EIR would ensure that any potential significant impacts associated with slope deformation would be reduced to a less-than-significant level.

e. Landslides. Like the 2007 project, the mitigated project could result in damage to structures or property due to existing or induced slope instability resulting in landsliding. The upland areas of the project site include relatively steep slopes on which landslides have occurred. Construction of buildings or site improvements within or adjacent to landslides or slopes prone to landsliding could result in damage during new or continued slope movement. Eight slope failures, typically consisting of shallow earthflows and slump-type failures, have been identified on the site. Similar to the 2007 project, the potential for slope failure would increase during the very strong to very violent seismic shaking that is expected to occur on the project site in the foreseeable future (particularly if the earthquake occurs during the rainy season when groundwater levels are high). However, unlike the 2007 project, the mitigated project proposes to preserve several steep hillsides within the project site, including most of the steep slopes in the northern portion of the site where landslides are most prone to occur. Although the mitigated project would reduce landslide risks compared to the 2007 project, these risks would still be present. Implementation of Mitigation Measure GEO-4 from the 2007 Final EIR would reduce any potential landslide-related impacts to a less-than-significant level.

f. Water Treatment Plant. Similar to the 2007 project, the mitigated project could also expose persons or structures to flooding hazards associated with accidental or earthquake-induced spills at the City's Water Treatment Plant, which is up-gradient from the site. In addition, flooding could occur if the proposed tank reservoirs were to rupture. Implementation of Mitigation Measure GEO-5 from the 2007 Final EIR would reduce this impact to a less-than-significant level.

g. Mineral and Energy Resources. The mitigated project would not obstruct energy reserve development, as the project site is not located on a known gas, oil or geothermal field.[3] The project site is not identified in the Benicia General Plan or the Benicia Mineral Resource Management Study as an area of mineral resource conservation.[4]

[3] CDC, 2000. *Energy Map of California, Third Edition,* Division of Oil, Gas or Geothermal Resources.

[4] EIP Associates, 1990. *Benicia Mineral Resource Management Study,* January.

4. Hydrology and Water Quality

a. Water Quality. The mitigated project, like the 2007 project, would have an adverse impact on water quality. Construction activities and post-construction site uses could degrade water quality in local creeks and the Carquinez Strait by reducing the quality of storm water runoff. However, the mitigated project would reduce impacts to water quality compared to the 2007 project for the following key reasons: 1) the mitigated project would develop fewer acres of the project site and require less grading (and therefore result in reduced ground disturbance); 2) all creeks and wetlands on the site would be preserved within 100- to 200-foot buffers, allowing for natural attenuation of storm water contaminants prior to the release of runoff into surface water bodies outside the project site; and 3) the Master Plan Overlay Design Guidelines encourage the use of landscape features, like swales, to improve water quality on-site. Implementation of Mitigation Measure HYDRO-2, as identified in the Final EIR, would ensure that construction period and operation period impacts to water quality would be reduced to a less-than-significant level.

b. Groundwater. The mitigated project, similar to the 2007 project, would not be expected to significantly affect groundwater volume or recharge. The project site is not underlain by recognized groundwater aquifers. Since there are no groundwater aquifers beneath the project site, the mitigated project would not deplete any such resource. In addition, the mitigated project would include less building area and less impervious surface cover on the site. As such, the mitigated project would allow a greater amount of water to infiltrate the soil than the 2007 project. Therefore the mitigated project would not result in impacts to aquifer volume or public water supplies.

c. Runoff and Drainage. The 2007 Final EIR identified significant impacts related to increased runoff volumes resulting from the creation of new impervious surfaces on the site. The mitigated project would have a comparatively reduced impact on runoff volume because the project includes plans to preserve 313 acres of open space, including significant hillsides and existing creeks, drainages, swales, and other wetlands within the project site. This interconnected open space would slow and capture runoff, allowing it to filter through soil before entering surface water bodies. In comparison, the 2007 project included 180 acres of open space. In addition, the mitigated project would develop a relatively smaller amount of land than the 2007 project (215 acres compared to 347 acres). The reduction in total building area would result in less impervious surface coverage. The 2007 project would have resulted in impervious surface coverage over approximately 60 percent of the project site; in comparison, the mitigated project would result in impervious coverage over approximately 40 percent of the project site (not taking into account on-site storm water management features that would be incorporated into individual projects). This reduction in impervious surface cover suggests that the mitigated project would generate less storm water runoff than the 2007 project (and that runoff would be of higher quality by the time it enters local creeks and drainages).

In addition to reducing the amount of storm water runoff compared to the 2007 project, the mitigated project would improve on-site water quality by preserving existing creeks, drainages, swales, and other wetlands within the project site. These features would be protected within 100- to 200-foot open space buffers. Conceptual roadway plans provided by the project sponsor for the mitigated project also show that bio-retention swales would be developed along all the roadways on the project site. The Master Plan Overlay Design Guidelines also encourage the use of passive on-site storm water management features. The existing drainages, bio-swales, and other storm water features would function as storage and treatment facilities for storm water runoff generated by the proposed development on the site. In comparison, the 2007 project would have resulted in the fill of 5.26 acres

of wetlands and 1,201 linear feet of creeks. As such, the mitigated project would reduce runoff volumes and the potential for downstream flooding compared to the 2007 project. The mitigated project would also improve runoff quality compared to the 2007 project.

The mitigated project would also require less grading than the 2007 project. The mitigated project would require the movement of 4 million cubic yards of soil, while the 2007 project would require 9 million cubic yards of grading. The mitigated project would reduce the amount of soil movement on the site by approximately 56 percent. Therefore, proposed grading on the site as part of the mitigated project would have less of an impact on surface water drainage patterns, and less of an impact on flooding and erosion, than the 2007 project. Implementation of Mitigation Measure HYDRO-1, as identified in the Final EIR, would reduce the remaining impacts of the mitigated project on downstream flooding to a less-than-significant level.

d. Flood Hazards. The mitigated project would not be susceptible to regional flood hazards since the site is located entirely outside the 100-year flood hazard zone. The mitigated project, similar to the 2007 project, would not alter the course of flood waters. The project site is not adjacent to the coastline and therefore coastal hazards, such as extreme high tides, tsunamis, or sea level rise would not pose a substantial risk to the mitigated project.

5. Hazards and Hazardous Materials

a. Transport, Storage and Handling of Hazardous Materials. Similar to the 2007 project, implementation of the mitigated project would result in the transport, storage, or handling of fuels, lubricants, and other chemicals for heavy machinery operation and maintenance during site construction activities. The use of these commercially-available materials could result in hazardous materials releases, which could contaminate on-site soils, creeks, and wetlands. Grading activities would be conducted within the project site during the early stages of construction, and on-site fueling and maintenance of grading equipment would occur. Fueling and vehicle maintenance would involve the use of fuels, degreasing agents and other hazardous materials that would be temporarily stored on-site. Other hazardous materials (e.g., paints, curing agents) would also be brought into the project site during construction activities as part of site development. Transport, storage, or handling of these materials could result in releases to the environment and associated adverse human health effects. As identified in the Final EIR, implementation of the Mitigation Measure HAZ-1 would reduce this impact to a less-than-significant level.

Similar to the 2007 project, during the operations phase of the mitigated project, proposed site development activities for commercial and light industrial uses would increase the volumes and types of hazardous materials transported, stored, used, and disposed within the project site and potentially increase the risk of upset and accidents involving the release of these materials. However, compliance with the General Plan (specifically Goals 4.7, 4.16, 4.17, 4.20 and associated policies and programs), and applicable local, State, and federal regulations for hazardous materials and hazardous waste (including worker training), as described in the Final EIR, would protect the environment and worker health from significant hazardous materials impacts associated with project operations.

b. Existing Hazardous Materials. Implementation of the mitigated project, similar to the 2007 project, could expose site workers to lead-based paint, asbestos-containing materials, or other hazardous building materials during demolition activities at the project site. The mitigated project would result in the demolition of the farm buildings in the site. At least two of the structures are

painted, and the paint is in poor condition. The structures were constructed prior to 1978, before the federal government banned the use of lead-based paint in housing. These structures may therefore have been painted with lead-based paint and may contain asbestos-containing materials, which could pose a health hazard for workers involved in demolition activities.

Workers involved in site development activities could be exposed to potentially hazardous materials that may be present in an oil drum that was observed near Lake Herman Road during a 1999 site reconnaissance. The drum was observed to be damaged and not stored in an upright position. The contents of the drum are unknown. Additional containers of what are presumably hazardous materials were also identified during a 2005 site reconnaissance.

Exposure to lead and asbestos by demolition workers would primarily be via inhalation due to disturbance of building materials containing asbestos and/or lead during demolition activities. Exposure to hazardous materials, if present in the containers encountered during site reconnaissance activities, could pose a health hazard to workers. The primary routes of exposure would be by inhalation and/or dermal contact. The type of potential health effects would be based on the hazardous properties of the material, if present, and the duration of exposure. Following removal and demolition of the existing structures on the site, there would be no exposure by workers or the surrounding public to hazardous building materials. Implementation of a four-part mitigation measure, HAZ-2a through HAZ-2d, as identified in the Final EIR, would reduce lead and asbestos hazards and hazards associated with presumed hazardous materials containers at the project site to a less-than-significant level.

In addition, similar to the 2007 project, the mitigated project could expose workers involved in site grading, earthwork, or demolition activities to other hazardous materials within the project site associated with historic military operations. The western portion of the project site is located within an area that was leased by the former Benicia Arsenal as part of the Revetment Area. Explosives were temporarily stored, tested and destroyed at the Revetment Area. Sampling within the project site has been conducted for ordnance and explosives (OE). OE is potentially hazardous to humans if disrupted, and may cause physical injuries or death. Investigation of areas within the project site for 0.50 caliber rounds that may have been stored in railcars that may have burned in a 1946/1947 fire within the former Benicia Arsenal Revetment Area has also been conducted. Based on the results of this field investigation, no Department of Defense actions for OE were recommended for areas within the central and western portions of the project site. However, it is possible that OE, or other hazardous materials associated with military activities on the site, could be encountered during ground disturbing activities, potentially causing injury or death to on-site workers involved in these activities.

On-site construction workers could also face health and safety risks if underground or aboveground utilities are encountered and disrupted during the course of site development activities. The severity of effects would be based on the extent of the disruption and the type of utility disrupted. Implementation of the four-part mitigation measure, HAZ-4a through HAZ-4d, identified in the 2007 Final EIR, would reduce impacts associated with explosives, contaminated soil, and underground utilities to a less-than-significant level.

c. Airports. There are no airports or private airstrips within 2 miles of the project site[5] and the site is not within any airport land use plans. The mitigated project would not result in safety hazards related to airports and airfields for people working in the project area.

d. Schools. There are no schools or proposed schools within ¼-mile of the project site.[6] Therefore, the mitigated project would not emit hazardous air pollutants or result in the use of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school. Vehicle trips generated by the project would not generate hazardous levels of emissions on roads outside the project site in the vicinity of schools, or otherwise substantially increase pollutant concentrations around schools.

e. Emergency Response Plans. Similar to the 2007 project, the mitigated project would not interfere with adopted emergency response or evacuation plans. The mitigated project would establish development in an area that is currently undeveloped. Development of the project site would include the construction of internal streets to provide access to the proposed industrial and commercial areas. The construction of streets would include an extension of Industrial Way from East 2nd Street to Lake Herman Road, which has been identified in the Benicia General Plan as a future major arterial that could be used in the event of an evacuation. Other arterials immediately adjacent to the project site, Lake Herman Road and East 2nd Street, have been identified as evacuation routes.[7] The mitigated project would not interfere with an existing emergency response or evacuation plan, given the accomplishment of the following City goals/programs: 1) updating of the existing Emergency Operations Plan by the Benicia Fire Department, as required by the General Plan (Goal 4.22 and associated policies and programs); 2) the City's notification to new businesses of the Community Alert and Notification System as part of obtaining a business license;[8] and 3) construction of the Industrial Way extension that could be used for evacuation. The use of Reservoir Road for emergency evacuation would be eliminated as part of the mitigated project, but the extension of Industrial Way would replace the circulation/access function of Reservoir Road.

f. Fire Hazards. Similar to the 2007 project, the mitigated project would develop a business park on the project site, which would attract additional people to light industrial/commercial areas located near grassland areas, potentially contributing to an increased fire hazard. The project site has been designated as a potential fire hazard area by the City of Benicia and has a moderate to high fire threat according to the California Department of Forestry and Fire Protection. During site development activities, a fire emergency at this location could expose people and/or structures, both on and off-site, to a significant risk of loss, injury or death. While the mitigated project would generate 2,679 fewer jobs than the 2007 project, and as such, would expose fewer people to wildfire hazards, the mitigated project would still result in a significant impact associated with exposure to wildfire hazards. Implementation of the two-part mitigation measure HAZ-3a and HAZ-3b, as identified in the Final EIR, would reduce any risks associated with wildland fires to a less-than-significant level.

---

[5] *San Francisco Aeronautical Chart*, 2006. 77th Edition. Approved by the Department of Defense and Federal Aviation Administration. http://skyvector.com. September 22.

[6] Benicia Unified School District, 2008. http://www.beniciaunified.org/. April 23.

[7] City of Benicia, 1999. *Benicia General Plan, From 1847 Into the 21st Century*. June 15.

[8] Fiori, Pete, 1999. Emergency Response Coordinator, City of Benicia. Personal communication with Baseline Environmental Consulting. August.

6. Biological Resources

a. Grasslands. Similar to the 2007 project, the mitigated project would result in a less-than-significant impact on grasslands. Approximately 517 acres of non-native grassland habitat are present at the project site and over 200 acres of grasslands would be affected by the mitigated project. A total of 313 acres of the site would remain undeveloped and would support existing non-native grassland and existing wetlands, streams, and riparian zones. Any grassland areas disturbed by grading or construction activities would be hydroseeded with native grass species as part of the mitigated project.

Because no special-status wildlife species are likely to inhabit the grasslands on the site, impacts to wildlife that inhabit the grassland habitat would be less than significant. Additionally, because the project site's southern boundary is bordered by industrial development, impacts to wildlife movement corridors as a result of the mitigated project are expected to be less than significant. However, the interconnected open space that would be preserved as part of the mitigated project would offer a greater potential for use of the on-site open space by grassland species compared to the 2007 project.

b. Tree Removal. Like the 2007 project, the mitigated project would remove mature trees that are protected under the City's Tree Ordinance. Trees on the site include non-native blue gum eucalyptus (3.2 acres), ornamental plum, almond, English plain tree, and English walnut. Since the mitigated project proposes less building area development than the 2007 project, and therefore less grading, the removal of mature trees from the site would be incrementally reduced. In addition, new trees, including native oak trees, would be planted within on-site open space. Implementation of Mitigation Measure BIO-1, as identified in the 2007 Final EIR, would ensure that no significant impacts related to tree removal occur as a result of the mitigated project.

c. Wetland Creek Channel Habitats. The mitigated project would preserve most of the project site's 7.1 acres of valley freshwater marsh habitat, while the 2007 project would have only preserved 1.7 acres of the marsh habitat. The mitigated project could require a relatively small amount of wetland fill due to the construction of roads and grading activities, but the total amount of wetland fill is expected to be negligible and could be mitigated on-site. The marsh habitat occurs at the project site along four intermittent streams, swales, and seeps located throughout the project site. In addition, the mitigation project would protect the 0.18 acres of non-wetland waters, which comprise several intermittent stream channels that do not support any vegetation. The 2007 project was expected to result in a significant impact to the wetlands, creek channels, and associated plant and animal communities because that project would have permanently removed 5.26 acres of freshwater marsh habitat, along with 1,201 linear feet of creeks. The mitigated project would avoid permanently filling virtually all 7.1 acres of marsh habitat and non-wetland waters. In addition, wetlands and creeks would be protected within 100- to 200-foot buffers.

However, the mitigated project could result in some direct and indirect impacts to these environments. The mitigated project would require grading to occur around some wetland features that exist in the areas where commercial and industrial development is proposed. In addition, proposed interior roadways would run across portions of the six reaches. Construction and operation of these roadways could adversely affect wetland habitats. In order to ensure that any impacts are reduced to a less-than-significant level, mitigation measures BIO-2a through BIO-2f, identified in the 2007 Final EIR, would need to be implemented at the project site.

Mitigation Measure BIO-2b shall be modified as follow to conform to the mitigated project. Deleted text is indicated via the ~~strikeout~~ feature; added text is underlined. The minor changes made to this mitigation measure do not constitute significant new information that would require preparation of a Supplemental or Subsequent EIR.

> Mitigation Measure BIO-2b: The project sponsor shall implement the wetland mitigation and monitoring plan prepared by Sycamore Associates,[9] as modified to reflect wetland impacts that would occur as part of the mitigated project. The revised wetland mitigation and monitoring plan shall be implemented as mitigation for impacts to jurisdictional wetlands and waters of the United States, and shall implement the recommendations and revisions to the original mitigation plan in the subsequent mitigation feasibility report prepared by WRA (as modified to reflect the mitigated project).[10] The mitigation plan and recommendations of the feasibility report are incorporated into this mitigation measure by reference and together are referred to as the mitigation plans. The plan details the mitigation design, wetland planting design, maintenance and monitoring requirements, reporting requirements, and success criteria. This plan shall be approved by the U.S. Army Corps of Engineers (Corps) and the City prior to implementation.
>
> As detailed in the mitigation plans, created wetlands shall be monitored for a minimum of 5 years. Annual monitoring of each site shall include: 1) observation of existing and developing problems and recommendations for remedial actions; 2) an assessment of creation of wetland habitats; 3) a formal wetland delineation in year 5; 4) notation of invasive exotic species; 5) measurement of willow survival; and 6) photo-documentation. Monitoring visits shall be made in the winter and spring of each year and quantitative data shall be collected in the spring. Annual reports shall be submitted each fall to the Corps and the City for review. At the end of the 5-year monitoring period, the Corps and the City shall review the reports and determine if the success criteria have been met. If the success criteria have not been achieved at the end of the 5-year monitoring period, remedial measures shall be identified in consultation with the City and Corps. Remedial measures could include grading, planting, seeding, exotic/invasive vegetation control, and/or an extension of the maintenance or monitoring period. Remedial measures shall be implemented by the project sponsor.

d. Special Status Plants. As with the 2007 project, construction proposed as part of the mitigated project could cause indirect impacts to special-status plants. Pappose tarplant (*Centromadia [= Hemizonia] parryi* ssp. *parryi*), a California Native Plant Society (CNPS) List 1B species, was found during the 1997/1998 focused surveys at the site, but this species was not listed by CNPS at the time and therefore was not considered in the special-status plant reports at that time. The extent of this plant on the site is unknown, and the species was not observed on the site during the August 31, 2006 reconnaissance survey, even though the site visit was conducted during the plant's blooming period. However, development of the mitigated project would adversely affect pappose tarplant if it occurs on the site. Implementation of Mitigation Measure BIO-3, as identified in the 2007 Final EIR, would reduce this impact to a less-than-significant level.

[9] Sycamore Associates LLC and Kamman Hydrology and Engineering, 2000. Wetland Mitigation and Monitoring Plan, Benicia Business Park, Solano County, California (ACOE File No. 18366E). January.

[10] Wetland Research Associates (WRA), 2004. Feasibility Analysis for Mitigation Wetlands. February 13.

e. Special Status Animals. Similar to the 2007 project, the mitigated project could result in the loss of habitat for the Pacific pond turtle, California red-legged frog, white-tailed kite, Copper's hawk, loggerhead shrike, saltmarsh common yellowthroat, burrowing owl, American badger, pallid bat, and Townsend's big-eared bat. However, loss of potential habitat for Pacific pond turtle and California red-legged frog would be sharply reduced as part of the mitigated project (in comparison to the 2007 project), because the intermittent streams and surrounding grassland habitat (which is the potential on-site habitat for these two species) would be preserved within 100- to 200-foot buffers. While grading and construction would adversely affect fewer areas of the project under the mitigated project, there is still the potential for habitat used by special status animals to be adversely affected by project-related activities. Implementation of Mitigation Measures BIO-4, BIO-5, BIO-6, BIO-7, and BIO-8, as identified in the 2007 Final EIR, would ensure that potential impacts to special status animals would be reduced to a less-than-significant level.

7. Transportation and Circulation

a. Trip Generation. Trip generation estimates for the mitigated project were developed with the same methodology used in the Final EIR transportation analysis. Therefore, the differences in trip generation totals between the mitigated project and the 2007 project are based solely on the differences in industrial space square footage (because both the 2007 project and the mitigated project would include 857,000 square feet of commercial space). The expected trip generation of the mitigated project is summarized in Table 6. As shown, the mitigated project would result in 17,642 fewer average daily trips (ADT) (ADT would be reduced from 69,017 to 51,375), 1,843 fewer trips during the AM peak hour (AM peak trips would be reduced from 6,246 to 4,403), and 1,707 fewer trips during the PM peak hour (PM peak hour trips would be reduced from 6,942 to 5,235), compared to the 2007 project.

b. Freeway and Other Impacts. Potential impacts to freeway mainline segments along I-780 were re-evaluated for the mitigated project using the same methodology used in the transportation analysis in the 2007 Final EIR. Regional freeway data were taken directly from the Solano County Travel Demand Forecast Model, and were modified to reflect the land uses proposed as part of the mitigated project. Anticipated freeway levels of service that would result from implementation of the mitigated project are summarized in Table 7.

Table 6: Trip Generation Comparison

Land Use	ITE Land Use Code	Size	Unit	ADT	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Mitigated Project										
Hotel/Conference Center	Hotel (310)	105	EMP	1,506	43	29	72	45	39	84
3-story Hotel	Hotel (310)	87	EMP	1,248	36	24	60	38	32	70
Fitness Club	Health/Fitness Club (492)	60	KSF	1,578	31	42	73	124	119	243
Office (4 Story)	General Office Building (710)	200	KSF	2,202	273	37	310	51	247	298
Movie	Movie Theatre with Matinee (444)	60	KSF	2,280	-	-	-	91	137	228
Office (2 Story)	General Office Building (710)	100	KSF	1,101	136	19	155	25	124	149
Retail	Specialty Retail (814)	100	KSF	4,432	-	-	-	119	152	271
Restaurant	High-Turnover (Sit-Down) Restaurant (932)	20	KSF	2,543	120	110	230	133	85	218
Fast Food	Fast-Food Restaurant with Drive-Through Window (934)	8	KSF	3,969	217	208	425	144	133	277
Gas Station	Gasoline/Service Station with Convenience Market (945)	7	KSF	6,092	277	267	544	338	338	675
Bank	Drive-in Bank (912)	12	KSF	2,958	83	65	148	275	275	549
R&D	Research and Development Center (760)	50	KSF	406	51	11	62	8	46	54
Tilt-up	Warehousing (150)	1,091	KSF	4,366	267	186	453	34	397	431
Flex Use	Business Park (770)	1,308	KSF	16,695	1,572	299	1,871	388	1,300	1,688
Trip Generation Total				**51,375**	**3,106**	**1,297**	**4,403**	**1,813**	**3,422**	**5,235**
2007 Project										
Trip Generation Total				**69,017**	**4,592**	**1,654**	**6,246**	**2,165**	**4,777**	**6,942**
Difference				**-17,642**	**-1,486**	**-357**	**-1,843**	**-352**	**-1,355**	**-1,707**

Notes: EMP = Employees.
KSF = 1,000 square feet.
Source: DMJM Harris, 2008

Table 7: Cumulative Plus Project Freeway Level of Service Comparison – PM Peak Hour

Freeway Segment	Planned Lanes	Future Volume With Project	Volume to Capacity Ratio	LOS
Mitigated Project				
Westbound I-780 Benicia Bridge to East 2nd Street	2	3,371	0.766	C
Westbound I-780 West of East 2nd Street	2	3,684	0.837	D
Eastbound I-780 West of East 2nd Street	2	4,084	0.928	E
Eastbound I-780 East 2nd Street to Benicia Bridge	2	4,184	0.951	E
2007 Project				
Westbound I-780 Benicia Bridge to East 2nd Street	2	3,181	0.723	C
Westbound I-780 West of East 2nd Street	2	4,527	**1.029**	**F**
Eastbound I-780 West of East 2nd Street	2	3,924	0.892	D
Eastbound I-780 East 2nd Street to Benicia Bridge	2	4,184	0.921	E

Notes: Analysis assumes a freeway capacity of 2,200 vehicles/lane/hour for two-lane segments.
Source: STA Travel Demand Model; DMJM Harris, 2008.

As shown in Table 7, traffic volumes at the westbound I-780 segment west of East 2nd Street are expect to decrease with implementation of the mitigated project, compared to the 2007 project. As a result, the mitigated project would no longer result in a potentially significant impact at this location, and Impact TRANS-22 ("Unacceptable level of service (LOS) at the freeway segment of Westbound I-780, West of East 2nd Street. The effect of project traffic would result in the freeway segment operating at LOS F with a volume to capacity ratio of 1.029 for PM peak hour") would be eliminated. Mitigation Measure TRANS-22, which would require the project sponsor to contribute a pro-rata share to widen the freeway segment to three lanes or provide an auxiliary lane for all or portions of I-780 between East 2nd Street and Columbus Parkway, would no longer be required.

Generally, the mitigated project would result in substantially reduced trip generation compared to the 2007 project. As a result, the mitigated project's effect on traffic operations within the City would be diminished. If a more detailed traffic analysis of the mitigated project were to be conducted, including the effects of mixed uses and pass-by linkages, it could be determined with certainty that the transportation impacts of the mitigated project would be reduced compared to the impacts expected to result from the 2007 project. In addition to the elimination of the impact on I-780, impacts on the local street system would also likely be reduced. However, based on the analysis conducted as part of this Addendum, it cannot be determined whether the mitigated project would avoid any other significant transportation and circulation impacts besides Impact TRANS-22.

c. Transit, Pedestrian, and Bicycle Facilities. The mitigated project, like the 2007 project, would be served by bicycle lanes along East 2nd Street and Industrial Way. However, it is unclear that pedestrian and bike facilities would be developed along all streets in the interior of the project site. In addition, the mitigated project would not connect the site to the City's existing transit system. Therefore, the mitigated project would result in adverse impacts associated with lack of adequate transit, bike, and pedestrian facilities (Impacts TRANS-23 and TRANS-24), and mitigation measures would still be required for these impacts. However, the open space that would be provided on the site

would be interconnected, allowing for the potential future development of trails that would connect proposed commercial and industrial uses to each other, and surrounding areas and open space areas. Therefore, the design of the mitigated project has the potential to increase bike and pedestrian access compared to the 2007 project.

8. Air Quality

a. Clean Air Plan (CAP) Consistency. The mitigated project, like the 2007 project, would be consistent with the Clean Air Plan (CAP). The mitigated project would locate commercial development at the eastern end of the project site and industrial development in the central and western portions of the project site. The project also includes open space buffer areas, consisting of undeveloped land and wetlands, ponds, and creeks, located in between clusters of industrial and commercial development and in the northern portion of the site near Lake Herman Road. The site is designated for limited industrial and commercial uses in the City of Benicia General Plan. Therefore, the mitigated project would be consistent with growth anticipated under the City's General Plan and falls within the population projections prepared by the Association of Bay Area Governments (ABAG). As a result, the project would not conflict with the 2005 Bay Area Ozone Attainment Plan.

b. Odors Emissions. The mitigated project, like the 2007 project, would have less-than-significant odor impacts. No light industrial or commercial tenants have yet been identified for the mitigated project. Based on the land uses anticipated as part of the mitigated project (which would be essentially the same as the uses anticipated as part of the 2007 project), the project would not contain any major sources of odor, and would not be located in an area with existing odors. During construction, odors from diesel exhaust may be present. However this would be considered a short-term impact and no local sensitive receptors would be affected. The mitigated project would not frequently expose members of the public to objectionable odors and would be deemed to have a less-than-significant impact.

c. Toxic Air Contaminants. Like the 2007 project, implementation of the mitigated project would not result in any new sources of toxic air contaminants, and the proposed land uses would not be located near any existing major sources of toxic air contaminants. The project would not have the potential to expose sensitive receptors or the general public to substantial levels of toxic air contaminants.

d. Operational Emissions – CO Analysis. Vehicular traffic associated with the mitigated project would emit carbon monoxide (CO) into the air along roadway segments and nearby intersections. Areas of vehicle congestion can create pockets of high CO concentrations, called "hot spots." The 2007 project was not expected to result in significant CO impacts, or to contribute cumulatively to CO concentrations that exceed federal or State standards. Since the mitigated project would result in less industrial development, fewer jobs on the project site, and fewer daily and peak vehicle trips compared to the 2007 project, the mitigated project would be expected to produce less CO and would not contribute cumulatively to CO concentrations.

e. Demolition and Construction Emissions. As with the 2007 project, the mitigated project would include demolition and construction period activities that could generate significant dust, exhaust, and organic emissions. However, since the mitigated project would result in 4 million cubic yards of grading, compared to 9 million cubic yards of grading proposed under the 2007 project,

construction-related emissions and dust associated with the mitigated project would be reduced, but not to a less-than-significant level. Implementation of Mitigation Measure AIR-1, identified in the 2007 Final EIR, would reduce construction-period air quality impacts to a less-than-significant level.

f. Long-term Emissions Impacts. Long-term air emissions impacts are those associated with long-term use of the project site, particularly vehicle trips generated by the business park itself. Although, compared to the 2007 project, the mitigated project would reduce average daily trips by approximately 17,642, the trips generated by the mitigated project would generate levels of reactive organic gases, nitrogen oxides, and particulate matter that would exceed Bay Area Air Quality Management District (BAAQMD) criteria for significant regional emissions. Therefore, the mitigated project, like the 2007 project, would result in significant unavoidable emissions of ozone precursors. This impact is largely a function of the project's size, not its design features.

9. Noise

a. Vibration Impacts. Similar to the 2007 project, the mitigated project would result in less-than-significant vibration impacts. Specific tenants for proposed industrial and commercial uses have not yet been identified as part of the mitigated project. However, based on proposed land uses, the mitigated project would not contain perceptible sources of long-term ground borne vibration. Therefore ground borne vibration impacts from the mitigated project would be less than significant for people working or residing within or near the project site.

b. Railroad Noise. Like the 2007 project, the mitigated project would result in less-than-significant railroad noise impacts. The project site is located approximately ½-mile northwest of the Southern Pacific Railroad line. The rail line runs along the eastern side of I-680, and the project site is located on the western side of I-680. Due to the distance of the mitigated project from the rail line, noise from railroad noise sources would not adversely affect the project site.

c. Construction Period Impacts. The mitigated project would result in similar construction period noise impacts as the 2007 project. The project site is currently surrounded by open space, commercial buildings and industrial land uses. Project construction would result in short-term noise impacts on these adjacent land uses. In addition, construction period activities could create significant short-term impacts on buildings within the project site that would become occupied before completion of the entire project. The mitigated project would be constructed over five phases, similar to the 2007 project. Noise levels from construction activities, such as grading and building erection, would be expected to range up to a maximum of 91 A-weighted decibels (dBA L_{max}) at 50 feet from the active construction area for a limited time period. Implementation of four-part Mitigation Measure NOI-1a through NOI-1d, as identified in the 2007 Final EIR, would reduce noise impacts associated with construction activities to a less-than-significant level.

d. Operation Impacts. Similar to the 2007 project, implementation of the mitigated project could increase traffic noise levels at the project site and surrounding areas. Significant long-term noise impacts that could result from implementation of the mitigated project include increased traffic noise levels along Lake Herman Road, East 2nd Street, Reservoir Road, and Park Road. Depending on where buildings are situated and how they are constructed, the interior of some buildings and associated outdoor spaces may experience noise levels that exceed appropriate noise standards. However, since the mitigated project would reduce average daily vehicle trips by approximately 17,642 compared to the 2007 project, noise levels along local streets would also be reduced.

However, transportation modeling data was not available at the time of preparation of this Addendum to determine whether any of the operational noise impacts of the project identified in the 2007 Final EIR would be eliminated. Implementation of Mitigation Measures NOI-2a, NOI-2b, and NOI-2c, as identified in the 2007 Final EIR, would ensure that noise impacts associated with operation of the mitigated project would be reduced to a less-than-significant level.

10. Visual Resources

a. Scenic Resources. Like the 2007 project, the mitigated project would adversely affect scenic vistas from several public roadways. The project would replace rural grasslands with commercial and industrial uses and would involve 4 million cubic yards of grading, resulting in visual changes to some of the hillsides within the site. However, the grading proposed as part of the mitigated project is approximately 44 percent of the grading proposed as part of the 2007 project. Therefore, compared to the 2007 project, the mitigated project would preserve the prominent hillsides in the northern portion of the project site, near Lake Herman Road. In addition, other scenic features on the site, including wetlands and creeks, would be preserved as part of the mitigated project. The conceptual landscape plan prepared for the mitigated project includes provisions to buffer proposed development on the project site with trees, berms, and low fences. For example, a screening berm with oak and sycamore trees would be built at the corner of Lake Herman Road and Industrial Way. In addition, the proposed water tanks would also be screened with berms so as not to be visible from Lake Herman Road. All trees within the site would be planted with street trees, and trees would be expected to partially screen buildings from off-site viewpoints within 5 years of planting. Therefore, the mitigated project would avoid Impact VIS-1 ("The proposed project would adversely affect scenic vistas from several public roadways."), as identified in the Final EIR. Mitigation Measure VIS-1 has essentially been accomplished by way of the landscape plan prepared for the mitigated project, and would no longer be required (although the City should review and approve the plan). Impact VIS-3 ("The water tanks would be visible from several public viewpoints and would be out of scale and character with the adjacent open space") and its associated mitigation measure would also be eliminated as a result of the mitigated project.

b. Visual Character. Based on the analysis in the Final EIR, the 2007 project was expected to result in a significant unavoidable impact to the visual character of the project site. This significant unavoidable impact was due to massive grading on the project site, conversion of rural landscapes, and the removal of drainages and wetlands. The mitigated project would eliminate Impact VIS-2 ("The proposed project could adversely affect the visual character of the project site, as observed from public vantage points surrounding the site."). The mitigated project would preserve significant hillsides, along with 100- to 200-foot buffers on each side of the creeks, drainages, swales, and other wetlands found within the project site. While the preservation of these drainages would protect the existing hydrology of the project site, it would also preserve important components of the visual character of the site. The "reaches" of open space within the site would also break up the visual bulk of development on the site, and would reduce the intrusion of the project into the rural character of the project site. The mitigated project would convert a rural landscape into a partially-developed one, but would retain the key visual features of the site in such a way that the character of the site would not be substantially adversely altered.

The mitigated project includes Master Plan Overlay Design Guidelines for future industrial and commercial development on the project site. The design guidelines are intended to encourage sensitive and sustainable project designs, rather than dictate any particular design theme. The design

guidelines emphasize the inclusion of sustainable green features in every development on the project site. The guidelines also recommend architectural design elements related to massing, scale, and articulation. These guidelines, which are not binding on specific development projects, would also reduce the less-than-significant impacts of the mitigated project on visual character, if implemented.

c. Light and Glare. Similar to the 2007 project, the mitigated project would increase the amount of light and glare in Benicia, which would adversely affect day and/or nighttime views in the area. Exterior lighting would be installed throughout the project site, including along interior access roads and parking areas. In addition, the mitigated project would introduce nighttime lighting associated with the new light industrial and commercial buildings. Proposed lighting is expected to be generally consistent with and similar to existing lighting in commercial and light industrial areas, and is encouraged to be downward-directed and non-glare-producing in the non-binding Master Plan Overlay Design Guidelines. However, similar to the 2007 project, new lighting could increase levels of nighttime light and glare in the area, particularly for the residential areas to the south and west of the project site. Implementation of the three-part Mitigation Measure VIS-4a through VIS-4c, as identified in the Final EIR, would be required to reduce this impact to a less-than-significant level.

11. Cultural and Paleontological Resources

a. Cultural Resources. The project site contains several cultural resources that are not eligible for listing on the California Register and do not meet the CEQA definition of historical or archaeological resources. These resources, as identified in the *Benicia Business Park Cultural Resources Assessment* prepared by Ric Windmiller, include 13 specific archaeological or structural features that were determined to have potential historic significance. Because, after evaluation, these resources were found to not be historic resources for the purposes of CEQA, impacts associated with project-related ground disturbance and construction activities would not be considered significant.

Unlike the 2007 project, the mitigated project would avoid adverse impacts to cultural resource BBP-2 during ground-disturbing activities. BBP-2 consists of a historical archaeological site and could contain unidentified archaeological deposits associated with a late 19th/early 20th century household located near the historic town of Benicia. Such deposits, if intact, are likely to yield important information about the lifeways of such a historical household and, by extension, Solano County residents during this period. Therefore, BBP-2 is considered eligible for listing in the California Register, and is a historical resource as defined by CEQA (Public Resources Code §21084.1). The mitigated project would preserve the site of BBP-2 as open space (the site is located within one of the creek buffers), and therefore would not adversely affect the potential resource. Therefore, Impact CULT-1 ("Ground-disturbing project construction could result in adverse impacts to cultural resource BBP-2 in the project area.") and associated Mitigation Measures CULT-1a and CULT-1b would be eliminated.

Similar to the 2007 project, impacts to unidentified cultural resources could also occur during ground-disturbing activities conducted as part of the mitigated project. In the event that cultural or paleontological resources are accidentally discovered during project construction, the two-part Mitigation Measure CULT-4a and CULT-4b would be implemented, as identified in the Final EIR. This Mitigation Measure would reduce any impact to unidentified cultural resources to a less-than-significant level.

b. Human Remains. Similar to the 2007 project, ground-disturbing project activities associated with the mitigated project could disturb human remains, including those interred outside of formal cemeteries. Although the surveys of the project area conducted by LSA and Ric Windmiller did not identify evidence of human remains, there is a possibility that unidentified human remains exist in the project site. While the mitigated project would result in less grading than the 2007 project, there is still a possibility that human remains could be uncovered. Implementation of Mitigation Measure CULT-2, as identified in the 2007 Final EIR, would reduce project-related impacts to human remains to a less-than-significant level.

c. Paleontological Resources. The mitigated project, like the 2007 project, would involve ground-disturbing project activities that could result in significant impacts to paleontological resources. If project ground-disturbing construction occurs below the approximately 2.5-foot-deep soil layer, significant paleontological resources could be adversely affected. While the mitigated project would result in less grading than the 2007 project, there is still a possibility that fossils could be uncovered. Implementation of Mitigation Measures CULT-3 and CULT-4, as identified in the Final EIR, would reduce impacts to potential paleontological resources at the project site to a less-than-significant level.

12. Public Services

a. Public Schools. Like the 2007 project, the mitigated project would not provide housing and thus would not directly increase demand for the City's public schools by increasing the residential population. The City's General Plan anticipates the development of the project site with industrial and commercial uses, and the mitigated project would not induce substantial population growth. Therefore, the project is not expected to substantially affect the demand for school services. The project could have an indirect impact on Benicia Unified School District (BUSD) enrollment if some portion of future employees were to relocate to Benicia and enroll students in BUSD schools. However, the project's potential impact on BUSD enrollment would be too speculative to quantify.

Consistent with Senate Bill 50, the project sponsor would be required to pay the mandated development fee to BUSD for the commercial component of the project. The project sponsor would pay a school impact/mitigation fee of $0.36 per square foot of commercial development. Assuming approximately 857,000 square feet of commercial development, the project sponsor would pay an estimated total of $308,520 in school impact/mitigation fees for the mitigated project (the same fee that would be required of the 2007 project).

b. Libraries. The mitigated project would not directly increase the City's residential population. Although the project could have an indirect effect on library use if some portion of future employees relocates to Benicia, the City's General Plan anticipates the development of the project site with a business park, and any increase in demand for library services would not be substantial.

c. Parks. The Benicia General Plan and the Parks, Trails, and Open Space Master Plan establish park standards that call for 2.5 acres of community parks per 1,000 residents and 3.5 acres of neighborhood parks per 1,000 residents. The Master Plan identifies a City-wide parks deficiency of approximately 35 acres of neighborhood parks and 18 acres of community parks. The mitigated project would not contain a residential component, and therefore would not lead to a direct increase in demand for neighborhood or community parks, or other recreational facilities. However, the mitigated project, like the 2007 project, could result in an incremental increase in the weekday demand for City

parks and recreational facilities resulting from the presence of new employees and visitors to the proposed industrial and commercial development. In addition, some percentage of future employees who do not currently reside within the City may choose to relocate to Benicia. However, at this time, the City does not maintain a park standard for commercial or industrial development based on employment levels.

The mitigated project would include approximately 313 acres of open space. As part of this open space, six reaches of land would preserve existing creek and wetland communities. Preserved areas would be planted with some new landscaping, including native oak trees. No trails would be built within the open space and recreational use is not proposed as part of the mitigated project. However, the configuration of open space in the mitigated project offers the potential for future recreational uses on the project site.

The City's General Plan includes goals and related policies and programs to maintain and improve existing recreation programs. Because the mitigated project is anticipated by and generally consistent with the General Plan, and because buildout of the development provided for in the General Plan is not expected to result in significant impacts to recreation resources, the mitigated project would result in a less-than-significant impact to parks and recreational resources.

In addition, the project site is located adjacent to Lake Herman Road, which leads to the Lake Herman open space area. Access to Lake Herman along Lake Herman Road would not be affected by implementation of the mitigated project. Therefore, similar to the 2007 project, the mitigated project would not have a significant impact on parks.

d. Fire and Emergency Services. Similar to the 2007 project, the mitigated project would result in an increased demand for fire protection and emergency medical service to accommodate proposed commercial and light industrial development. The project site would not be located in area that can be served by the Fire Department within its response time goal. The Fire Department also anticipates that should motel or hotel facilities be developed at the project site, the greatest increase in the demand for services would be from emergency medical calls. Demand for emergency services would also be expected to increase if a movie theater complex is constructed on the site. This increase in demand would be considered significant, similar to the 2007 project.

In addition, the mitigated project would locate commercial and industrial uses adjacent to open space areas comprised primarily of grassland and vegetative cover. The proximity of open grasslands to adjacent commercial and industrial uses would pose a potential fire safety hazard. Proposed streets in the project site would contain a 70-foot right-of-way (for major streets) or a 48-foot right-of-way (for minor streets). The Fire Department requires 20-foot wide access roads for emergency vehicle access to the site, and establishes access road standards, including load bearing capacity and turnaround requirements on a project-specific basis. The Fire Department would review the mitigated project for the inclusion of these standards. Implementation of the two-part Mitigation Measure PUB-1a and PUB-1b, as identified in the Final EIR, would reduce the project's impacts on fire services to a less-than-significant level.

e. Police Services. Although the mitigated project is consistent with the City's General Plan land use designation for the project site, the mitigated project (similar to the 2007 project) would add commercial and industrial uses to an undeveloped area of Benicia, creating 24-hour activity and

increasing the number of persons employed in the area and business patrons. This increase in use would result in an increased need for law enforcement services at the project site due to crime and safety-related issues associated with new commercial and industrial development. Demand for law enforcement services would be expected to increase substantially with development of hotel or motel uses and a movie theater complex on the site. At existing staffing levels, response times to both emergency and non-emergency calls for service would rise to levels beyond existing department standards, requiring a new police beat to cover the project area. A new police beat would require the addition of four sworn police officers and a supervising agent, two additional patrol cars, new equipment for each new officer, and a new field office to serve the project site. Implementation of the two-part Mitigation Measure PUB-1a and PUB-1b, as identified in the Final EIR, would reduce the project's impacts on police services to a less-than-significant level.

13. Utilities and Infrastructure

a. Water Supply. Similar to the 2007 project, the water needs of the mitigated project would be expected to be met by existing water supplies. California Senate Bill 610 (SB 610) requires that water retailers demonstrate whether their water supplies are sufficient to meet the projected demand of certain large development projects. In accordance with SB 610, the City prepared a Water Supply Assessment (WSA)[11] for the 2007 project. The WSA relied in part on information provided by development projections included in the City's *Urban Water Management Plan*, which includes development of the business park. The *Urban Water Management Plan* assumed that the business park development would comprise 33 acres of commercial development and approximately 264 acres of light industrial and flex space (which refers to buildings which may be suitable for office, commercial or light industrial use). The mitigated project would include approximately 35 acres (857,000 square feet of building space) of commercial uses and 150 acres (2,399,760 square feet of building space) of industrial uses. As such, the mitigated project would result in less development than was assumed for the site in the Urban Water Management Plan. The WSA determined that the City has adequate existing water supply sources to meet the future water supply needs of the City, including development of the 2007 project and all other existing and planned future uses anticipated by the General Plan.[12] Since the mitigated project would result in less building area and would generate fewer employees than the 2007 project, and would therefore have a reduced demand for water, the mitigated project would also have a less-than-significant impact on water supply.

In addition, the City's Water Treatment Plant (WTP) has adequate capacity to meet the demands of the mitigated project.[13] The City's master planning for the WTP and the distribution system that conveys treated water to customers have taken into account future demand, including the demand of the 2007 project.[14] Therefore, the mitigated project would also have a less-than-significant impact on the WTP.

b. Water Supply Distribution System. Similar to the 2007 project, construction of the mitigated project, including grading activities, would occur in the vicinity of a 24-inch raw water pipeline that

[11] CDM, 2005. *Water Supply Assessment for Benicia Business Park*. December.

[12] Ibid.

[13] Ibid.

[14] Ibid.

serves the Lake Herman pump station, and a 30-inch treated water line serving the City. Disruption of either of these facilities could result in the temporary shutdown of the City's water supply. Implementation of Mitigation Measure UTIL-2, as identified in the 2007 Final EIR, would ensure that potential impacts to the City's water supply distribution system resulting from implementation of the mitigated project would be reduced to a less-than-significant level.

c. Water Supply Distribution Facilities. The project site does not currently receive water service and would require the extension of new water distribution facilities. Existing 12-inch water mains are located beneath Industrial Way and Park Road. Water would be provided to the project site by new pumping facilities and two new tank reservoirs on a separate pressure zone system from the City of Benicia. Each water supply tank would have a capacity of 1 million gallons and would be located in the northern open space portions of the site. One tank would be located west of the existing WTP and one tank would be located east of the WTP.

Water lines 12 inches in diameter would be installed throughout the site. Development and construction of the mitigated project would occur in five phases, with the installation of utilities, including water distribution facilities, required to serve the phase under construction.

The mitigated project would be subject to the City's standard Conditions of Approval relating to the extension of water services, including the assessment of fees for the costs of on-site and off-site improvements required to serve the project. Implementation of Mitigation Measure UTIL-1, as identified in the 2007 Final EIR, would ensure that potential impacts related to the extension of water distribution facilities onto the site are reduced to a less-than-significant level.

d. Capacity of Wastewater Collection System. The 2007 project was expected to result in a significant impact on the wastewater collection system because the west fork of the Industrial Park gravity sewer system is in poor condition and has insufficient capacity to handle the wastewater generated at the project site. In addition, the 2007 project could have adversely affected the lift stations along the force main. Even though the mitigated project would generate less wastewater than the 2007 project, it can be assumed that it would still adversely affect the gravity sewer system and force main. Implementation of Mitigation Measure UTIL-4, as identified in the 2007 Final EIR, would reduce impacts to the wastewater collection system to a less-than-significant level.

e. Wastewater Collection Lines. The project site does not currently receive sanitary sewer service and would require on- and off-site wastewater infrastructure improvements to the collection system. The mitigated project would include the installation of 8-inch sewer lines throughout the site, and would connect to existing sewage mains at three points along East 2nd Street. Implementation of Mitigation Measure UTIL-3, as identified in the 2007 Final EIR, would ensure that required wastewater collection infrastructure would be installed at appropriate times to serve the mitigated project.

f. Solid Waste. The mitigated project would be expected to have a less-than-significant impact on solid waste services. The California Integrated Waste Management Board (CIWMB) estimates an average waste generation rate of 10.5 pounds per employee per day for commercial uses[15] and 9

[15] Integrated Waste Management Board, 2008. *Estimated Solid Waste Generation Rates for Commercial Establishments*. Website: www.ciwmb.ca.gov/WasteChar/WasteGenRates/Commercial.htm. April 21

pounds per employee per day for industrial uses.[16] The mitigated project would result in an estimated total of 857,000 square feet of commercial development, which would generate approximately 1,856 jobs (see Table 5). Proposed industrial development is 2,399,760 square feet, which would generate approximately 3,145 jobs. Commercial employees would generate approximately 19,488 pounds per day of solid waste, while industrial employees would generate approximately 28,305 pounds per day of solid waste. Therefore, the mitigated project at buildout would generate an estimated total of 47,793 pounds of solid waste per day (24 tons per day). This represents less than 1 percent of the total daily permitted throughput (3,500 tons per day) for the Keller Canyon Landfill. The amount of operational solid waste generated by development of the mitigated project would not exceed the capacity of Keller Canyon Landfill. Therefore, the mitigated project would have a less-than-significant impact on landfill capacity.

In addition, similar to the 2007 project, Allied Waste Management would provide commercial and industrial recycling services, thereby reducing overall solid waste generation on the project site. The design and location of on-site recycling bins would be subject to City review and approval prior to issuance of building permits.

h. Energy and Telecommunications. Development of the mitigated project would occur in an area that is currently served by electricity, natural gas, telephone, cable, and internet infrastructure located along local streets. Development of the proposed business park with commercial and industrial uses is anticipated in the City's General Plan, as well as by the utility providers who coordinate future service demands with the City. As such, development of the mitigated project would have a less-than-significant impact on electricity, gas, telecommunications, cable, and internet services.

14. Urban Decay

a. Local Impacts. The mitigated project and 2007 project would result in essentially the same commercial development within the project site. Therefore, based on an urban decay analysis conducted for the 2007 project, it can be assumed that the mitigated project would not result in urban decay. The type of commercial center proposed for the mitigated project and the 2007 project is substantially different than any existing retail centers in Benicia and is particularly distinct from the entertainment and shopping environment found in Downtown Benicia. Applied Development Economics, Inc (ADE), which prepared the *Economic Impact Analysis of the Proposed Benicia Business Park* for the 2007 project, determined that the project "has a strong potential to enhance commercial businesses throughout the City," including those in Downtown Benicia, and would not result in urban decay within or around Benicia.

However, as discussed in the 2007 Final EIR, the mitigated project could result in urban decay in Downtown Benicia if the amount of proposed retail uses substantially increases (specifically if big box tenants are incorporated into the project). Implementation of Mitigation Measure DECAY-1, as identified in the Final EIR, would reduce this impact to a less-than-significant level.

[16] Integrated Waste Management Board, 2008. *Estimated Solid Waste Generation Rates for Industrial Establishments*. Website: www.ciwmb.ca.gov/WasteChar/WasteGenRates/Industrial.htm. April 21.

b. Regional Impacts. The mitigated project, like the 2007 project, would not be expected to result in economic or urban decay impacts in other cities. The retail component of the mitigated project is anticipated to be local-serving in nature, rather than regional-serving (e.g., a discount center or other larger-scale retail center). The ADE report for the 2007 project found that among the cities that would be affected by project retail businesses, the project represented a significant share of sales only in Benicia and Martinez. The market analysis indicated that impacts within Benicia are unlikely due to the store-type mix anticipated as part of the project. If all the sales in the 2007 project (or mitigated project) were to be diverted from Martinez, which is unlikely, there could be some potential for localized impacts there. However, Martinez shoppers have substantially more shopping opportunities in Concord and Walnut Creek, and would likely shop in Benicia only if they work there or are traveling through the City to other destinations. Therefore, based on the analysis conducted for the 2007 project, the mitigated project is not expected to result in a substantial economic or urban decay impact to cities outside Benicia, including Martinez.

c. Other Fiscal Impacts. According to ADE, the tax revenues created by the 2007 project would not only have paid the direct cost of services required for the project, but would also have generated more than $40 million in surplus revenues for the City over a 25-year period (after paying all expenses for City services for the project). A new fiscal analysis has not been prepared for the mitigated project, which would include the same amount of commercial space as the 2007 project, but approximately 53 percent of total industrial square footage. However, based on the 2007 ADE report, the mitigated project would probably still result in substantial beneficial fiscal impacts to the City of Benicia's General Fund. However, a supplemental economic analysis would be required to quantify the extent of the benefit. If for some reason adverse effects were to result from the mitigated project, they would not be considered physical environmental impacts pursuant to CEQA.

The mitigated project would be expected to provide approximately 5,001 jobs on-site and additional jobs throughout Solano County in support businesses and services. These jobs would result from ongoing business activity at the proposed Benicia Business Park, and would add to the total economic activity in the area once the mitigated project is fully developed.

15. Global Climate Change

Neither CEQA nor the *CEQA Guidelines* provide any methodology for analysis of "greenhouse gases," including carbon dioxide (CO_2,) nor do they provide any significance thresholds. In the absence of standardized criteria for determining the significance of a project's contributions to global climate change, the analysis in this section determines the consistency of the mitigated project with greenhouse gas emission reduction strategies identified by the California Environmental Protection Agency Climate Action Team. These strategies were identified pursuant to State Executive Order S-3-05 (announced on June 1, 2005), which sets greenhouse gas emission targets in California through 2050.

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05, acknowledging the environmental impacts of greenhouse gas emissions on climate change. The Executive Order established the following climate change emission reduction targets for California:

- By 2010, reduce greenhouse gas emissions to 2000 levels
- By 2020, reduce greenhouse gas emissions to 1990 levels

- By 2050, reduce greenhouse gas emission to 80 percent below 1990 levels

It also directed the California Environmental Protection Agency (Cal EPA) to coordinate efforts among State agencies to meet these targets. As part of this directive, in 2006 the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires Cal EPA to lead the evaluation of California's impacts on climate change and identify mitigation strategies to reduce emissions and minimize adverse effects of climate change. In response to the Executive Order, Cal EPA established the Climate Action Team to develop strategies for reducing climate change emissions in the State. In March 2006, Cal EPA released a document called the *Climate Action Team Report to Governor Schwarzenegger and Legislature*.[17] The Report provides suggested strategies for reducing climate change emissions that would be implemented by State agencies over the next 2 years. It is a guidance document to be used by the identified State agencies in developing State-wide programs for reducing climate change emissions. The strategies in the report are used in this analysis to determine if the mitigated project would result in a significant impact on global warming.

The consistency of the mitigated project with these reduction strategies is summarized in Table 8. As shown in the table, the project would be partially consistent with most of the measures identified by Cal EPA to reduce greenhouse gas emissions in residential and commercial/industrial development. The 2007 project was found to be generally inconsistent with the Cal EPA measures. Therefore, the mitigated project represents an incremental improvement in compliance with greenhouse gas reduction strategies, compared to the 2007 project. The mitigated project would use water more efficiently than the 2007 project. The mitigated project includes plans to preserve existing drainages and to add new bio-retention swales throughout the site, which would better handle and treat storm water runoff than the storm water management features in the 2007 project. In addition, the landscape plan for the mitigated project includes more native and drought resistant plant species than the 2007 project, which would lower the need for irrigation (and reduce associated energy needs). In addition, the mitigated project would better meet the goals of protecting open space because it would preserve 313 acres of open space, compared to the 180 acres proposed as part of the 2007 project.

The mitigated project also includes non-binding Master Plan Overlay Design Guidelines that would encourage energy efficiency and sustainable design. However, it cannot be said that the mitigated project would encourage alternative modes of transportation, such as public transit or pedestrian and bicycle access and facilities. While the mitigated project would be much more consistent with the State greenhouse gas reduction strategies than the 2007 project, it still would not achieve all of the feasible State strategies to reduce greenhouse gas emissions.

In the absence of significance criteria established by either the City of Benicia or State of California, this partial consistency would not result in a significant environmental impact. However, the following recommendation, in conjunction with the implementation of Mitigation Measures TRANS-23 and TRANS-24 (which require provision of additional bike, pedestrian, and transit service/facilities on the project site), would bring the project closer to compliance with the Climate Action Team's greenhouse gas emission reduction strategies. The following recommended measure is not a mitigation measure and is not required to reduce the significant environmental impacts of the

[17] California Environmental Protection Agency, 2006. *Climate Action Team Report to Governor Schwarzenegger and Legislature*. March.

project to a less-than-significant level. However, it could be incorporated into the project's conditions of approval.

Recommended Measure GREEN-1: Develop trails connecting the site to surrounding areas. Trails should be incorporated into the open space provided in the project site.

Table 8: Consistency of the Proposed Project with State Greenhouse Gas Emission Reduction Strategies

State Strategy to Reduce Greenhouse Gas Emissions	Would 2007 Project Substantially Include Strategy?	Would the Mitigated Project Substantially Include Strategy?
Meet vehicle climate change standards (including standards for heavy-duty vehicles).	Yes. Vehicle climate change standards are enforced by the California Air Resources Board. All vehicles that enter the project site would be required to meet these standards.	Yes. Vehicle climate change standards are enforced by the California Air Resources Board. All vehicles that enter the project site would be required to meet these standards.
Reduce use of hydrofluorocarbons.	Yes. When the California Air Resources Board adopts standards for hydrofluoro-carbons, these standards will be applied to all consumer goods.	Yes. When the California Air Resources Board adopts standards for hydrofluoro-carbons, these standards will be applied to all consumer goods.
Achieve 50 percent State-wide recycling goal; recycle as much as possible.	No. The conceptual site plans submitted by the project sponsor make no provision for materials recycling. However, the project would be expected to comply with local and State recycling requirements.	No. The conceptual site plans submitted by the project sponsor make no provision for materials recycling. However, the project would be expected to comply with local and State recycling requirements.
Protect and plant trees in urban settings (urban forestry).	Partially. Implementation of the proposed project would result in the planting of street trees along roads within and around the project site. However, the project would also result in the removal of 3.2 acres of blue-gum eucalyptus and removal of a large stand of trees adjacent to Reach C.	Yes. Implementation of the mitigated project would result in the planting of street trees along roads within and around the project site. Although most existing eucalyptus trees would be removed from the project site, native trees would be planted as replacements.
Protect open space and forested areas.	Partially. The project would include 180 acres of open space, including a major drainage; however, this open space would exclude several on-site drainages and wetlands.	Yes. The mitigated project would include 313 acres of open space, including significant hillsides and buffers around creeks, drainages, and wetlands. Key natural features on the site would be preserved.
Increase water use efficiency as much as practicable.	No. No features of the project site would promote water conservation. The landscaped areas around the periphery of the site would be expected to require large amounts of irrigation.	Partially. Because more of the site would be maintained as open space, less overall irrigation would be required compared to the 2007 project. Many of the proposed plant species have relatively low water requirements. In addition, the non-binding Master Plan Overlay Design Guidelines include recommendations to reduce water use on the site.
Increase energy efficiency by 20 percent beyond Title 24 requirements.	No. The project would include little provision for alternative transportation and therefore would not be considered energy-efficient.	No. The project would include little provision for alternative transportation and therefore would not be considered energy-efficient. However, the on-site open space offers the potential for development of a trail system.
Use energy-efficient appliances.	Yes. Energy-efficient appliances would be required, per State regulations.	Yes. Energy-efficient appliances would be required, per State regulations.
Encourage high-density mixed use projects.	No. The site would be zoned for only a limited variety of land uses, and the project would be built at a relatively low density (the	No. The site would be zoned for only a limited variety of land uses, and the project would be built at a relatively low density (the

Table 8 *Continued*

State Strategy to Reduce Greenhouse Gas Emissions	Would 2007 Project Substantially Include Strategy?	Would the Mitigated Project Substantially Include Strategy?
	proposed floor-area-ratio is lower than permitted in the General Plan for limited industrial and commercial areas).	proposed floor-area-ratio is lower than permitted in the General Plan for limited industrial and commercial areas).
Encourage green construction.	No. The project does not include provisions to encourage green construction.	Partially. The mitigated project includes non-binding design guidelines for commercial and industrial development, which encourage LEED strategies and other green building features.
Encourage the use of solar energy.	No. The project would not include photovoltaic cells or other features that would generate solar energy.	Partially. The non-binding Master Plan Overlay Design Guidelines encourage the use of photovoltaic cells for on-site energy needs and encourage buildings to be designed to minimize solar gain and maximize natural lighting.
Impose anti-idling requirements on diesel vehicles.	Yes. Bay Area Air Quality Management District (BAAQMD) guidelines would prohibit unnecessary idling.	Yes. Bay Area Air Quality Management District (BAAQMD) guidelines would prohibit unnecessary idling.
Implement measures to reduce emissions from Transportation Refrigerator Units (TRUs)	No. The project does not include provisions to reduce TRUs (although it is unclear, at the current conceptual level of development, whether the project would include TRUs).	No. The project does not include provisions to reduce TRUs (although it is unclear, at the current conceptual level of development, whether the project would include TRUs).

Source: State of California Environmental Protection Agency, 2006. Climate Action Team Report to Governor Schwarzenegger and the California Legislature. March.

E. COMPARISON TO THE CONDITIONS LISTED IN *CEQA GUIDELINES* SECTION 15162

CEQA Guidelines Section 15164 states: "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 specifies that no subsequent EIR shall be prepared for the project unless:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR or negative declarations;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The following discussion summarizes the reasons why a Subsequent or Supplemental EIR, pursuant to *CEQA Guidelines* Section 15162, is not required to evaluate the environmental effects of changes to Block 4.

1. Substantial Changes to the Project

The changes to the project include a decrease in the amount of industrial square footage, and an overall decrease in the amount of total building area. In addition, there would be a substantial increase in the amount of open space, and this open space would encompass creeks and wetlands on the project site. As discussed above, these changes would not result in significant impacts other than those identified in the Final EIR, would not increase the severity of impacts already identified in the Final EIR, and would not require the implementation of new or significantly changed mitigation measures. The mitigated project would avoid two significant unavoidable impacts of the previous project: 1) a physical impact associated with inconsistencies with General Plan policies adopted for environmental protection and 2) substantial adverse changes to the visual character of the project site. In addition, several other impacts (including impacts to on-site water bodies) would be substantially reduced, but not to a less-than-significant level. Therefore, the proposed changes to the project are considered *minor* refinements, not *substantial* changes, and would generally improve environmental quality compared to the previous project.

2. Project Circumstances

Since certification of the Final EIR, conditions in and around this area of Benicia have not changed such that implementation of the project (including the proposed changes) would result in new significant environmental effects or a substantial increase in the severity of environmental effects already identified in the Final EIR. No substantial changes in noise levels, air quality, traffic, or other conditions have occurred within and around the project site since certification of the Final EIR. Therefore, the physical conditions of the project site in the future are not expected to result in substantial adverse physical environmental impacts not addressed in the Final EIR.

3. New Information

No new information of substantial importance has been identified in regard to the mitigated project or to the project site such that the project (including proposed changes) would be expected to result in: 1) significant environmental effects not identified in the Final EIR; or 2) more severe environmental effects than shown in the Final EIR that would require mitigation measures which were previously determined not to be feasible, or mitigation measures which are considerably different from those recommended in the Final EIR. Substantial new information would include new data on soil or groundwater contamination, traffic conditions in Benicia, and local air quality such that the environmental impacts identified in the Final EIR would be made substantially more severe. No such new information has been identified since publication and certification of the Final EIR. As described previously, changes to the 2007 project would not result in significant environmental effects (including effects that would be substantially more severe than impacts identified in the Final EIR). The mitigated project would be far superior to the 2007 project from an environmental impact perspective.

F. CONCLUSION

Current changes to the project represent a decrease in development intensity throughout the project site from the project analyzed in the 2007 Final EIR, in addition to a decrease in total industrial square footage. The mitigated project would also preserve substantially more open space on the site. This open space would encompass the key natural features of the project site, including significant hillsides, and 100- to 200-foot buffers on each site of existing creaks, drainages, swales, and other wetlands on the project site. Therefore, the mitigated project would be substantially environmentally superior to the 2007 project. However, this finding is based on the project being implemented as represented in the March 20, 2008 plans, which indicate that: no fill would be placed in wetlands, creeks, drainages, swales, or archaeological site BBP-2; buffers around these features would be preserved and would not be subject to substantial grading; and vegetation would be planted in preserved open space, and around structures and parking lots in patterns that resemble those conveyed in the conceptual landscape plans and diagrams.

The mitigated project would completely avoid the following impacts, two of which were determined to be "significant and unavoidable" (i.e., requiring a reconfiguration of land uses on the site as opposed to what are generally considered "mitigation measures") as part of the environmental review conducted in Final EIR:

> **Impact LU-1: The proposed project would substantially conflict with policies in the General Plan adopted for the purposes of environmental protection.**
>
> **Impact TRANS-22: Unacceptable LOS at the freeway segment of Westbound I-780, West of East 2nd Street. The effect of project traffic would result in the freeway segment operating at LOS F with a volume to capacity ratio of 1.029 for PM peak hour.**
>
> **Impact VIS-1: The proposed project would adversely affect scenic vistas from several public roadways.**

Impact VIS-2: The proposed project could adversely affect the visual character of the project site, as observed from public vantage points surrounding the site.

Impact VIS-3: The water tanks would be visible from several public viewpoints and would be out of scale and character with the adjacent open space.

Impact CULT-1: Ground-disturbing project construction could result in adverse impacts to cultural resource BBP-2 in the project area.

In addition, the following impacts would be substantially reduced (but not to a less-than-significant level) by the land use changes reflected in the mitigated project:

Impact BIO-2: The project would adversely affect wetlands, creek channels, and associated habitat.

Impact BIO-4: The proposed project may result in the loss of aquatic and terrestrial habitat for the Pacific pond turtle and California red-legged frog and may result in direct take of these species through injury or mortality.

The evaluation of project changes in this Addendum provides an adequate level of environmental review. As noted above, these changes to the project would not result in new or more significant impacts (or require new or significantly altered mitigation measures) beyond those already identified in the Final EIR. This Addendum comprises adequate environmental review of the currently mitigated project changes; no Subsequent or Supplemental EIR is required.