

REVISED NOTICE – NEW HEARING DATE: OCTOBER 22, 2009
COMMENT PERIOD EXTENDED

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

PROJECT TITLE: Lower Arsenal Mixed Use Specific Plan

PROJECT SPONSOR: City of Benicia

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

BRIEF DESCRIPTION OF PROJECT: The proposed project includes implementation of a Specific Plan for the Lower Arsenal site, which is designated for mixed uses in the Benicia General Plan. The Specific Plan covers four distinct zones, each of which exhibits a unique physical character. The Specific Plan would implement a form-based code to shape future development on the project site, with primary emphasis on the physical form and character of new development. After build-out of the Specific Plan, the area would contain approximately 741,865 square feet of mixed uses, 22 residential units, and 6.39 acres of open space. The Specific Plan area currently contains approximately 525,000 square feet of mixed uses. The Draft Specific Plan is available for public review at the City's Community Development Department or on the web:
http://beniciaca.govoffice2.com/index.asp?Type=B_BASIC&SEC={B38B0ADD-399B-44DE-95BD-90551B12A45D}

ENVIRONMENTAL REVIEW: The Lower Arsenal Mixed Use Specific Plan Draft Environmental Impact Report (DEIR) was released for public and agency review on July 19, 2007. Public/agency review ended on September 6, 2007. Select sections of the Draft EIR (Section IV.E, Hazards and Hazardous Materials and Section IV.K, Cultural and Paleontological Resources) were recirculated on April 22, 2008 in accordance with *California Environmental Quality Act (CEQA) Guidelines* section 15088.5. A Response to Comments (RTC) Document was prepared and circulated in August 2008 that addresses all comments received on the Draft EIR, including the recirculated sections.

This current recirculation of select topical sections from the DEIR has been prepared to update and provide additional analysis of the Specific Plan. Two sections are being recirculated: Section IV.I, Noise and Section IV.N, Global Climate Change, Energy Use, and Sustainability (formerly Section IV.N, Sustainability and Energy). This recirculation is not required pursuant to CEQA or the *CEQA*

Guidelines because none of the criteria listed in *CEQA Guidelines* section 15088.5 for recirculation of an EIR (e.g., the identification of a new or more severe environmental impact, or a new mitigation measure/project alternative, or a finding that the EIR is inadequate) have been met. The purpose of this recirculation is to provide decisionmakers and the public with an opportunity to review new information added to the EIR. Copies of the recirculated sections are available for review or distribution to interested parties at no charge at the City of Benicia Public Works & Community Development Department, 250 East “L” Street, Benicia, CA 94510, Monday through Friday, 8:30 a.m. to noon, and 1:00 p.m. to 5:00 p.m.

PUBLIC HEARING: The City of Benicia Planning Commission and Historic Preservation Review Commission (HPRC) will jointly conduct a public hearing on the DEIR on **Thursday, October 22, 2009** at 6:30 p.m. in the City Council Chambers (250 East “L” Street, Benicia).

Notices were previously sent out indicating a joint public hearing date of September 24, 2009. The City of Benicia is requesting that reviewers limit their comments to the recirculated materials. Comments may be made at the public hearing described above, or in writing. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project.

The comment period has been extended from October 7, 2009 to October 22, 2009. Written comments should be sent to the attention of Damon Golubics, Principal Planner, City of Benicia, 250 East “L” Street, Benicia, CA 94510, no later than 7:00 p.m. on Thursday, October 22, 2009.

For further information, please e-mail **Damon Golubics** at Damon.Golubics@ci.benicia.ca.us.

Charlie Knox
Public Works & Community Development Director
Date: September 10, 2009