

## WRITTEN STATEMENT

City of Benicia Planning Division  
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### *Project Description: Overview*

The Jefferson Ridge project proposes the development of a 7.9 acre privately-owned property into a new, walkable, green neighborhood of 124 residences, including 10% of which will be available only for low-income households. The plan also contains a small commercial component of 2,000 square feet, designed principally to house a neighborhood-serving market and/or cafe. Overall, the plan's particular focus is on addressing the housing goals of working families and empty nesters, and doing so in conformance with the City's Objective Design Standards for the Arsenal area.

The design also provides for new, accessible public access to and through the site's scenic and historic features. In addition to a new, accessible pedestrian trail network, more than 25% of the project site has been set aside for the creation of a pair of newly constructed Benicia Arsenal Parks, entirely open to and intended for the use and enjoyment of the general public. The design and construction of the parks will be entirely funded by the project sponsors, and upon completion they will be offered to the City by way of dedication; should the City prefer that the parks remain privately managed, the project will establish a dedicated funding stream and management responsibility to ensure their long-term well-being.

As the State's Regional Housing Needs Allocation process has established, and the City's Housing Element has described, there is a substantial need for new housing in Benicia. We believe this property presents a unique opportunity for a project which can accommodate a substantial portion of the City's State-mandated housing obligations, while remaining consistent with scale of housing and other building types in the area.

The chosen housing type format with tuck-under parking allows for efficient density but also adequate space for multiple bedroom format, and the distinct sense of privacy and identity that comes from a townhouse residence. The total of 124 homes are made up of several units types, ranging from 950 to 1,510 square feet, with an average gross livable area per residence of approximately 1,300 square feet, not including roof deck and balcony/patio spaces.

The overall site plan was crafted to balance the goals of providing a meaningful number of appealing new homes to its future residents, consistent with the site's development potential and the City's RHNA obligations, while *also* enhancing the opportunities for public pedestrian access and enjoyment of the site's views and special trees. In service of this goal, the site plan was designed around the preservation of notable trees which have remained healthy from those identified in the Arsenal Historic Conservation Plan, the opportunity to develop and install accessible public pathways, and the creation of new Benicia Arsenal Parks. Finally, for the benefit of future residents and all visitors to the historic attractions of the Arsenal, the project's architectural style and detailing was carefully selected to be in harmony with the remaining residential buildings from the Arsenal's "Officers' Row."

The text below reproduces the Project Description-related questions from the Application Checklist, and provides responses.

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1. *Interior and exterior uses, including but not limited to work areas, residential uses, common or recreational spaces, interior and exterior storage, etc.*  
The total proposed building footprint is 76,960 square feet and total building floor area is 161,625 square feet. Of this total, all but 2,000 square feet are in residential use. Park areas constitute approximately 90,000 square feet, or 27% of total project area.
2. *Hours of Operation (existing and proposed)*  
There are no present operations. Proposed operations in the small commercial component are expected to be scheduled between 8:00 am to 9:00 pm.
3. *Description and documentation of the previous land use*  
The previously land use was as a vacant and unimproved property. Note: all easements on the site are mapped and shown on the existing conditions plan of the Civil Engineering drawings. The project respects access easements. Structures are not placed on existing access easements that are in favor of neighboring properties. Utility easements between the City and the project property may require adjustments in location of the respective utility and the project will pay for all costs to design, relocate and prepare new easements for any altered utility, should that be necessary.
4. *Anticipated number of employees, clients, customers, etc.*  
The small commercial component is anticipated to have from two to four employees and to serve up to approximately 10 patrons at one time.
5. *Potential for special events*  
None anticipated.
6. *Type of vehicle traffic anticipated (auto, truck, drop off, etc.)*  
Vehicle traffic anticipated, after completion of construction period, would be comprised of the property's residents' passenger vehicles, small trucks making drop-off deliveries to the residences, and small trucks making drop-offs to the commercial property.
7. *Delivery schedules and location of loading activities for restaurant, retail, or similar uses.*  
Loading for the commercial use will be in its parking lot, between 7:00 and 9:00 or during regular business hours.
8. *Any sources of odors, noise, dust or glare associated with the proposed use or proposed construction activities. The expected frequency and duration of such effects shall be described*  
Construction activities will generate noise and dust associated with grading and underground construction. These impacts are expected daily during the allowable work days and hours for the first 3-4 months of construction. During construction

of structures odors associated with painting may be noticed. Additional noise associated with house construction is to be expected daily including hammering, compressors and construction vehicles.

Once construction is completed, and primary uses commence, the only potential impact from the list would be associated with site lighting. All such lighting, whether associated with the residences, with street and park areas, or at the commercial property, will be designed with shielding or directed appropriately so as to not affect neighboring properties, and to be consistent with. It is assumed standard mitigation measures will be required as part of the project approvals with which the project will comply.

9. *Any hazardous materials, as defined in California Fire Code*  
None expected.
10. *The nature and duration of temporary equipment or storage (if applicable)*  
Other than ordinary storage of equipment and supplies during construction, no temporary equipment or storage is anticipated.
11. *Description of any lease controls or management programs that will insure the use will not be detrimental to surrounding uses in the area or to the City in general (if applicable)*  
Not applicable.
12. *Known or potential permit requirements of Federal, State, and regional agencies (e.g., BCDC, BAAQD, ACOE).*  
Other than ordinary emissions-management regulations from BAAQD pertaining to construction operations, no permit requirements from the named agencies are anticipated.
13. *If funded by public funds, identity the source of funds and provide a copy of the funding agreement or NOFA for reference.*  
The financing of the inclusionary affordable housing may include Low-Income Housing Tax Credit proceeds or other specialty loan, grant, or equity financing.