



City Manager's Office
MEMORANDUM

Date: February 3, 2009
To: Mayor and City Council
From: City Manager and Community Development Director
Re: **Elements Needed for Benicia Business Park Denial Recision**

The January 7, 2009 workshop highlighted the potential for a collaborative process involving the City, community and applicant that would include a specific plan, development agreement and subsequent EIR. Although most details can wait to be established during the process, the following items need to be agreed upon now to ensure its success:

- 18 month period from consultant contract to Tentative Map action
- no limitation on reliance on “existing” General Plan
- intent (not requirement) regarding BUSD and project labor agreements
- funding of a project manager by applicant
- Specific Plan must include (to be refined during process):
 - Health Risk Assessment
 - Market/Urban Decay Analysis
 - Definition of green/cleantech and recruitment program
 - Analysis of compliance with AB 32 and SB 375
 - Citizen panel composition, mission and cost
 - Conceptual grading plans for all phases
 - Design prescriptions for all areas of site
 - Measures to protect natural resources
 - Metrics and performance measures

If Council rescinds the application denial, staff will return to Council with a resolution that codifies these and the following process elements (shown with estimated timeline).

Element/Milestone	Timing	Month
Issue Specific Plan/EIR Request for Proposals (<i>to selected consultants</i>)	3-09	
Contract with consultant	5-09	
Begin Specific Plan process: <i>e.g., public visioning workshop(s)</i>	6-09	1
Planning Commission review of Draft Specific Plan	~10-09	5
Council action on Draft Specific Plan for Environmental Review: <i>would establish project description for Subsequent EIR</i>	~11-09	6
EIR scoping meetings	~12-09	7
Begin drafting Development Agreement	~4-10	11
Release Draft EIR for public review	~6-10	14
Planning Commission review of Draft Plan/EIR	~7-10	15
Sign Development Agreement	~8-10	16
City Council action on Specific Plan, EIR and Vesting Tentative Map	~9-10	17
First Final Map, including final grading plan	by 9-12	
First building and grading permits	by 9-14	
Final Map for last phase	by 9-22	