



**COMBINED NOTICE OF AVAILABILITY OF THE
LOWER ARSENAL MIXED USE SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) 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 on the City's website (<http://www.ci.benicia.ca.us/downtown-arsenalimprovements.php>) or at the City's Community Development Department.

ENVIRONMENTAL REVIEW: Based on a preliminary review of the project, it was determined that the project may have significant environmental impacts. A Draft Environmental Impact Report (DEIR) was then prepared for the above project, pursuant to the California Environmental Quality Act (CEQA). The DEIR analyzes potentially significant impacts in the following environmental categories: land use and planning policy; population, employment and housing; geology, soils and seismicity; hydrology and water quality; hazards and hazardous materials; biological resources; transportation and circulation; air quality; noise; visual resources; cultural resources; public services; utilities; and sustainability and energy. Copies of this document are available for review or distribution to interested parties at no charge at the City of Benicia 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 will conduct a public hearing on the DEIR on Thursday, August 9, 2007 at 7:00 p.m. in the City Council Chambers (250 East "L" Street, Benicia). Public comments are invited on the DEIR for the project. Comments on the DEIR should focus on the sufficiency of the DEIR in discussing possible impacts on the environment, ways in which adverse effects might be minimized, and alternatives to the project.

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. Written comments should be sent to the attention of Damon Golubics, Senior Planner, City of Benicia, 250 East "L" Street, Benicia, CA 94510, no later than 4:00 p.m. on Thursday, September 6, 2007. For further information, please e-mail Damon Golubics at Damon.Golubics@ci.benicia.ca.us.

Charlie Knox
Community Development Director
Date: July 19, 2007