

## II. SUMMARY

### A. PROJECT UNDER REVIEW

This EIR has been prepared to evaluate the environmental impacts of the proposed *Lower Arsenal Mixed Use Specific Plan* (the “Draft Specific Plan” or “proposed 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 a primary emphasis on the physical form and character of new development. After build-out of the Draft 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. Existing and proposed uses are described below, for each of the four development zones:

- **Jefferson Ridge/Officers’ Row Zone:** Approximately 2.99 acres of open space and 230,575 square feet of new and redeveloped mixed uses, including institutional, office, commercial, and limited residential uses;
- **Adams Street Zone:** Approximately 1.30 acres of open space and 200,100 square feet of new and redeveloped mixed uses, including office, commercial, light industrial, work/live, and limited residential uses;
- **Grant Street Zone:** Approximately 0.92 acres of open space and 32,775 square feet of redeveloped mixed uses, including office, commercial, light industrial, work/live, and limited industrial uses; and
- **South of Grant Zone:** Approximately 1.19 acres of open space and 278,415 square feet of redeveloped mixed uses, including office, commercial, light industrial, and work/live uses.

A detailed description of the Draft Specific Plan is provided in Chapter III, Project Description.

### B. SUMMARY OF IMPACTS AND MITIGATION MEASURES

This summary provides an overview of the analysis contained in Chapter IV, Setting, Impacts and Mitigation Measures. CEQA requires a summary to include discussion of: 1) potential areas of controversy; 2) significant impacts; 3) recommended mitigation measures; and 4) alternatives to the proposed project.

#### 1. Potential Areas of Controversy

The potential areas of controversy surrounding the proposed project identified as part of the EIR scoping and Notice of Preparation (NOP) processes are evaluated in Chapter IV of this EIR and are listed below. The City received a total of six comment letters in addition to the verbal comments from individuals and the City of Benicia Planning Commission at a public meeting on April 12, 2007 (see Appendix A).

- land use compatibility;
- historic landscapes;
- transit, bicycle, and pedestrian access;
- preservation of existing land uses, including Port uses;
- traffic congestion and roadway hazards;
- on-site noise and air quality;
- lighting and aesthetics
- policy consistency;
- global warming and sustainability; and
- development alternatives.

## **2. Significant and Less-than-Significant Impacts**

Under CEQA, a significant effect on the environment is defined as: a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.<sup>1</sup>

As discussed in Chapter IV of this EIR, implementation of the proposed project has the potential to result in adverse environmental impacts in several areas. Impacts associated with the following environmental topics would be significant without the implementation of mitigation measures, but would be reduced to a less-than-significant level if the mitigation measures recommended in this EIR are implemented:

- Land Use and Planning Policy
- Geology, Soils and Seismicity
- Hazards and Hazardous Materials
- Biological Resources
- Transportation and Circulation
- Air Quality
- Noise
- Visual Resources
- Cultural and Paleontological Resources

Impacts associated with the following environmental topics would be considered less than significant and would not require any mitigation measures based on the identified criteria of significance:

- Population, Employment and Housing

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<sup>1</sup> CEQA Sections 21060.5 and 21068.

- Hydrology and Water Quality
- Public Services
- Utilities and Infrastructure
- Sustainability and Energy

### 3. Significant Unavoidable Impacts

The Draft Specific Plan would not result in any significant and unavoidable impacts.

### 4. Alternatives to the Project

The following alternatives to the project are considered in this EIR:

- The **No Project alternative**, which assumes that the Draft Specific Plan is not implemented, but that existing uses in the project site continue to evolve and intensify.
- The **Option 1 alternative**, which would rehabilitate the historic buildings and landscapes in the Jefferson Ridge/Officers' Row Zone but would not introduce new buildings to the area.
- The **Option 1.5 alternative**, which would strike a balance between the development objectives of Option 1 and Option 2 (analyzed as the proposed project): historic buildings and landscapes in Jefferson Ridge/Officers' Row would be rehabilitated, two new structures would be constructed in the area, and an "Arsenal Memorial Park" would be developed south of Jefferson Street.
- The **Senior Housing alternative**, which would be the most intensely-developed of all the project alternatives, and would consist of construction of a 50-unit senior apartment complex north of Jefferson Street between the Commanding Officer's Quarters and the Lieutenant's Quarters, and construction of 30 market-rate townhouse units south of Jefferson Street.

The **Option 1 alternative** is identified as the environmentally superior alternative. Each alternative is described and analyzed in Chapter V of this EIR.

## C. SUMMARY TABLE

Table II-2 identifies impacts and mitigation measures associated with the proposed project. The information in the tables is organized to correspond with environmental issues discussed in Chapter IV. The table is arranged in four columns: 1) environmental impacts; 2) level of significance prior to mitigation measures; 3) mitigation measures; and 4) level of significance after mitigation. For a complete description of potential impacts and recommended mitigation measures, refer to Chapter IV.

**Table II-1: Summary of Impacts and Mitigation Measures**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<b>A. LAND USE AND PLANNING POLICY</b>			
<u>LU-1</u> : Residential uses developed within the Plan Area may be incompatible with existing industrial uses.	S	<u>LU-1</u> : The following changes shall be made to Action 1.5.3: <u>Action 1.5.3</u> : Allow residential uses, including artist live/work units, where it can be demonstrated that adequate buffers exist, including noise buffers, and that the presence of residents will not significantly constrain industrial operations, including the flow of goods and materials. <u>Proposed residential uses located in areas where industrial uses can be seen or heard shall be evaluated to determine that they would not be incompatible with industrial uses. Site specific evaluation may include acoustical or air quality analysis as determined by the City. New work/live uses shall not be permitted along those portions of Jackson Street that are south of Grant Street and west of Park Street.</u>	LTS
<u>LU-2</u> : Implementation of the Draft Specific Plan could result in conflicts between residential uses and industrial uses.	S	<u>LU-2</u> : Implement Mitigation Measure LU-1.	LTS
<b>B. POPULATION, EMPLOYMENT AND HOUSING</b>			
There are no significant <i>Population, Employment and Housing</i> impacts.			
<b>C. GEOLOGY, SOILS AND SEISMICITY</b>			
<u>GEO-1 (All Zones)</u> : Seismically-induced ground shaking in the Specific Plan Area could result in damage to life and/or property at <u>new</u> development sites.	S	<u>GEO-1a (All Zones)</u> : Prior to the issuance of any site-specific grading or building permit in the Specific Plan Area, a final design-level geotechnical investigation report shall be prepared and submitted to the City of Benicia Planning and Building Department for review and confirmation that the proposed project fully complies with the California Building Code (Seismic Zone 4). The report shall determine the project site's geotechnical conditions and address potential seismic hazards such as seismic shaking. The report shall recommend foundation techniques appropriate to minimize seismic damage. In addition, the geotechnical investigation shall conform to the California Division of Mines and Geology (CDMG) recommendations presented in the <i>Guidelines for Evaluating Seismic Hazards in California</i> , CDMG Special Publication 117.	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
GEO-1 <i>Continued</i>		<p>All subsequent parcel-specific development and building plans shall comply with the California Building Code (Seismic Zone 4) requirements, or requirements superseding California Building Code requirements. In addition, future development plans shall comply with the requirements of the final design-level geotechnical investigation report unless superseded by a parcel-specific design-level geotechnical investigation report.</p> <p>All mitigation measures, design criteria, and specifications set forth in the geotechnical reports shall be fully implemented.</p>	
<p><u>GEO-2 (All Zones)</u>: Seismically-induced ground shaking in the Specific Plan Area could result in damage to life and/or property in adaptively reused buildings.</p>	S	<p><u>GEO-2 (All Zones)</u>: Prior to approval of an occupancy permit for redeveloped buildings in the Specific Plan Area, a design-level seismic upgrade report shall be prepared, submitted to the City for review and approval, and the upgrade recommendation(s) shall be fully implemented. Prior to approving the design-level report, the City shall independently review the seismic upgrade report to determine the adequacy of the hazards evaluation and proposed mitigation measures. Such reviews shall be conducted by a structural engineer or registered civil engineer who has competence in the field of seismic hazard evaluation and mitigation.</p>	LTS
<p><u>GEO-3 (All Zones)</u>: Damage to structures or property related to shrink-swell potential of project soils and/or settlements of non-engineered fill could occur.</p>	S	<p><u>GEO-3a (All Zones)</u>: Prior to the issuance of a site-specific grading permit or the construction of new roadways, sidewalks, and utility lines, a design-level geotechnical investigation shall be prepared by licensed professionals and approved by the City of Benicia Planning and Building Department. The design-level geotechnical investigation shall include measures to ensure potential damages related to expansive soils and differential settlement are minimized. Mitigation options for expansive soils may range from removal of the problematic soils and replacement, as needed, with properly conditioned and compacted fill, to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. Recommendations for specific foundation designs which minimize the potential for damage related to settlement shall be presented in the report.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
GEO-3 <i>Continued</i>		GEO-3b (All Zones): Designs of all open space and park areas shall be reviewed and approved by the City of Benicia Planning and Building Department. The designs of all open space and park areas shall incorporate low water-need plantings to minimize the potential for damage to pavements, utilities, and structures from expansive soils. The use of similar landscaping shall be encouraged at private development parcels by providing information to new tenants regarding the relationship between irrigation and subsequent property damage. A document which describes the potential for damage from expansive soils from over-irrigation and includes solutions such as drought-tolerant plant material and drip irrigation systems shall be prepared by the applicant and provided to all occupants of the Plan Area.	
GEO-4 (Adams Street Zone, Grant Street Zone, and South of Grant Street Zone): Damage to structures or property related to liquefaction, ground displacement, and ground failure could occur.	S	GEO-4 (Adams Street Zone, Grant Street Zone, and South of Grant Street Zone): Prior to the issuance of a site-specific grading permit or the construction of new roadways, sidewalks, and utility lines, a design-level geotechnical investigation shall be prepared by licensed professionals and approved by the City of Benicia Planning and Building Department. The design-level geotechnical investigation shall include measures to ensure potential damages related to liquefaction, ground displacement, and ground failure are minimized.	LTS
GEO-5 (Jefferson Ridge Zone): Damage to structures or property could occur at the Jefferson Ridge Zone due to existing or induced slope instability resulting in landsliding.	S	GEO-5a (Jefferson Ridge Zone): Prior to the issuance of any site-specific grading or building permit, a design-level geotechnical investigation report shall be prepared and submitted to the City of Benicia Planning and Building Department for review and confirmation that the proposed project fully complies with the California Building Code (Seismic Zone 4). The applicant shall incorporate all recommendations of the final geotechnical investigation report regarding mitigation of slope instability into the project design.	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
GEO-5 <i>Continued</i>		GEO-5b (Jefferson Ridge Zone): All grading plans, cut and fill slopes, compaction procedures, and retaining structures shall be designed by a licensed professional engineer and inspected during construction by a licensed professional engineer (or representative) or Certified Engineering Geologist (or representative). All designs shall be submitted to, and approved by, the City of Benicia prior to implementation.	
<b>D. HYDROLOGY AND WATER QUALITY</b>			
There are no significant <i>Hydrology and Water Quality</i> impacts.			
<b>E. HAZARDS AND HAZARDOUS MATERIALS</b>			
<u>HAZ-1</u> : Construction activities may unexpectedly encounter hazard materials or hazardous waste in soil or groundwater.	S	<u>HAZ-1a</u> : If soil, groundwater or other environmental media with suspected contamination (e.g., identified by odor or visual staining) is encountered unexpectedly during construction activities for individual development projects or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered, the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the SCEHS and implementing actions to determine the nature and extent of any observed contamination. An environmental professional shall oversee the subsequent assessment of the site (including the collection, analysis and interpretation of any samples of soil, groundwater or other environmental media) in accordance with local, State and federal hazardous materials and hazardous waste laws and regulations. The professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications. General construction work shall not resume in the area(s) affected until the recommendations have been implemented under the oversight of the SCEHS or other regulatory agency, as appropriate.	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HAZ-1 <i>Continued</i>		<p><u>HAZ-1b</u>: The contractor involved in site grading and site development activities for an individual development project shall ensure that underground pipelines or other underground or aboveground utilities within the project site are identified and clearly marked prior to earthworking activities to avoid unexpected contact with these utilities. Emergency procedures shall be developed by the contractor that can be implemented in the event utilities are ruptured; these procedures shall be reviewed and approved by the City of Benicia Planning and Building Department, prior to the issuance of a grading or building permit. On-site workers shall be trained in how to implement these procedures.</p>	
<b>F. BIOLOGICAL RESOURCES</b>			
<p><u>BIO-1</u>: Mature trees that are protected under the City's Tree Ordinance may be removed as part of the development on the project site.</p>	S	<p><u>BIO-1</u>: Prior to development of individual projects, a tree report shall be prepared by an arborist or biologist to identify the location, size, and health of trees on the site, and to map and identify the trees that would be preserved and removed during construction of the project. The report shall also specify measures to protect all preserved trees during construction, including creation of Tree Protection Zones. The project sponsor shall apply for a Tree Permit for the removal of all protected trees.</p> <p>As part of the Tree Permit, an arborist or biologist shall develop a tree replacement program in accordance with the City's tree ordinance. Two 15-gallon trees are generally required for the replacement of each mature tree that is removed. In some cases, one or two 24-inch box trees, or a mature tree shall be required for the replacement of one mature tree.</p>	LTS
<p><u>BIO-2 (Jefferson Ridge/Officers' Row Zone)</u>: Development in the Jefferson Ridge/Officers' Row Zone (including the Clocktower Area) may result in the fill of jurisdictional wetlands that are subject to jurisdiction as waters of the United States under Section 404 of the Clean Water Act and/or are waters of the State subject to jurisdiction under the Porter-Cologne Act .</p>	S	<p><u>BIO-2a (Jefferson Street/Officers' Row Zone)</u>: Prior to approving any development project in the Jefferson Ridge/Officers' Row Zone, a formal wetland delineation will be conducted to determine the extent of jurisdictional waters of the United States and waters of the State on the site. Potential impacts to jurisdictional waters will be avoided where feasible, and unavoidable impacts shall be minimized to the extent that is feasible.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>BIO-2 <i>Continued</i></p>		<p><u>BIO-2b (Jefferson Street/Officers' Row Zone):</u> Applicants for individual development projects on the site of any delineated wetlands shall obtain the appropriate federal and State permits authorizing the fill of jurisdictional wetlands and other waters, including waters of the State. The applicant shall provide proof to the City of Benicia of compliance with the terms and conditions of the permits prior to issuance of the grading permit. All work in jurisdictional areas shall be in compliance with the terms and conditions of the federal and State permits.</p>	
		<p><u>BIO-2c (Jefferson Street/Officers' Row Zone):</u> All waters of the United States or waters of the State that are filled as a result of project development will be mitigated at a minimum 1:1 ratio or the higher of the ratios stipulated in the federal or state permit authorizing fill of the wetlands or non-wetland waters. Mitigation for impacts to wetlands or other waters may be accomplished by 1) on- or off-site creation of wetlands or non-wetland waters at an appropriate mitigation site, or 2) by purchasing credit at an approved off-site mitigation bank.</p>	
		<p><u>BIO-2d (Jefferson Street/Officers' Row Zone):</u> The project sponsor will implement a wetland mitigation and monitoring plan as mitigation for impacts to jurisdictional wetlands and waters. The plan will detail the mitigation design, wetland planting design, maintenance and monitoring requirements, reporting requirements, and success criteria. The mitigation wetlands shall be monitored for a minimum of 5 years. This plan shall be approved by the Corps and the City prior to implementation.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-2 <i>Continued</i>		<p><u>BIO-2e (Jefferson Street/Officers' Row Zone):</u> During construction of individual development projects, no material shall be allowed to enter or be stored in any wetlands that are to be preserved. Project-related dirt and other material shall be kept sufficiently far away from preserved wetlands and drainages to prevent material from entering these features. If earthmoving activities or material stockpiling occurs upslope from a preserved wetland or drainage, silt fencing shall be installed around the preserved feature to prevent soil from entering the wetland or drainage. Silt fencing shall be installed at the least 5 feet from the edges of preserved wetlands and drainages. Silt fencing shall also be installed around preserved features whenever earthmoving activities or material stockpiling occurs within 20 feet of a preserved feature. All equipment washing shall occur down slope from preserved wetlands to prevent the runoff from entering the preserved wetlands. Berms or other barriers shall be constructed outside of preserved wetlands or drainages to prevent wash water runoff from entering the preserved wetlands.</p> <p><u>BIO-2f (Jefferson Street/Officers' Row Zone):</u> A conservation easement shall be established over the mitigation wetlands to preserve these wetlands in perpetuity. The City of Benicia or other public resource agency shall hold the easement to ensure retention of this land in perpetuity.</p> <p><u>BIO-2g (Jefferson Street/Officers' Row Zone):</u> Applicants for individual development projects on the site of any delineated wetlands shall provide financial assurances of a type (i.e., bond, letter of credit) and amount to be determined by the Corps and the City to ensure successful implementation of the wetland mitigation and monitoring plan. The project sponsor shall also provide a long-term funding mechanism for the maintenance of the mitigation wetlands in the conservation easements in perpetuity.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>BIO-3</u>: Development on the project site may impact special-status plants.</p>	<p>S</p>	<p><u>BIO-3a</u>: Prior to construction of the project, a rare plant survey according to CNPS, CDFG, and USFWS protocols will be conducted in all potential habitat areas of the site. The survey should be conducted by a qualified botanist familiar with the flora of the Benicia area and with expertise in the identification of the special-status species potentially occurring onsite. Surveys will be conducted as appropriate throughout the growing season to ensure that all target species are observed.</p> <p><u>BIO-3b</u>: If no special-status plant populations are identified, the botanist shall prepare and submit a report to the City documenting the negative findings of the survey. At a minimum, the report shall include a list of the target species for which surveys were conducted, dates of surveys, names of surveyors, and a list of all plants observed. No additional mitigation shall be required if special-status plants are not found during the protocol-level surveys.</p> <p><u>BIO-3c</u>: If special-status plant populations are observed, a mitigation and monitoring plan shall be developed by the applicant of individual development projects to avoid and/or compensate for the loss of special-status plant populations. Plants designated as endangered, threatened, candidate, or rare under the federal or State Endangered Species Acts, or listed on the CNPS List 1B or CNPS List 2 shall be mitigated either by avoidance or through compensatory mitigation. The mitigation monitoring and reporting plan shall be prepared in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>• Whenever feasible, special-status plant populations should be avoided and the populations protected in place. Avoidance measures may include fencing the existing plants with Environmentally Sensitive Area (ESA) fencing prior to construction, establishing a buffer zone of at least 20 feet around rare plant populations, and implementing a training program for construction personnel to ensure avoidance of the preserved plant populations.</li> </ul>	<p>LTS</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-3 <i>Continued</i>		<ul style="list-style-type: none"> <li>• If impacts to special-status plant populations are unavoidable, the project sponsor shall mitigate for the impact by preserving existing plant populations of the same species at an offsite mitigation site at a minimum 2:1 ratio (2 acres of occupied habitat preserved for each acre of occupied habitat impacted).</li> <li>• The project sponsor shall develop a mitigation and monitoring plan for the plants that are impacted and submit the plan to the City and the appropriate resource agency (CDFG, USFWS) for approval.</li> <li>• A conservation easement shall be established over the mitigation site to preserve it in perpetuity as rare plant habitat. The City of Benicia or other public resource agency shall hold the easement to ensure retention of this land in perpetuity.</li> <li>• The project sponsor shall provide financial assurances of a type (i.e., bond, letter of credit) and amount to be determined by the City and CDFG to ensure successful implementation of the rare plant mitigation plan. The project sponsor shall also provide a long-term funding mechanism for the maintenance of the mitigation site in the conservation easements in perpetuity.</li> </ul>	
<p><u>BIO-4</u>: Development on the project site may result in the loss of nesting habitat for breeding birds, and may result in direct take of special-status bird species through injury or mortality.</p>	S	<p><u>BIO-4a</u>: Prior to tree pruning, tree removal, ground disturbing activities, or construction activities associated with individual development projects, a qualified biologist shall conduct raptor and passerine nest surveys to locate any active nests on or immediately adjacent to the site. Preconstruction surveys shall be conducted no more than 14 days prior to the start of pruning, construction, or ground disturbing activities if the activities occur during the nesting season (February 1 and August 31). Preconstruction surveys shall be repeated at 30-day intervals until construction has been initiated in the area. Locations of active nests shall be described and protective measures implemented. Protective measures shall include establishment of clearly delineated (i.e., orange construction</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-4 <i>Continued</i>		<p>fencing) avoidance areas around each nest site that are a minimum of 300 feet from the dripline of the nest tree or nest for raptors and 50 feet for passerines. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance. These protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. A report shall be submitted to the City at the end of the construction season documenting the observations made during monitoring.</p> <p><u>BIO-4b:</u> A preconstruction survey shall be conducted no more than 30 days prior to modification, demolition, or removal of buildings. If no owls are observed, then demolition or removal may proceed. If owls are observed during the preconstruction survey, a determination shall be made on whether birds are roosting or nesting. If a single owl is roosting, demolition or removal of the structure can proceed after the owl has been persuaded to move from the roost area. Non-invasive techniques include light shining into the roost space for one or two nights and days. If barn owls (or other owls species) are found to be actively nesting in the barn, work on or demolition of the structure shall be postponed until one of the following conditions have been met: 1) a qualified biologist monitoring the nest determines that the owls have abandoned the nest without any outside interference or 2) a qualified biologist monitoring the nest has determined that the young have fledged and are capable of relocating and using another roost site. Under either scenario, the monitor shall ensure that all owls have left the building prior to construction or demolition activities. Once the young have fledged, non-invasive techniques may be used to encourage the owls to leave the barn. The barn owl nesting period is typically between February 15 and July 15. Buildings being used by nesting owls shall be fenced and designated off-limits to prevent entry into the buildings.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>BIO-5</u>: Development on the project site may result in the loss of western burrowing owl habitat and direct take of this species through injury or mortality.</p>	<p>S</p>	<p><u>BIO-5a</u>: Preconstruction surveys shall be conducted for burrowing owls in all potential habitat areas of the site (i.e., all areas shown as containing seasonal wetlands, ruderal/non-native grasslands, or native and non-native trees on Figure IV.F-1 of the Draft EIR) prior to preparation, grading, and construction of sites for individual development projects. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium. Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. The following measures shall also apply:</p> <ul style="list-style-type: none"> <li>a) If burrowing owls are found onsite, they shall be avoided to the extent practicable. A clearly defined area (i.e., an area demarcated by orange construction fencing) shall be established around each burrowing owl burrow to be avoided. No disturbance shall occur within 160 feet (50 meters) of occupied burrows during the non-breeding season (September 1 through January 31) or within 250 feet (75 meters) of an occupied burrow during the breeding season (February 1 through August 31).</li> <li>b) If burrowing owls occur at the development site and construction would begin before February or after the end of August, and the burrows cannot be avoided, then passive relocation techniques may be used to relocate owls from the site. These passive relocation techniques would include excavating all potential burrows after excluding owls from the burrow for the required length of time. Passive relocation shall be undertaken according to the current protocol established by the CDFG. Artificial burrows shall be provided on the mitigation site for each occupied burrow destroyed at the project site at a ratio of 2:1 (two artificial burrows created for each occupied burrow destroyed).</li> </ul>	<p>LTS</p>

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-5 <i>Continued</i>		<p>c) If western burrowing owl occurs at the development site and construction would begin during the breeding season (February through August), then a buffer of a radius of 250 feet (75 meters) shall be established around any burrows containing owls.</p> <p>d) Removal of burrowing owls at development site shall conform to the requirements of CDFG's <i>Staff Report on Burrowing Owl Mitigation</i>. This shall entail establishing 6.5 acres of suitable habitat for each pair of burrowing owls displaced from the project site. These 6.5 acres shall be adjacent to an area already used by burrowing owls. The replacement mitigation site shall be preserved in perpetuity for use as burrowing owl and wild-life habitat through a conservation easement. The project sponsor shall develop a management plan for the mitigation site and submit the plan to the City and CDFG for approval. An endowment in an amount determined by the City and CDFG for management and monitoring the mitigation site shall also be established by the project sponsor.</p> <p>BIO-5b: As an alternative to purchasing land as mitigation for burrowing owls, the project sponsor may purchase credits at a CDFG-approved mitigation bank authorized to sell credits for burrowing owl mitigation. The City of Benicia shall be included in the service area of the mitigation bank. The number of credits to be purchased shall be equivalent to purchasing 6.5 acres per pair or single bird observed on the site. The final mitigation requirement shall be determined following the completion of the protocol-level survey. The sponsor shall provide the City with evidence of completion of the mitigation or purchase of mitigation credits at least 60 days prior to the initiation of construction activities.</p>	
<p><u>BIO-6</u>: Development on the project site may result in the loss of foraging and roosting habitat for the pallid bat, Townsend's western big-eared bat, and other bat species, and may result in direct take of these species through injury or mortality.</p>	S	<p><u>BIO-6a</u>: Preconstruction surveys for bat roosts shall be conducted in all buildings or trees that will be removed or modified. The survey shall take place no more than 30 days prior to construction/ demolition/removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-6 <i>Continued</i>		<p><u>BIO-6b</u>: If a bat roost is found in a building or tree cavity, the species of bat using the roost shall be identified and methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed to specify the methods to be used and the timing of the activities, and this mitigation plan shall be submitted to the City for review and approval.</p> <p><u>BIO-6c</u>: Materials from roost sites shall be salvaged, when feasible, to be used in the construction of artificial roosts.</p> <p><u>BIO-6d</u>: If special-status bats (i.e., pallid bat, Townsend’s western big-eared bat) are found onsite, and the roost would be destroyed during development, an artificial roost shall be provided for the bats. The roost shall be constructed and placed onsite prior to removal of the original roost. A mitigation plan specifying the construction details and siting of the structure shall be prepared and approved by the City and CDFG prior to removal of the existing roost. The project sponsor shall provide a secure source of funding for the monitoring of the artificial roost for a period of at least 5 years. A report documenting the implementation of the plan shall be provided to the City within 1 month of completion of the artificial roost. The plan shall be completed and implemented prior to the issuance of the grading permit.</p> <p><u>BIO-6e</u>: Removal of maternity roosts for special-status bats shall be coordinated with CDFG prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be demolished until the young are able to fly independently of their mothers.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<b>G. TRANSPORTATION AND CIRCULATION</b>			
<p><u>TRANS-1</u>: Unacceptable LOS at the intersection of <b>East 5th Street / I-780 Westbound Ramps</b>. The effect of project traffic would result in the intersection operating at LOS F with a delay of over 50.0 seconds for both the AM and PM peak hours.</p>	S	<p><u>TRANS-1</u>: The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Signalize intersection as it meets the Peak Hour Volume Signal Warrant for the AM and PM peak hours. This intersection operates at unacceptable conditions and meets signal warrants prior to the addition of project-related traffic.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B with delays of 11.7 and 12.5 seconds for the AM and PM peak hours, respectively.</p>	LTS
<p><u>TRANS-2</u>: Unacceptable LOS at the intersection of <b>East 5th Street / I-780 Eastbound Ramps</b>. The effect of project traffic would result in the intersection operating at LOS E with a delay of 44.6 seconds during the PM peak hour.</p>	S	<p><u>TRANS-2</u>: The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Signalize intersection as it meets the Peak Hour Volume Signal Warrant for the PM peak hour.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B with 14.5 seconds of delay during the PM peak hour.</p>	LTS
<p><u>TRANS-3</u>: Unacceptable LOS at the intersection of <b>East 5th Street / I-780 Westbound Ramps</b>. The effect of project traffic would result in the intersection operating at LOS F with a delay of over 50.0 seconds for both the AM and PM peak hours.</p>	S	<p><u>TRANS-3</u>: The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Signalize intersection as it meets the Peak Hour Volume Signal Warrant for the AM and PM peak hours. This intersection operates at unacceptable conditions and meets signal warrants prior to the addition of project-related traffic.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B with delays of 12.1 and 16.6 seconds for the AM and PM peak hours, respectively.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><b>TRANS-4:</b> Unacceptable LOS at the intersection of <b>East 5th Street / I-780 Eastbound Ramps</b>. The effect of project traffic would result in the intersection operating at LOS F with a delay of over 50.0 seconds for both the AM and PM peak hours.</p>	S	<p><b>TRANS-4:</b> The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Signalize intersection as it meets the Peak Hour Volume Signal Warrant for the AM and PM peak hours. Reconfigure the northbound approach to provide one left-turn lane, one through lane, and one right-turn lane.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B with delays of 15.5 and 14.9 seconds for the AM and PM peak hours, respectively.</p>	LTS
<p><b>TRANS-5:</b> Unacceptable LOS at the intersection of <b>East 2nd Street / Military East</b>. The effect of project traffic would result in the intersection operating at LOS E with a delay of 57.1 seconds during the PM peak hour.</p>	S	<p><b>TRANS-5:</b> The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Overlap the southbound right turn with the eastbound left turn phase, and re-time the signal.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS D with 42.5 seconds of delay during the PM peak hour.</p>	LTS
<p><b>TRANS-6:</b> Unacceptable LOS at the intersection of <b>Park Road / Industrial Way</b>. The effect of project traffic would result in the intersection operating at LOS E with delays of 41.3 and 43.6 seconds during the AM and PM peak hours, respectively.</p>	S	<p><b>TRANS-6:</b> The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement: Signalize intersection as it meets the Peak Hour Volume Signal Warrant for the AM and PM peak hours.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B with delays of 14.5 and 13.8 seconds for the AM and PM peak hours, respectively.</p>	LTS
<p><b>TRANS-7:</b> Unacceptable LOS at the intersection of <b>Park Road / Bayshore Road</b>. The effect of project traffic would result in the intersection operating at LOS F with delays of over 50.0 seconds during both the AM and PM peak hours.</p>	S	<p><b>TRANS-7:</b> The project sponsor of an individual development project shall contribute a pro-rata share to the following improvement:</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-7 <i>Continued</i>		<p>Reconfigure the southbound approach to provide two exclusive left-turn lanes, and one shared through-right lane. Reconfigure the west-bound approach to provide one shared through-left lane, and two exclusive right-turn lanes.</p> <p>Implementation of the identified improvement would result in this intersection operating at an acceptable LOS B and LOS C with delays of 14.5 and 17.6 seconds for the AM and PM peak hours, respectively.</p>	
<p><u>TRANS-8</u>: Temporary transportation impacts would result from truck movements and construction worker vehicles traveling to and from the project site.</p>	S	<p><u>TRANS-8</u>: Prior to the issuance of each building permit, the project sponsor of an individual development project and construction contractor shall meet with the Benicia Public Works Department and other appropriate City of Benicia agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of the project. The project sponsor shall develop a construction management plan for review and approval by the City Public Works Department. The plan shall include at least the following items and requirements:</p> <ul style="list-style-type: none"> <li>• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, provisions for truck queuing, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.</li> <li>• Identification of any transit stop relocations.</li> <li>• Provisions for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces.</li> <li>• Identification of parking space removal and any relocation of parking for employees, and public parking during construction.</li> <li>• Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</li> </ul>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-8 <i>Continued</i>		<ul style="list-style-type: none"> <li>• Provisions for accommodation of pedestrian flow.</li> <li>• No construction traffic shall be allowed on East 5th Street south of Military East.</li> <li>• Location of construction staging areas for materials, equipment, and vehicles.</li> <li>• Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.</li> <li>• A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager.</li> </ul>	
TRANS-9: High volumes of heavily laden trucks have an incremental impact on the condition of streets and highways.	S	<p>TRANS-9: The project sponsor of an individual development project shall prepare an overall construction traffic management plan to limit the effects of trucks and other construction traffic on surface conditions of area roads and intersections. This plan shall be prepared in coordination with the City of Benicia, and shall include the following provisions:</p> <ul style="list-style-type: none"> <li>• Prior to implementation of the proposed project, the project sponsor shall survey the condition of truck access route roadways and prepare an existing conditions report to document roadway baseline conditions.</li> <li>• During the construction of the project, or periodically throughout the project's construction period, the project sponsor shall make periodic improvements to area roadways to maintain minimum standards, including clean-up of construction debris (e.g., sand and gravel) and spot repaving of potholes or other severe pavement section damage.</li> </ul>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-9 <i>Continued</i>		<ul style="list-style-type: none"> <li>Upon completion of all or most project construction activities, the project sponsor shall identify any impacts to roadway conditions. The project sponsor will install improvements and/or pay an impact fee to mitigate any damages to the existing street pavements on Military East and East 5th Street to/from the project site caused by heavy construction traffic accessing the project site.</li> </ul>	
<b>H. AIR QUALITY</b>			
<p><u>AIR-1</u>: Demolition and construction period activities could generate significant dust, exhaust, and organic emissions.</p>	S	<p><u>AIR-1</u>: Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and specifications for individual development projects:</p> <p><i>Demolition.</i> The following controls shall be implemented during demolition:</p> <ul style="list-style-type: none"> <li>Water during demolition of structures and break-up of pavement to control dust generation;</li> <li>Cover all trucks hauling demolition debris from the site; and</li> <li>Use dust-proof chutes to load debris into trucks whenever feasible.</li> </ul> <p><i>Construction.</i> The following controls shall be implemented at all construction sites:</p> <ul style="list-style-type: none"> <li>Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust;</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;</li> <li>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;</li> <li>Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;</li> </ul>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
AIR-1 <i>Continued</i>		<ul style="list-style-type: none"> <li>• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;</li> <li>• Apply non-toxic soil stabilizers to inactive construction areas;</li> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways;</li> <li>• Replant vegetation in disturbed areas as quickly as possible.</li> <li>• Install base rock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and</li> <li>• Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</li> <li>• Implementation of this mitigation measure would reduce construction period air quality impacts to a less-than-significant level.</li> </ul>	
<p><u>AIR-2</u>: The proposed project could expose future residents within the Lower Arsenal Specific Plan to potentially high cancer risks from exposure to diesel emissions from the adjacent port operations.</p>	S	<p><u>AIR-2</u>: To determine if a specific development proposal would expose sensitive receptors to toxic air contaminants in excess of the BAAQMD significance criteria, the project proponent of a residential project shall coordinate with the BAAQMD to prepare a health risk assessment specific to the development parcel proposed for residential use. The assessment shall incorporate emissions sources from activities associated with the Port of Benicia. Residential sites that are determined to exceed a probability of contracting cancer for the Maximally Exposed Individual (MEI) of 10 in 1 million or have ground-level concentrations of non-carcinogenic toxic air contaminants that would result in a Hazard Index greater than 1 for the MEI shall incorporate interior air filtration systems that would reduce the cancer risk or hazard index to below the BAAQMD significance criteria.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<b>I. NOISE</b>			
<p><u>NOI-1</u>: Construction period activities could create significant short-term noise impacts on adjacent residential properties and on buildings that are currently or would become occupied within the Plan Area before completion of Specific Plan buildout.</p>	S	<p><u>NOI-1a</u>: During all on-site excavation and grading, the project contractors for individual development projects shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. All heavy construction equipment used on project sites within the Plan Area shall be maintained in good operating condition, with all internal combustion, engine-driven equipment equipped with intake and exhaust mufflers that are in good condition. "Quiet" models of air compressors and other stationary noise sources shall be utilized where such technology exists.</p> <p><u>NOI-1b</u>: The project contractors for individual development projects shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the construction site.</p> <p><u>NOI-1c</u>: The construction contractors for individual development projects shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the construction site during all project construction. The construction contractors shall post signs prohibiting unnecessary idling of internal combustion engines.</p> <p><u>NOI-1d</u>: The contractors for individual development projects shall further designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g. beginning work too early, bad muffler) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at all construction sites within the Plan Area.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
NOI-1 <i>Continued</i>		<p><u>NOI-1e:</u> The construction contractor shall ensure that all noise producing construction-related activities within 500 feet of any residential land uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.; all excavating, grading, and filling activity, including, but not limited to, warming of equipment motors, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.</p>	
<p><u>NOI-2:</u> Implementation of the proposed Specific Plan would increase traffic noise levels within the Plan Area and in surrounding areas.</p>	S	<p><u>NOI-2:</u> A project-specific acoustical analysis report shall be completed which shall include measures that would reduce traffic noise impacts to below the maximum allowable noise exposure standard of 60 dBA CNEL. These measures shall be incorporated into the project. This analysis shall be performed for all proposed noise sensitive land use development projects in the following areas:</p> <ul style="list-style-type: none"> <li>• Within 60 feet of the centerline of Adams Street;</li> <li>• Within 55 feet of the centerline of Grant Street; and</li> <li>• Within 53 feet of the centerline of Park Road.</li> </ul>	LTS
<p><u>NOI-3:</u> Implementation of the proposed Specific Plan would expose sensitive land uses to significant operational noise impacts.</p>	S	<p><u>NOI-3a:</u> Project-specific acoustical studies shall be performed for all proposed noise-sensitive development within the Plan Area. The acoustical studies shall describe how the City’s exterior and interior performance standards (shown in Table 4-4 [see Table IV.I-8 above] of the Noise Element of the General Plan) for proposed noise sensitive land uses which may be affected by stationary noise sources will be achieved. These acoustical studies must satisfy the requirements set forth in Title 24, Part 2, of the California Administrative Code, Noise Insulation Standards, for multiple-family attached residential units, hotels and motels.</p> <p><u>NOI-3b:</u> Project-specific acoustical studies shall be performed for all proposed projects within the Plan Area located adjacent to noise sensitive land uses, and that would include the operation of any machinery, equipment, pump, fan, air conditioning apparatus, or similar mechanical device that would generate noise levels in excess of the City’s exterior noise standards. These studies shall include mitigation that would reduce these stationary noise impacts to comply with the City’s standards set forth in the City’s Municipal Code section 8.20.140.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<b>J. VISUAL RESOURCES</b>			
<p><u>VIS-1</u>: Development projects built as part of the Draft Specific Plan could block scenic views.</p>	S	<p><u>VIS-1</u>: The following changes shall be made to Action 4.5.2 of the Draft Specific Plan:                      Action 4.5.2. <del>Require</del> <u>Consider</u> visual impact studies, such as computer simulation, photo montage, on-site story poles, and rear streetscape frontage perspectives of all proposed development projects that are located within view corridors as identified on the "Historic Guidelines Overlay Plan" figure in the Draft Specific Plan. <del>These studies shall document the impacts of proposed development or alteration of existing structures on views or view corridors. If these studies show that new development would diminish view corridors, the project design shall be altered so that views are not diminished.</del></p>	LTS
<b>K. CULTURAL AND PALEONTOLOGICAL RESOURCES</b>			
<p><u>CULT-1</u>: Ground disturbance in the form of building construction parking lot construction, street construction, street tree planting, building demolition, the redevelopment of open spaces, or other ground disturbance may result in a significant impact to unrecorded cultural resources, including human remains. (S)</p>	S	<p><u>CULT-1a</u>: Prior to implementation of individual development projects, a qualified archaeologist shall: (1) assess the potential for subsurface archaeological remains that may meet the definition of historical or archaeological resources and may be adversely affected by project activities; and (2) make project-specific recommendations, as warranted, about the treatment of such resources such that the eligibility of significant resources is maintained, or, if this is not feasible, the resource's loss of eligibility is offset by appropriate mitigation (e.g., data recovery excavation). The City shall ensure that the treatment recommendations of the consulting archaeologist are implemented prior to project construction, or any actions that could adversely affect the resource in question. A report of the results of this archaeological assessment shall be submitted to the project proponent, the City and the Northwest Information Center (NWIC).</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>CULT-1 <i>Continued</i></p>		<p><u>CULT-1b</u>: If unidentified archaeological deposits are discovered during construction activities associated with individual development projects, all work within 25 feet of the find shall be redirected. A qualified archaeologist shall: 1) evaluate the finds to determine if they meet the definition of a historical or archaeological resource; and 2) make recommendations regarding the treatment of such finds. If the finds do not meet the definition of a historical or archaeological resource, then no further study or protection is necessary prior to project implementation. If the finds do meet the definition of a historical or archaeological resource, then they shall be avoided by project activities. If avoidance is not feasible, impacts to such resources shall be mitigated in accordance with the recommendations of the evaluating archaeologist. The City shall ensure that the treatment recommendations of the consulting archaeologist are implemented prior to project construction or actions that could adversely affect the resource in question.</p> <p>Project personnel shall not collect or move any cultural material. Fill soils that may be used for construction purposes shall not contain archaeological materials. Upon completion of the archaeological evaluation, a report documenting the methods, results, and recommendations of the archaeologist shall be prepared and submitted to the project proponent, the City and the NWIC.</p>	

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-1 <i>Continued</i>		<p><u>CULT-1c</u>: If human remains are encountered by project activities, construction activities shall be halted and the County Coroner shall be notified immediately. If the remains are of Native American origin, the Coroner shall notify the NAHC within 24 hours of this identification, and a qualified archaeologist shall be contacted to assess the situation. The NAHC shall identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The City shall ensure that the treatment recommendations of the consulting archaeologist and MLD are implemented prior to project construction or actions that could adversely affect the remains in question.</p> <p>Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. This report shall be submitted to the project proponent, the City, and the NWIC.</p>	
CULT-2: Individual development projects may adversely affect historic architectural resources.	S	<p><u>CULT-2a</u>: The list of buildings or structures recognized as historic resources or contributors to historic districts within the Benicia Arsenal shall be reviewed and updated prior to demolition of any building constructed prior to base closure in 1963. This information shall be added as addenda to the Arsenal Historic Conservation Plan and the Lower Arsenal Mixed Use Specific Plan.</p> <p><u>CULT-2b</u>: If specific development project plans call for the demolition of existing buildings and structures over 45 years old, a historian or architectural historian shall review such buildings or structures to determine if they have the potential to meet the definition of a historical resource under CEQA.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p><u>CULT-3</u>: Architectural Standards for new buildings may conflict with the Secretary of Interior’s Guidelines for Rehabilitation.</p>		<p><u>CULT-3</u>: Plans for individual development projects shall be reviewed and evaluated by a historian or architectural historian prior to implementation as part of the permitting process to determine if the plans conform to the Secretary of Interior’s Standards and the Draft Specific Plan. If the plans do not substantially conform to the Standards, the consulting historian or architectural historian shall recommend changes to the proposed design to avoid or reduce such inconsistency. The recommendations shall be developed in consultation with the project proponent and the City so that all parties can provide input on what constitutes feasible changes that can still achieve project objectives. The City shall ensure that the recommendations developed through the feasibility consultation are implemented in the design and construction of the project.</p>	
<p><u>CULT-4</u>: Rehabilitation of the historic buildings could diminish their historical integrity and result in significant impacts to cultural resources.</p>	S	<p><u>CULT-4</u>: The rehabilitation of historic buildings in the Lower Arsenal is subject to the pre-existing Arsenal Historic Conservation Plan rather than the Draft Specific Plan. The City shall ensure that the project plans follow the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> (Secretary’s Standards). Pursuant to CEQA Guidelines §15064.5(b)(3), if the project plans conform to the Secretary’s Standards, then potential impacts to historical resources will be considered mitigated to a less-than-significant level.</p>	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<u>CULT-5</u> : The construction of new buildings and roads could adversely affect the setting of Historic District C.	S	<p><u>CULT-5a</u>: The Draft Specific Plan contains several policies and design approaches that would avoid or lessen the severity of impact CULT-5. The form, materials, and massing of new construction shall be designed to complement the architectural style and setting of the zone, as well as provide sight lines and view corridors to retain the visual character of the Arsenal as a whole. The City shall ensure that the guidance provided in the Draft Specific Plan is followed with respect to new construction. In addition, the pre-project conditions of the new construction locations shall be documented through landscape photography and historical reports to document the setting prior to alteration. The photographs may vary in format and perspective, but shall at a minimum document important sight lines and visual axes that may be impaired by the introduction of new buildings. The photographic documentation shall supplement the existing Historic American Building Survey documentation of the Arsenal, and shall be included in an update of the DPR 523 record of National Register District C.</p> <p><u>CULT-5b</u>: Historical photographs and/or maps, accompanied by text, shall be presented as part of an interpretative display describing the original configuration of Jefferson Ridge. This interpretative display shall be developed in consultation with the Benicia Historical Museum and the Benicia Historical Society.</p>	LTS
<u>CULT-6</u> : The creation of open spaces such as the Clocktower Green and Cork Oak Ridge Park could result in significant impacts to cultural resources.	S	<u>CULT-6</u> : Implement Mitigation Measures CULT-1a, -1b, and -1c. Implementation of this mitigation measure will reduce impact CULT-6 to a less-than-significant level.	LTS
<u>CULT-7</u> : The creation of new roads and the extension of existing roads could result in a significant impact to cultural resources.	S	<u>CULT-7</u> : Implement Mitigation Measures CULT-1a, -1b, and -1c.	LTS
<u>CULT-8</u> : The demolition of existing buildings as part of development of the Adams Street Zone could result in a significant impact to cultural resources.	S	<u>CULT-8</u> : Implement Mitigation Measures CULT-2a and CULT-2b.	LTS
<u>CULT-9</u> : The development of the Adams Street Zone could adversely affect cultural resources.	S	Implement Mitigation Measures CULT-1a, -1b, and -1c.	LTS
<u>CULT-10</u> : The demolition of existing buildings as part of development of the Grant Street Zone could result in a significant impact to cultural resources.	S	<u>CULT-10</u> : Implement Mitigation Measures CULT-2a and CULT-2b.	LTS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<u>CULT-11</u> : The development of the Grant Street Zone could disturb intact archaeological deposits.	S	<u>CULT-11</u> : Implement Mitigation Measures CULT-1a, -1b, and -1c.	LTS
<u>CULT-12</u> : The demolition of buildings as part of development of the South of Grant Street Regulatory Zone could result in a significant impact to cultural resources.	S	<u>CULT-12</u> : Implement Mitigation Measures CULT-2a and CULT-2b.	LTS
<u>CULT-13</u> : The development of the South of Grant Street Regulatory Zone could disturb intact archaeological deposits.	S	<u>CULT-13</u> : Implement Mitigation Measures CULT-1a, -1b, and -1c.	LTS
<u>PALEO-1</u> : Project ground disturbance could result in significant impacts to paleontological resources.	S	<u>PALEO-1</u> : If paleontological resources are discovered during activities associated with individual development projects, all work within 25 feet of the discovery shall be redirected and a qualified paleontologist contacted to assess the finds. The paleontologist shall make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any paleontological resources. It is recommended that adverse impacts to such paleontological resources be avoided by project activities. If such resources cannot be avoided, they shall be assessed to determine their paleontological significance. If the paleontological resources are not significant, then avoidance is not necessary. If the paleontological resources are significant, they shall be avoided or adverse impacts shall be mitigated. Upon completion of the assessment, the paleontologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the paleontological resources. The City shall ensure that the recommendations of the consulting paleontologist are implemented prior to actions that could adversely affect the resource in question.	LTS
<b>L. PUBLIC SERVICES</b>			
There are no significant <i>Public Services</i> impacts.			
<b>M. UTILITIES AND INFRASTRUCTURE</b>			
There are no significant <i>Utilities and Infrastructure</i> impacts.			
<b>N. SUSTAINABILITY AND ENERGY</b>			
There are no significant <i>Sustainability and Energy</i> impacts.			