

MITIGATED BENICIA BUSINESS PARK PROJECT
Per BBP Certified FEIR

1. Principal Characteristics

This plan preserves the significant hillsides within the project site, including prominent hilltops south of Lake Herman Rd. This Mitigated Benicia Business Park Project also preserves 100-200 foot buffers on each side of the creeks, drainages, swales and other wetlands within the project site. Preserving these existing drainages prevents any significant changes to the local hydrology. The configuration of commercial land uses are clustered on the eastern portion of the property, while the industrial uses and vacant property would encompass the remainder of the site. The Mitigated Benicia Business Park Project would require approximately 4,000,000 cubic yards of soil movement.

This Mitigated Benicia Business Park Project Alternative includes the following land uses:

- 34.6 net acres - commercial
- 150 net acres - industrial
- 30 acres - roadways
- 313.2 acres - vacant property

2. Analysis of the Mitigated Benicia Business Park Project

The Mitigated Benicia Business Park Project are presented below to demonstrate consistency with the mitigation measures in the Certified Final Environmental Impact Report for the Benicia Business Park.

a. Land Use and Planning Policy

The Mitigated Benicia Business Park Project is entirely consistent with the General Plan land use designations for the area. The Mitigated Benicia Business Park Project is also consistent with General Plan policies as they relate to development along Lake Herman Road (none is proposed), preservation of hillsides, preservation of wetlands, creeks and associated animal communities.

b. Population, Employment and Housing

The Mitigated Benicia Business Park Project would provide employment but not displace housing or residents.

c. Geology, Soils and Seismicity

The Mitigated Benicia Business Park Project would substantially reduce grading on the site, with a significant overall reduction of any geologic hazards associated with the project.

d. Hydrology and Water Quality

The Mitigated Benicia Business Park Project provides 100-200 foot buffers around creeks, drainages and wetlands on the site. These buffers preserve the existing drainage network for the project site. These preserved natural channels would continue to function, conveying and treating stormwater runoff.

e. Biological Resources

The Mitigated Benicia Business Park Project will maintain existing wetlands, creeks and drainage channels on the project site within buffers. This Mitigated Plan would leave 313.2 acres vacant and avoid significant impacts to biological resources.

f. Transportation and Circulation

The Mitigated Benicia Business Park Project would generate trips during construction and operation periods. The Mitigated Benicia Business Park Project would reduce project trips by at least 20% on the I-780 segment, therefore the mitigation measure specified in Trans-22 of the FEIR would be eliminated (Abrams & Associates, March 20th, 2008). The roadways throughout the project site will provide both pedestrian and bicycle access, reducing the trip generation of the project.

g. Air Quality

The Mitigated Benicia Business Park Project would result in impacts typical of commercial and industrial development. Because of the reduced area for development and reduced grading, the volume of ground disturbance would be lessened significantly.

h. Noise

Grading activities with the Mitigated Benicia Business Park Project would be significantly reduced, which will diminish the construction related noise impacts. Noise impacts associated with the Mitigated Benicia Business Park Project would not be significant.

i. Visual Resources

The Mitigated Benicia Business Park Project would preserve the primary topographic components of the project site, including major hillsides, wetlands, and riparian areas. The plan indicates that 313.2 acres would be vacant, greatly reducing any visual impacts from other public viewpoints.