

## **I. INTRODUCTION**

### **A. PURPOSE OF THE RESPONSE TO COMMENTS DOCUMENT**

This document has been prepared to respond to comments received on the Draft Environmental Impact Report (Draft EIR) prepared for the proposed Benicia Business Park (project). The Draft EIR identifies the likely environmental consequences associated with the implementation of the proposed project, and recommends mitigation measures to reduce potentially significant impacts. This Response to Comments (RTC) Document provides a response to comments on the Draft EIR and makes revisions to the Draft EIR, as necessary, in response to those comments or to clarify any errors, omissions, or misrepresentations of material in the Draft EIR. This document, together with the Draft EIR, constitutes the Final EIR for the proposed project.

### **B. ENVIRONMENTAL REVIEW PROCESS**

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR.

The City of Benicia circulated a Notice of Preparation (NOP) notifying responsible agencies and interested parties that an EIR would be prepared for the project and indicating the environmental topics anticipated to be addressed on July 6, 2005. Comments received by the City on the NOP were taken into account during preparation of the EIR. Additionally, a public scoping session was held as a public meeting before the Planning Commission on July 14, 2005. Comments received by the City on the NOP and at the public scoping meeting were taken into account during the preparation of the Draft EIR.

The Draft EIR was made available for public review on January 9, 2007 and distributed to applicable local and State agencies. The public was notified of the availability of the Draft EIR through direct mailings and through an announcement posted on the City's website. Copies of the Draft EIR were made available at the Benicia Community Development Department.

The CEQA-mandated 45-day public comment period ended on February 26, 2007. The City extended this review period by an additional 2 weeks, to March 12, 2007, in response to requests by the public for additional review time. The City also held a hearing with the Planning Commission during the comment period, on February 8, 2007. The public provided verbal comments at this meeting. The City received a total of eight comment letters from State, regional and local agencies during this period; five comment letters were received from organizations; and 104 comment letters were received from individuals. Individuals also provided verbal comments at the Planning Commission hearing.

## C. DOCUMENT ORGANIZATION

This RTC Document consists of the following chapters:

- *Chapter I: Introduction.* This chapter discusses the purpose and organization of this RTC Document, and how the RTC Document fits into the Final EIR, and summarizes the environmental review process for the project.
- *Chapter II: List of Commenting Agencies, Organizations and Individuals.* This chapter contains a list of agencies, organizations, and individuals who submitted written comments or spoke at the public hearing on the Draft EIR during the public review period.
- *Chapter III: Comments and Responses.* This chapter contains reproductions of all comment letters received on the Draft EIR, as well as notes of verbal comments provided at the public hearing. A written response for each CEQA-related comment received during the public review period is provided. Each response is keyed to the preceding comment.
- *Chapter IV: Draft EIR Revisions.* Corrections to the Draft EIR necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the Draft EIR, are contained in this chapter. Underlined text represents language that has been added to the Draft EIR; text with ~~strikeout~~ has been deleted from the Draft EIR. Revisions to figures are also provided, where appropriate.