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7 Attorneys for Petitioner and Plaintiff  
 West Coast Home Builders, Inc.



10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
 11 **COUNTY OF SOLANO**

13 WEST COAST HOME BUILDERS, INC.,  
 14 Petitioner and Plaintiff,  
 15 v.  
 16 CITY OF BENICIA,  
 17 Respondent and Defendant.

Case No. FCS048992  
**PETITIONER'S INDEX OF PROPOSED  
 ADMINISTRATIVE RECORD (Local Rule  
 3.17(c)(2)(b))**  
 Environmental Law – CEQA (Public  
 Resources Code § 21167.1)  
 Before: Hon. Paul L. Beeman  
 Dept.: 1  
 Action Filed: June 2, 2017

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1 Pursuant to Local Rule 3.17(c)(2)(b) of the Superior Court of California, County of  
2 Solano, petitioner and plaintiff West Coast Home Builders, Inc. ("West Coast") hereby  
3 serves this Index of Proposed Administrative Record on defendant and respondent City  
4 of Benicia ("City"). A copy of the Index of Proposed Administrative Record is attached  
5 herewith as Exhibit A.

6 Pursuant to Local Rule 3.17(c)(2)(b), the City shall notify West Coast within seven  
7 days of any document(s) or item(s) it believes should be added to, or deleted from, the  
8 record. West Coast reserves the right to supplement the record with additional  
9 documents it has not yet identified, including but not limited to email correspondence  
10 regarding the project that the City has agreed to provide to West Coast.

11  
12 DATED: July 12, 2017

Respectfully submitted,

HANSON BRIDGETT LLP

13  
14 By: 

15 KRISTINA D. LAWSON  
16 CHRISTOPHER D. JENSEN  
17 VANEETA CHINTAMANENI  
18 Attorneys for Petitioner and Plaintiff West  
19 Coast Home Builders, Inc.  
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**EXHIBIT A**

PETITIONER'S INDEX OF PROPOSED ADMINISTRATIVE RECORD

DATE	DOCUMENT
January 1998	Benicia General Plan Draft EIR
April 1998	Benicia General Plan Final EIR
June 15, 1999	Adopted Benicia General Plan
2005	General Plan Land Use Diagram
June 2005	Solano Transportation Authority Comprehensive Transportation Plan  <b>[Petitioner requests copy from City]</b>
December 16, 2011	Letter from Senior Planner (L. Porras) to ABAG Regarding Priority Development Area Designation, with Application Attached
January 17, 2012	Resolution No. 12-2, Authorizing Designation of the Northern Gateway Priority Development Area Under the Focus Program  <b>[Petitioner requests copy from City]</b>
January 17, 2012	January 17, 2012 City Council Meeting Agenda  Attachments for Agenda Item 7.B: <ul style="list-style-type: none"> <li>• January 5, 2012 Staff Report Regarding Priority Development Area Application</li> <li>• Proposed Resolution, Authorizing Designation of Northern Gateway Priority Development Area Under Focus Program</li> <li>• Priority Development Area Application</li> <li>• Map Regarding Priority Development Area Designation Application</li> </ul> <b>[Petitioner requests copies from City]</b>
January 17, 2012	January 17, 2012 City Council Meeting Minutes  <b>[Petitioner requests copy from City]</b>
January 17, 2012	January 17, 2012 City Council Meeting Transcript  <b>[Petitioner requests copy of meeting video for transcription]</b>
January 24, 2012	Letter from Senior Planner (L. Porras) to ABAG Regarding Resolution Authorizing Designation of Northern Gateway - Benicia Industrial Park Priority Development Area  <b>[Petitioner requests copy from City]</b>
February 16, 2012	Letter from West Coast Home Builders, Inc. to ABAG Regarding Priority Development Area Application Comments
March 1, 2012	Business Development Action Plan (BDAP)
July 19, 2012	July 19, 2012 ABAG Agenda Regarding Benicia Employment Investment Area  Attachments: <ul style="list-style-type: none"> <li>• July 19, 2012 ABAG Minutes</li> </ul>

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	<ul style="list-style-type: none"> <li>• Staff Report, and Attachments</li> <li>• Employment Investment Areas Background</li> <li>• NAPA/Soscol Priority Development Area</li> <li>• Resolution 11-12, Adopting Investment Areas</li> </ul> <p><b>[Petitioner requests copies from City]</b></p>
March 2013	<p>Draft Version 2 of Solano PDA Investment and Growth Strategy from TAC Meeting on April 30, 2014 (Agenda 7.B)</p> <p><b>[Petitioner requests copy from City]</b></p>
September 3, 2013	<p>Memo from Solano Transportation Authority Director of Planning and Associate Planner (R. Macaulay and S. Recalde) to Solano Transportation Authority Board Regarding Priority Development Area Planning (Agenda Item 9.N)</p> <p><b>[Petitioner requests copy from City]</b></p>
January 7, 2014	<p>January 7, 2014 City Council Agenda Regarding Priority Development Area Grant</p> <p>Attachments:</p> <ul style="list-style-type: none"> <li>• December 12, 2013 Staff Report Regarding Priority Development Area Grant</li> <li>• Proposed Resolution, Approving Agreement with Solano Transportation Authority to Develop Transportation Plan for Priority Development Area and Execute Agreement with Solano Transportation Authority</li> <li>• Draft Agreement Between Solano Transportation Authority and City for Priority Development Area Grant (includes exhibits on scope of work, MTC Resolution No. 4035, Cycle 2 Project Selection Criteria and Programming Policy, Priority Development Area Planning Program Cycle Five Program Guidelines, and Priority Development Area map)</li> </ul> <p><b>[Petitioner requests copies from City]</b></p>
January 7, 2014	<p>January 7, 2014 City Council Minutes</p> <p><b>[Petitioner requests copy from City]</b></p>
January 7, 2014	<p>January 7, 2014 City Council Meeting Transcript</p> <p><b>[Petitioner requests copy of meeting video for transcription]</b></p>
December 2014	<p>Benicia Industrial Park Market Study</p>
February 14, 2014	<p>Agreement Between Solano Transportation Authority and City of Benicia for Priority Development Area Grant</p>
October 9, 2014	<p>Letter from Economic Development Manager (M. Giuliani) to Benicia Fabrication and Machine (T. Cepernich) Regarding Priority Development Area Plan</p>

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October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Colliers International (R. Garrett) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Valero Benicia Refinery (S. Jones) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Ampports (R. Scott) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Pepsi Bottling Co. Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Dunlop Manufacturing (J. Powell) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Cornish & Carey Commercial (G. Travis) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to BCI Coca Cola Bottling (D. Still) Regarding Priority Development Area Plan
October 10, 2014	Letter from Economic Development Manager (M. Giuliani) to Tulloch Construction (B. Tulloch) Regarding Priority Development Area Plan
November 19, 2014	TEC Plan Workshop Presentation
November 19, 2014	TEC Plan Workshop Summary
November 19, 2014	Flyer Regarding TEC Plan
November 19, 2014	Economic Development Board Meeting Agenda with Agenda Item Regarding TEC Plan Workshop
December 19, 2014	Memo from Community Development Director (D. Marks) to City Council Regarding TEC Plan Status Report
May 5, 2015	Filing Fee Receipt for City of Benicia TEC Plan Negative Declaration
May 22, 2015	Letter from Henry Wine Group to Metropolitan Transportation Commission in Support of TEC Plan
January 6, 2016	Resolution 16-2, Adopting Complete Streets Policy
January 14, 2016	KMA Evaluation of Conceptual Proposal for the Northern Gateway Property Prepared by Keyser Marson Associates for City of Benicia  <b>[Petitioner requests copy from City]</b>
January 20, 2016	Fax from Schwartz Land Development to Community Development Department (C. Ratcliffe) Regarding Planning Commission Workshop / Northern Gateway Mixed Use Development  <b>[Petitioner requests copy from City]</b>
January 20, 2016	Northern Gateway Mixed-Use Development Project Justification Prepared By SCO Planning Engineering & Surveying, Inc. for Schwartz Land Development Company  <b>[Petitioner requests copy from City]</b>
June 15, 2016	Solano Transportation Authority Certificate of Coverage

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August 2016	TEC Plan Scenarios Report Prepared by Dyett & Bhatia
August 26, 2016	City of Benicia Web Page Regarding TEC Plan
August 26, 2016	TEC Plan Property Owner Distribution List
September 7, 2016	City of Benicia TEC Plan Open House Invitation
September 7, 2016	Letter from West Coast Home Builders, Inc. to City of Benicia (A. Million) Regarding TEC Plan Open House
September 7, 2016	Comment Letter from Schwartz Land Development Company (R. Schwartz) to Community Development Department (A. Million) Regarding TEC Plan
September 16, 2016	TEC Plan Presentation for September 7, 2016 Open House
September 22, 2016	TEC Plan Open House Workshop Report
January 1, 2017	Public Review Draft of TEC Plan
January 9, 2017	Letter from Community Development Department (D. Dickson-Dodds) to Yocha Dehe Wintun Nation Regarding Request for Notification of Proposed Projects
January 9, 2017	Letter from Community Development Department (D. Dickson-Dodds) to United Auburn Indian Community (G. Whitehouse) Regarding Request for Notification of Proposed Projects
January 9, 2017	Letter from Community Development Department (D. Dickson-Dodds) to Lone Band of Miwok Indians (R. Yonemura) Regarding Request for Notification of Proposed Projects
January 24, 2017	Letter from Tribal Historical Preservation Officer (J. Kinter) to Community Development Department (D. Dickson-Dodds) Regarding TEC Plan Interests
March 3, 2017	Resolution No. 17-3, Recommending Adoption of TEC Plan with Notice of Intent to Adopt Negative Declaration
March 9, 2017	Letter from Tribal Historic Preservation Officer (J. Kinter) to Community Development Department (D. Dickson-Dodds) Regarding TEC Plan Interests
March 15, 2017	TEC Plan Notice of Completion & Environmental Document Transmittal
March 17, 2017	City of Benicia Notice of Intent to Adopt Negative Declaration
March 20, 2017	Public Review Draft of TEC Plan IS/MND
March 29, 2017	Memo from Solano Transportation Authority Director of Planning (R. Macaulay) to Solano Transportation Authority Board Regarding Solano Priority Development Area Strategy (STA Agenda Item 11.C)  <b>[Petitioner requests copy from City]</b>
April 2017	TEC Plan Comment Letters Received
April 2017	Response to Comments Regarding TEC Plan
April 3, 2017	City Manager's Report
April 12, 2017	Memo from Solano Transportation Authority Executive Director and Project Manager (D. Halls and A. Adams) to Solano Transportation

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	<p>Authority TAC Regarding One Bay Area Grant Cycle 2 (OBAG 2) Funding Recommendations (STA Agenda Item 6.B)</p> <p><b>[Petitioner requests copy from City]</b></p>
April 13, 2017	<p>April 13, 2017 Planning Commission Agenda</p> <p>Attachments:</p> <ul style="list-style-type: none"> <li>• April 3, 2017 Planning Commission Staff Report</li> <li>• Proposed Resolution Regarding TEC Plan</li> <li>• January 2017 Public Review Draft of TEC Plan</li> <li>• March 20, 2017 Public Review Draft TEC Plan IS/MND</li> <li>• September 22, 2016 Community Workshop Report</li> <li>• August 2016 TEC Plan Scenarios Report</li> <li>• August 10, 2015 TEC Plan Existing Transportation Conditions and Needs Assessment</li> <li>• March 2015 Land Use Profile</li> </ul>
April 13, 2017	<p>April 13, 2017 Planning Commission Minutes</p>
April 13, 2017	<p>April 13, 2017 Planning Commission Meeting Transcript</p> <p><b>[To be prepared by Petitioner]</b></p>
April 19, 2017	<p>April 19, 2017 Economic Development Board Meeting Agenda</p> <p>Attachments:</p> <ul style="list-style-type: none"> <li>• January 2017 Draft TEC Plan</li> <li>• April 13, 2017 Staff Report Regarding TEC Plan</li> </ul>
April 19, 2017	<p>April 19, 2017 Economic Development Board Draft Meeting Minutes</p> <p><b>[Please advise if final meeting minutes are available.]</b></p>
April 19, 2017	<p>April 19, 2017 Economic Development Board Meeting Transcript</p> <p><b>[To be prepared by Petitioner]</b></p>
April 19, 2017	<p>Letter from Governor's Office, State Clearinghouse and Planning Unit (S. Morgan) to City of Benicia (V. Randall) Regarding Submission of TEC Plan Mitigated Negative Declaration</p>
April 25, 2017	<p>Resolution 17-3, Recommending Adoption of TEC Plan and TEC Plan IS/MND</p>
April 27, 2017	<p>Memo from Solano Transportation Authority Executive Director and Project Manager (D. Halls &amp; A. Adams) to Solano Transportation Authority Board Regarding One Bay Area Grant Cycle 2 (OBAG 2) Funding Recommendation</p> <p><b>[Petitioner requests copy from City]</b></p>
May 2017	<p>Memo from Solano County Board of Supervisors Regarding Filed TEC Plan Notice of Intent to Adopt Negative Declaration</p>
May 2, 2017	<p>May 2, 2017 City Council Agenda</p> <p>Attachments:</p>

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	<ul style="list-style-type: none"> <li>• April 24, 2017 City Council Staff Report Regarding TEC Plan</li> <li>• Proposed Resolution Certifying TEC Plan IS/MND and Adopting TEC Plan</li> <li>• January 2017 Public Review Draft of TEC Plan</li> <li>• March 20, 2017 Public Review Draft of TEC Plan IS/MND</li> <li>• Comment Letters Received</li> <li>• Planning Commission Recommended Revisions to TEC Plan</li> <li>• April 25, 2017 Resolution 17-3 Recommendation Adoption of TEC Plan and TEC Plan IS/MND</li> <li>• April 13, 2017 Draft Planning Commission Minutes</li> <li>• April 19, 2017 Draft Economic Development Board (EDB) Minutes</li> </ul>
May 2, 2017	May 2, 2017 City Council Meeting Minutes
May 2, 2017	May 2, 2017 City Council Meeting Transcript  <b>[To be prepared by Petitioner]</b>
May 2, 2017	Letter from West Coast Home Builders, Inc. to City Council Regarding TEC Plan IS/MND (Agenda Item No. 15.A)
May 3, 2017	Notice of Determination Regarding TEC Plan
May 23, 2017	Resolution No. 17-64 A, Certifying Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
May 2017	Final Adopted TEC Plan
June 1, 2017	Memo from Solano Transportation Authority Project Manager (A. Adams) to Solano Transportation Authority Board Regarding One Bay Area Grant Cycle 2 (OBAG 2) Funding Agreements and Checklist  <b>[Petitioner requests copy from City]</b>
June 27, 2017	Letter from West Coast Home Builders to City of Benicia Regarding Park Road Improvement Project (Agenda Item 14.C)
Undated	Northern Gateway Mixed-Use Development Project Presentation by Schwartz Land Development-Robert Schwartz, SCO Planning & Engineering Inc.
Undated	Planning Commission Recommended Revisions to Public Review TEC Plan
Undated	TEC Priority Development Area Map
Undated	Proposed Priority Development Area Map (Northern Gateway)
Undated	Benicia Industrial Park Priority Development Area Plan Outreach Program
Undated	City of Benicia Mailing Labels

