

---

**CITY OF BENICIA  
30-DAY NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the City of Benicia intends to adopt a Mitigated Negative Declaration (MND) for the following described project in accordance with the California Environmental Quality Act (CEQA). Based on the Initial Study prepared for the project, the City has prepared a Draft MND pursuant to CEQA and the State CEQA Guidelines. The Draft MND for the proposed project is available for public review during the public comment period (December 3, 2021-through January 3, 2022). The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to propose measures that will eliminate or mitigate potentially significant impacts to less than significant levels.

**Project Name:** Eastern Gateway Mixed-Use Districts  
**Project Applicant:** City of Benicia Planning Division  
250 East L Street  
Benicia, CA 94510

**Project Location:** The proposed project area encompasses approximately 13.5 acres of an existing commercial corridor in the City of Benicia (Solano County) in the vicinity of the intersection of Military East and East Fifth Street.

**Project Description:** The City of Benicia is proposing to adopt zoning and general plan amendments to establish mixed-use zoning in an existing commercial and residential area, referred to as the Eastern Gateway. The proposed mixed-use zoning will accommodate new multi-family housing in this area and streamline approval of new housing development.

**Planning Approvals:** The project would include General Plan amendments to establish two new land use categories: Mixed Use Infill (MU-I) and Mixed Use Limited (MU-L). The General Plan amendments would include adoption of a new General Plan goal, with corresponding policies and programs, that would establish a mixed-use activity center with new multi-family housing in the Eastern Gateway Study Area. The project would include amendments to the Zoning Ordinance to establish two new corresponding mixed-use zoning districts, Mixed Use Infill (MU-I) and Mixed Use Limited (MU-L), along with zoning regulations to govern development in the new districts.

**Review and Comment Period:** Comments on the MND, sent in writing, must be received by **5:00 p.m. on Monday, January 3, 2022**, at the following address or email:

Danielle Crider, Acting Senior Planner  
City of Benicia  
Community Development Department, Planning Division  
250 East L Street  
Benicia, CA 94510  
[DCrider@ci.benicia.ca.us](mailto:DCrider@ci.benicia.ca.us)

**Report Availability:** A copy of the MND is available for review online at <https://www.ci.benicia.ca.us/easterngateway>. Copies are also available for review by appointment at the **Community Development Department**, at Benicia City Hall, 250 East L Street, Benicia, CA 94510. Call Danielle Crider at (707) 746-4324 or email [DCrider@ci.benicia.ca.us](mailto:DCrider@ci.benicia.ca.us) to make an appointment. **CORONAVIRUS DISEASE (COVID-19) ADVISORY:** Due to the ongoing impacts of COVID-19, appointments to view the MND will be made available only to those not able to view to document online.

**NOTICE IS FURTHER GIVEN** that a **Public Hearing** will be held by the Planning Commission on December 9, 2021 at 7:00 p.m., the First Reading of the Draft Text Amendments will be held by the City Council on January 4, 2022 at 6:00 p.m. for the purpose of considering adoption of the proposed zoning and general plan amendments, and the Second Reading of the Draft Text Amendments is scheduled to be held by the City Council on January 18, 2022 at 6:00 p.m. Public comment may be provided verbally at the hearings, which will be conducted via Zoom. The hearing agendas and instructions on how to join the online meetings will be posted on the City's Agendas Webpage at: <https://www.ci.benicia.ca.us/agendas>.

**Start of Public Review:** December 3, 2021

**End of Public Review:** January 3, 2022