

## **NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF A DRAFT PROGRAM ENVIRONMENTAL REPORT FOR THE CITY OF BENICIA HOUSING AND SAFETY ELEMENT UPDATES**

NOTICE IS HEREBY GIVEN that the City of Benicia (City), as the lead agency under the California Environmental Quality Act (CEQA) has prepared a Draft Environmental Impact Report (EIR) for the City's Sixth Cycle Housing Element and Safety Element Update (the "Project"). The Draft EIR and technical appendices will be available for public review/comment beginning on **Friday, November 4, 2022**. All files can be downloaded from the City of Benicia website at <https://www.ci.benicia.ca.us/planning>. A copy of the EIR and all documents incorporated by reference in the EIR are also available at:

Benicia Public Library  
150 East L. Street  
Benicia, CA 94510

### **Project Description**

The City will amend the General Plan to adopt new Housing and Safety Elements. The Housing Element establishes programs and policies to promote housing at all income levels. The Safety Element incorporates information regarding hazards that could affect the City and includes policies to minimize exposure to the hazards.

The Housing Element identifies 73 potential housing opportunity parcels made up of 117 acres. It is possible that one or more of these locations are on a toxic site list pursuant to Section 65962.5 of the Government Code, but the question is not addressed in the Draft EIR. The matter is more appropriately considered if and when future development applications for specific sites are submitted. The Housing Element contains a program that requires rezoning of land to allow the construction of housing to meet the regional housing needs allocation (RHNA). To meet the RHNA, the city will adopt a Housing Opportunity Sites Zoning Overlay (HOZ). The HOZ will allow the city to focus the rezoning to align with the Housing Element while keeping the underlying land use rights and entitlements intact. The overlay is applied to sites under the City's control (where development of another type of use is not anticipated) or on sites that are residentially zoned as shown in the Housing Element. The Overlay District applies to any parcel in the Housing Opportunity Sites Inventory in a Single Family Residential (RS), Medium Density Residential (RM), High Density Residential (RH), Public and Semipublic (PS), Community Commercial (CC) or Office Commercial (OC) District, or in a zone of the Downtown Mixed Use Master Plan.

The Draft EIR identifies environmental impacts that require mitigation in the following topic areas: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources. Significant and unavoidable impacts and cumulatively considerable impacts have been identified in the following topic areas: air quality, cultural resources, greenhouse gas emissions, and transportation. The Draft EIR notes several of the project sites in the city as hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 45-day public review/comment period will commence on **Friday, November 4, 2022** and conclude on **Thursday December 19, 2022**. Any written comments (via email or letter) on the Draft EIR must be submitted no later than 5 p.m. on Thursday, December 19, 2022. Written comments may be mailed to Jason R. Hade, AICP, Planning Manager, Community Development Department, 250 East L Street, Benicia, CA 94510. Email comments can be sent to [JHade@ci.benicia.ca.us](mailto:JHade@ci.benicia.ca.us). The Planning Commission is tentatively scheduled to review the Draft EIR and proposed Project at their special meeting of January 5, 2023.