

TABLE OF CONTENTS

I.	INTRODUCTION	1
	A. PURPOSE OF THE EIR	1
	B. PROPOSED PROJECT	1
	C. EIR SCOPE	2
	D. REPORT ORGANIZATION	2
II.	SUMMARY.....	5
	A. PROJECT UNDER REVIEW	5
	B. SUMMARY OF IMPACTS AND MITIGATION MEASURES	6
	C. SUMMARY TABLE.....	8
III.	PROJECT DESCRIPTION	59
	A. PROJECT OBJECTIVES.....	59
	B. PROJECT LOCATION AND SURROUNDINGS	59
	C. PROJECT BACKGROUND	61
	D. SITE CHARACTERISTICS	61
	E. PROPOSED PROJECT	65
	F. REQUIRED PERMITS AND APPROVALS	85
IV.	SETTING, IMPACTS AND MITIGATION MEASURES	89
	A. LAND USE AND PLANNING POLICY	91
	B. POPULATION, EMPLOYMENT AND HOUSING	107
	C. GEOLOGY, SOILS AND SEISMICITY	113
	D. HYDROLOGY AND WATER QUALITY	129
	E. HAZARDS AND HAZARDOUS MATERIALS	143
	F. BIOLOGICAL RESOURCES.....	167
	G. TRANSPORTATION AND CIRCULATION.....	205
	H. AIR QUALITY	253
	I. NOISE	271
	J. VISUAL RESOURCES	287
	K. CULTURAL AND PALEONTOLOGICAL RESOURCES.....	309
	L. PUBLIC SERVICES	323
	M. UTILITIES AND INFRASTRUCTURE	331
	N. URBAN DECAY	345
V.	ALTERNATIVES	353
	A. NO PROJECT ALTERNATIVE.....	354
	B. WATERWAY PRESERVATION ALTERNATIVE.....	356
	C. HILLSIDE/UPLAND PRESERVATION ALTERNATIVE	361
	D. MIXED USE ALTERNATIVE.....	365
	E. OTHER ALTERNATIVES CONSIDERED.....	371
	F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE	371

VI.	CEQA-REQUIRED ASSESSMENT CONCLUSIONS	373
A.	GROWTH INDUCEMENT	373
B.	SIGNIFICANT IRREVERSIBLE CHANGES	374
C.	CUMULATIVE IMPACTS	376
D.	EFFECTS FOUND NOT TO BE SIGNIFICANT	379
E.	SIGNIFICANT UNAVOIDABLE IMPACTS.....	379
VII.	REPORT PREPARATION	381
A.	REPORT PREPARERS	381
B.	PERSONS CONSULTED DURING REPORT PREPARATION.....	382
C.	REFERENCES	382
D.	COMMUNICATION	392

APPENDICES

- Appendix A: Notice of Preparation and Public Scoping Letters/Comments
- Appendix B: Transportation and Circulation Data
- Appendix C: Air Quality Data
- Appendix D: Noise Data

FIGURES

Figure III-1:	Project Location	60
Figure III-2:	Master Plan	63
Figure III-3:	Proposed Land Uses.....	67
Figure III-4:	Possible Industrial Lot Development.....	71
Figure III-5:	Possible Commercial Lot Development.....	73
Figure III-6:	Proposed Sewer and Water Lines	75
Figure III-7:	Proposed Drainage Plan	77
Figure III-8:	Wetland Mitigation and Riparian Restoration Areas	81
Figure III-9:	Grading Plan	83
Figure III-10:	Phasing.....	87
Figure IV.A-1	Project Site and Surrounding Land Uses	93
Figure IV.A-2	General Land Use Designations.....	94
Figure IV.C-1	Regional Active Faults.....	116
Figure IV.D-1:	Tributary Map	131
Figure IV.E-1:	Map of Hazardous Materials Sites	149
Figure IV.F-1	Vegetation Communities and Habitats and Jurisdictional Waters of the United States	173
Figure IV.G-1:	Project Vicinity Map.....	207
Figure IV.G-2	Study Intersections.....	211
Figure IV.G-3	Existing Lane Geometry and Traffic Control	213
Figure IV.G-4	Existing Intersection Traffic Volumes	214
Figure IV.G-5	Cumulative Intersection Traffic Volumes.....	222
Figure IV.G-6	Project Trip Distribution	229
Figure IV.G-7	Project Intersection Traffic Volumes	231
Figure IV.G-8	Existing Plus Project Lane Geometry and Traffic Control	232
Figure IV.G-9	Existing Plus Project Intersection Traffic Volumes.....	233
Figure IV.G-10	Cumulative Plus Project Intersection Traffic Volumes.....	240
Figure IV.J-1:	Views From The Project Site	289
Figure IV.J-2:	Views of The Project Site	291
Figure IV.J-3:	View point locations map	295
Figure IV.J-4:	Visual Simulations A	296
Figure IV.J-5:	Visual Simulations B	297
Figure IV.J-6:	Visual Simulations C	298
Figure IV.J-7:	Visual Simulations D	299
Figure IV.J-8:	Visual Simulations E.....	303
Figure IV.J-9:	Visual Simulations F.....	304
Figure IV.J-10:	Visual Simulations G	305
Figure IV.J-11:	Visual Simulations H	306

Figure V-1	Waterway Preservation Alternative	357
Figure V-2	Hillside/Upland Preservation Alternative	363
Figure V-3	Mixed Use Alternative	367

TABLES

Table II-1:	Project Summary	5
Table II-2:	Summary of Impacts and Mitigation Measures	9
Table III-1:	Benicia Business Park Proposed Development.....	69
Table III-2:	Project Land Use Details.....	69
Table III-3:	Development Standards for Industrial Areas (Limited Industrial District).....	69
Table III-4:	Development Standards for Commercial Areas.....	70
Table III-5:	Plant Materials List	80
Table III-6:	Required Permits and Approvals	85
Table IV.A-1:	Relationship of Project to Relevant City of Benicia General Plan Policies	97
Table IV.B-1:	Benicia Population Growth.....	107
Table IV.B-2:	Housing and Employment Data – City of Benicia and Solano County	110
Table IV.B-3:	Employment Estimates by Land Use Type.....	112
Table IV.C-1:	Modified Mercalli Intensity Scale.....	118
Table IV.F-1	Special-Status Plant Species Potentially Occurring on or in the Vicinity of the Project Site	182
Table IV.F-2:	Special-Status Animal Species Potentially Occurring on or in the Vicinity of the Project Site	186
Table IV.G-1:	Intersection Level of Service Definitions	210
Table IV.G-2:	Freeway Level of Service Definitions.....	215
Table IV.G-3:	Existing AM and PM Peak Hour Intersection Levels of Service.....	216
Table IV.G-4:	PM Peak Hour LOS on CMP Routes in Benicia.....	217
Table IV.G-5:	Cumulative (Year 2030) Conditions Intersection Levels of Service	223
Table IV.G-6:	Cumulative Conditions Recommended Intersection Improvements.....	224
Table IV.G-7:	Cumulative Conditions Mitigated Intersection LOS.....	224
Table IV.G-8:	Future Freeway Level of Service by Segment, PM Peak Hour.....	225
Table IV.G-9:	Project Land Use Details Assumed for Traffic Model.....	226
Table IV.G-10:	Trip Generation Rates and Equations	226
Table IV.G-11:	Project Trip Generation.....	227
Table IV.G-12:	Existing Plus Project Conditions Levels of Service.....	234
Table IV.G-13:	Existing Plus Project Conditions Intersection Impacts and Mitigation Measures	236
Table IV.G-14:	Existing Plus Project Conditions Mitigated Intersection Levels of Service	239
Table IV.G-15:	Cumulative Plus Project Conditions AM and PM Peak Hour Intersection Levels of Service	241
Table IV.G-16:	Cumulative Plus Project Conditions Intersection Impacts and Mitigation Measures	243
Table IV.G-17:	Cumulative Plus Project Conditions Mitigated Intersection Levels of Service	248
Table IV.G-18:	Cumulative Plus Project Conditions Freeway Level of Service by Segment, PM Peak Hour.....	249

Table IV.G-19:	Cumulative Plus Project Conditions Freeway Segment Impacts and Mitigation Measures	249
Table IV.G-20:	Transit Facility Impacts	250
Table IV.G-21:	Bicycle and Pedestrian Facility Impacts	250
Table IV.G-22:	Construction Period Impacts	251
Table IV.H-1:	Federal and State Ambient Air Quality Standards	253
Table IV.H-2:	Health Effects of Major Criteria Pollutants	254
Table IV.H-3:	Bay Area Attainment Status	256
Table IV.H-4:	Results from the Tuolumne Street, Vallejo Air Quality Monitoring Station Exceeded Standards, 2003 to 2005	258
Table IV.H-5:	Results from the Tuolumne Street, Vallejo Air Quality Monitoring Station Exceeded Standards, 2003 to 2005	258
Table IV.H-6:	Existing Peak Hour CO Concentrations.....	262
Table IV.H-7:	Existing Plus Project Peak Hour CO Concentrations.....	263
Table IV.H-8:	Future (2025) Plus Project Peak Hour CO Concentrations.....	264
Table IV.H-9:	Consistency of the Proposed Project with State Greenhouse Gas Emission Reduction Strategies	266
Table IV.H-10:	Construction Emissions from Heavy and Light Duty Construction Equipment. ..	267
Table IV.H-11:	Project Regional Emissions in Pounds Per Day.....	268
Table IV.I-1:	Typical A-Weighted Sound Levels	272
Table IV.I-2:	Summary of EPA Noise Levels	273
Table IV.I-3:	Summary of Human Effects in Areas Exposed to 55 dBA L _{dn}	273
Table IV.I-4:	Maximum Allowable Noise Exposure for New Noise Sensitive Uses From Transportation Noise Sources	275
Table IV.I-5:	Noise Level Performance Standards for Noise-Sensitive Land Uses Which May Be Affected by Stationary Noise Sources.....	275
Table IV.I-6:	Existing (2006) Baseline Traffic Noise Levels	278
Table IV.I-7:	Typical Construction Equipment Noise Level.....	280
Table IV.I-8:	Existing Plus Project Traffic Noise Levels	282
Table IV.I-9:	Cumulative Without Project Traffic Noise Levels.....	282
Table IV.I-10:	Cumulative Plus Project Traffic Noise Levels.....	283
Table IV.K-1:	Cultural Resources at the Project Site.....	313
Table IV.L-1:	City Park Standards.....	325
Table IV.M-1:	Water Supply Sources.....	331
Table IV.M-2:	Existing Flows and System Capacity	334
Table IV.M-3:	Supply and Demand (Acre-Foot/Year).....	338
Table IV.M-4:	Existing and Future Peak Wet Weather Flows.....	342
Table IV.N-1	Existing Retail Sales and Leakage (2005.....	348
Table IV.N-2	Supportable Square Feet of Retail Development	350