



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Benicia proposes to adopt an Initial Study/Mitigated Negative Declaration for the proposed project:

Project: Storage Star Facility Project

Location: 7000 Goodyear Road, Benicia, CA 94510; Assessor's Parcel Number (APN): 0080-320-380

Lead Agency: City of Benicia

Description: The Storage Star Facility Project (Project) includes development of a 121,183-square-foot (sf) self-storage facility with four buildings (Buildings A through D). Building A would be a two-story building with 56,200 sf of storage space and 1,200 sf of office space; Building B would be two-stories with 53,836 sf of storage space; Building C would be single-story with 7,147 sf of storage space; and Building D would be single-story with 2,800 sf of storage space. Buildings A, B, and D would allow for typical self-storage, while Building C would be used for RV storage. The Project also includes a stormwater bioretention area in the southeastern portion of the Site. A total of 19 parking spaces would be available for customers and employees throughout the Site, including two designated for office parking, two for electric vehicles (EV), and two Americans with Disabilities Act (ADA) accessible spaces. Site access would be provided by an internal roadway system, which would connect to two new driveways off of Goodyear Road. The southern driveway would be entry-only and the northern driveway would be exit-only. The Project requires administrative Design Review approval.

Pursuant to the State of California Public Resources Code and the *Guidelines for Implementation of the California Environmental Quality Act of 1970* (hereinafter referred to as CEQA), as amended to date, this is to advise you that the City of Benicia has prepared an Initial Study/Mitigated Negative Declaration for the Storage Star Facility Project.

The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Comment Period: The comment period begins May 16, 2025. Written comments on the proposed Initial Study/Mitigated Negative Declaration will be accepted until 5 PM June 16, 2025.

Note: A public hearing notice will be distributed prior to Community Development Director consideration of the proposed project.

Direct comments to:

City of Benicia Community Development Department
Attn: Vivien Togonon
250 East L Street
Benicia, CA 94510
Phone: (707) 746-4301
E-mail: Planning@ci.benicia.ca.us

Project Application Review: The Initial Study/Mitigated Negative Declaration for the Project is available for review at the Community Development Department located at 250 East L Street and at the Benicia Public Library located at 150 East L Street. Electronic copies are available on the City's website, <https://www.ci.benicia.ca.us/currentdevelopment>.

Dated: May 16, 2025