

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Storage Star Facility Project

Lead Agency: City of Benicia, Community Development Department Contact Person: Vivien Togonon, Associate Planner
 Street Address: 250 East L Street Phone: (707) 746-4278
 City: Benicia Zip: 94510 County: Solano

Project Location: County: Solano City/Nearest Community: Benicia
 Cross Streets: Goodyear Road and Lake Herman Road Zip code: 94510
 Lat/Long: 38 ° 5 ' 32.52 " N 122 ° 6 ' 19.22 " W Total Acres: 5.98
 Assessor's Parcel No: 0080-320-380 Section: 20 Twp: 3N Range: 2W Base: MDBM
 Within 2 miles: State Hwy#: N/A Waterways: Suisun Slough, Goodyear Slough
 Airports: N/A Railways: SPRR Schools: N/A

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Administrative Design Review

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 121,183 Acres 5.98 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The Project site is located at 7000 Goodyear Road in the northern portion of the City of Benicia, California. The approximately 5.98-acre site, identified by Assessor's Parcel Number (APN) 0080-320-380, is currently undeveloped and contains approximately two acres of Fresh Emergent Wetlands located along the site's eastern boundary. The City of Benicia General Plan designates the site as Limited Industrial and the site is zoned Limited Industrial (IL).

Project Description: The project includes development of a 121,183-square-foot (sf) self-storage facility with four buildings. 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 project requires administrative Design Review approval.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Bay Area Stormwater Management
<input checked="" type="checkbox"/> Native American Heritage Commission	<input checked="" type="checkbox"/> Other: Association
	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date May 16, 2025 Ending Date June 16, 2025

Lead Agency: City of Benecia Sponsor: Daniel McPeak, FollettUSA
Consulting Firm: Raney Planning & Management, Inc. Address: 5120 Turnberry Drive
Address: 1501 Sports Drive, Suite A City/State/Zip: Lincoln, CA 95648
City/State/Zip: Sacramento, CA 95834 Phone: (916) 549-2282
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 5/15/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.