

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Storage Star Facility Project

Lead Agency: City of Benicia, Community Development Department

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Project Location: Benicia  
*City*

Solano  
*County*

Project Description (Proposed actions, location, and/or consequences).

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. Surrounding existing uses include undeveloped land and a landscaping supply store to the north, across Goodyear Road; the Southern Pacific Railroad (SPRR) tracks, fresh emergent wetlands, and the Goodyear Slough to the east; light industrial uses to the south; and undeveloped land to the west, across I-680. The City of Benicia General Plan designates the site as Limited Industrial and the site is zoned Limited Industrial (IL).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND requires the following: specific avoidance and minimization measures to protect potentially occurring special-status wildlife species; protocol-level preconstruction surveys for protected wildlife species; botanical surveys for protected special-status plants; specific protocols if any previously unknown cultural resources or tribal cultural resources are discovered during ground-disturbing activities; incorporation of project-specific geotechnical recommendations; and compliance with Bay Area Air Quality Management District's (BAAQMD) Transportation criterion d.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Benicia has not yet received comments on the proposed project that raise issues or areas of controversy. However, typical concerns related to development within the City include:

- adverse impacts to scenic views;
- increases in air quality pollution/greenhouse gas emissions;
- adverse impacts to effects on special-status wildlife and their habitats;
- adverse impacts to water quality;
- increases in noise pollution;
- increases in traffic; and
- adverse impacts resulting from risk of wildfire.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife;
- Regional Water Quality Control Board;
- Bay Area Stormwater Management Association;
- Bay Area Air Quality Management District; and
- United States Fish and Wildlife Service.