

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

DATE: June 25, 2026

TO: State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: Notice of Preparation for the Rose Estates Mixed-Use Project Environmental Impact Report and Notice of Public Scoping Meeting

LEAD AGENCY: City of Benicia
250 East L Street
Benicia, CA 94510

CONTACT: Jason Hade, AICP, Planning Manager
JHade@ci.benicia.ca.us
(707) 746-4277

PURPOSE OF NOTICE: In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Benicia (City), as lead agency, will prepare an Environmental Impact Report (EIR) for the Rose Estates Mixed-Use Project (proposed project). Pursuant to CEQA Guidelines Section 15082(a), the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential physical environmental effects. The City is soliciting your comments on the scope of the environmental analysis.

PUBLIC REVIEW AND COMMENT PERIOD: The City requests written comments focused on the scope and content of the environmental information that should be included in the Draft EIR. All comments on environmental issues received during the public comment period will be considered when preparing the Draft EIR. CEQA Guidelines Section 15082(b) requires comments to be provided within 30 days of receipt of an NOP. In compliance with the time limits mandated by CEQA, your input, comments, or responses must be received in writing and sent at the earliest-possible date, but not later than 5:00 p.m., July 24, 2026.

Please send your comments and input with your contact information (name, email, and/or telephone number) to:

Jason Hade, Development Services Department
250 East L Street, Benicia, CA 94510;
or by email to JHade@ci.benicia.ca.us

For email communication, please include "Scoping Comments: Rose Estates Mixed-Use Project" as the subject line.

EIR PUBLIC SCOPING MEETING: The City will hold a public scoping meeting during a regularly scheduled Planning Commission hearing to provide the public with the opportunity to learn more about the proposed project and to discuss environmental issues that are important to the community. Interested agencies, organizations, and members of the public are encouraged to present views concerning the environmental issues that should be included in the EIR. The scoping meeting will be held on Thursday, July 16, 2026, at 6:00 p.m. via a hybrid public meeting format with both in-person and virtual participation.

Members of the public can attend the meeting in-person at:

**Benicia City Hall Council Chamber
250 East L Street, Benicia, CA 94510**

Members of the public can attend the meeting virtually via Zoom by:

Computer or phone:

<https://us02web.zoom.us/j/86100071423?pwd=MmFueGR0MEJjMmExTlp3VzJsZ294dz09>

Dialing in by phone:

1-669-900-9128:

Meeting ID Number: 861 0007 1423

If prompted, enter the password: 942044

PROJECT LOCATION AND SETTING: The Rose Estates Mixed-Use Project site (project site) is at the northeast corner of Industrial Way and East 2nd Street in the City of Benicia in Solano County, California, just south of the city limit (see Figure 1, *Regional Map*). The project site encompasses Accessor Parcel Numbers (APNs) 0080-010-030, -110, -120, 0080-020-010, -120, 0080-030-060, -070, -100, -140, -160, 0083-220-080, 0181-260-060, and -070. The project site has a City of Benicia General Plan (General Plan) land use designation of Limited Industrial, General Commercial, and General Open Space and is zoned as Limited Industrial, General Commercial, and Open Space. The project site is bordered by the Benicia Water Plant and Lake Herman Road to the north, East 2nd Street and Interstate 680 (I-680) to the east, East 2nd Street to the south, and the Benicia Police Shooting Range, vacant grazing land, and West Industrial Way to the west (see Figure 2, *Local Vicinity*). Other surrounding uses include residential and industrial uses and Lake Herman further west, a solar farm, Northgate church, and undeveloped land to the north, and commercial and industrial uses to the east and south across East 2nd Street and I-680. The Valero Benicia Refinery is also south of the project site.¹

PROJECT DESCRIPTION: The proposed project would include the development of single-family and multifamily residential units, light industrial and commercial uses, and parks and open space. The key components of the proposed project are listed below, and additional details are provided in Figure 3, *Illustrative Site Plan*.

- Development of approximately 1,440 single-family residential units and 180 multifamily residential units
- Construction of approximately 110,000 square feet of retail on Lot B and approximately 152,000 square feet of commercial/light industrial on Lots C and F
- Provision of three parks of approximately 2.6 acres, 2.7 acres, and 6.0 acres
- Preservation of approximately 245 acres of undeveloped land for open space, including sensitive habitats, wetlands, and natural slopes
- Implementation of stormwater management infrastructure through the construction of six water quality basins
- Dedication of an on-site water storage reservoir
- Installation of water pump station and supply lines to feed the pump station²
- Off-site improvements to the sewer collection system, shown in Figure 4, *Proposed Off-Site Improvements*, including those identified in the City's Wastewater System Management Plan and those required to serve the proposed project

¹ Valeo Benicia Refinery is scheduled for shutdown in spring 2026.

² The location of the pump station and supply lines are being determined and will be provided and analyzed in the EIR.

- Removal of Old Lake Herman Road and establishment of internal circulation through proposed collector roads designed to accommodate vehicles, bicycles, and pedestrians, with site access via Lake Herman Road and East 2nd Street

Additional information on the proposed project can be found on the City's website:

<https://www.ci.benicia.ca.us/roseestates>.

ENVIRONMENTAL IMPACT REPORT: Pursuant to Public Resources Code (PRC) Section 21000 et seq. (CEQA) and the CEQA Guidelines in California Code of Regulations (CCR) Section 15064, the discussion in the EIR of potential effects on the environment shall be focused on impacts that the City has determined may be potentially significant. CEQA allows a lead agency to limit the detail of discussion of environmental effects that are not considered potentially significant (PRC Section 21100; CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial or potentially substantial adverse changes in physical conditions that exist in the affected area, as defined in PRC Section 21060.5 (statutory definitions of "environment").

Areas of Concern: The EIR will evaluate each of the following environmental topics: aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreation, transportation, utilities and service systems, and wildfire.

The City has determined that the following environmental issue areas will be scoped out of the Draft EIR (meaning not discussed in detail) because there would not be an impact on these resource areas.

- **Agricultural and Forestry Resources:** The project site does not support agricultural activities or forestry uses. The California Department of Conservation Farmland Mapping and Monitoring Program classifies the project site as Grazing Land, which is defined as land on which the existing vegetation is suited to the grazing of livestock and is not considered a CEQA Important Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance).³ Additionally, the project site is not within the planning area of any Timber Harvesting Plans or Timber Production Zone, as identified by the California Department of Forestry and Fire Protection (CAL FIRE).⁴ As such, it is anticipated that the proposed project would not result in any impacts related to agriculture and forestry resources, and this topic will not be evaluated in the EIR.
- **Mineral Resources:** The project site does not support mining operations. The California Geological Survey has classified the project site as Mineral Resource Zone 1, which is defined as an area where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.⁵ As such, it is anticipated that the proposed project would not result in any impacts related to mineral resources, and this topic will not be evaluated in the EIR.

The Draft EIR will also evaluate the cumulative impacts of the proposed project when considered in conjunction with other related past, current, and reasonably foreseeable future projects, and will evaluate the proposed project's potential growth-inducing impacts. The Draft EIR will also consider alternatives to the proposed project.

³ California Department of Conservation, 2022, California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

⁴ California Department of Forestry and Fire Protection, 2025, CAL FIRE Timber Harvesting Plans All TA83. <https://tpc.maps.arcgis.com/apps/mapviewer/index.html?layers=04777bf6e6ce4b4d93298f4e3ba88d7f>.

⁵ California Geological Survey, 2013, Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the North San Francisco Bay Production-Consumption Region, Marin, Napa, Sonoma, and Southwestern Solano Counties, California. https://filerequest.conservation.ca.gov/?q=SR_205.

If you have any questions regarding the public comment period or scoping meeting, please contact Jason Hade, AICP, Planning Manager, at (707) 746-4277 or JHade@ci.benicia.ca.us.

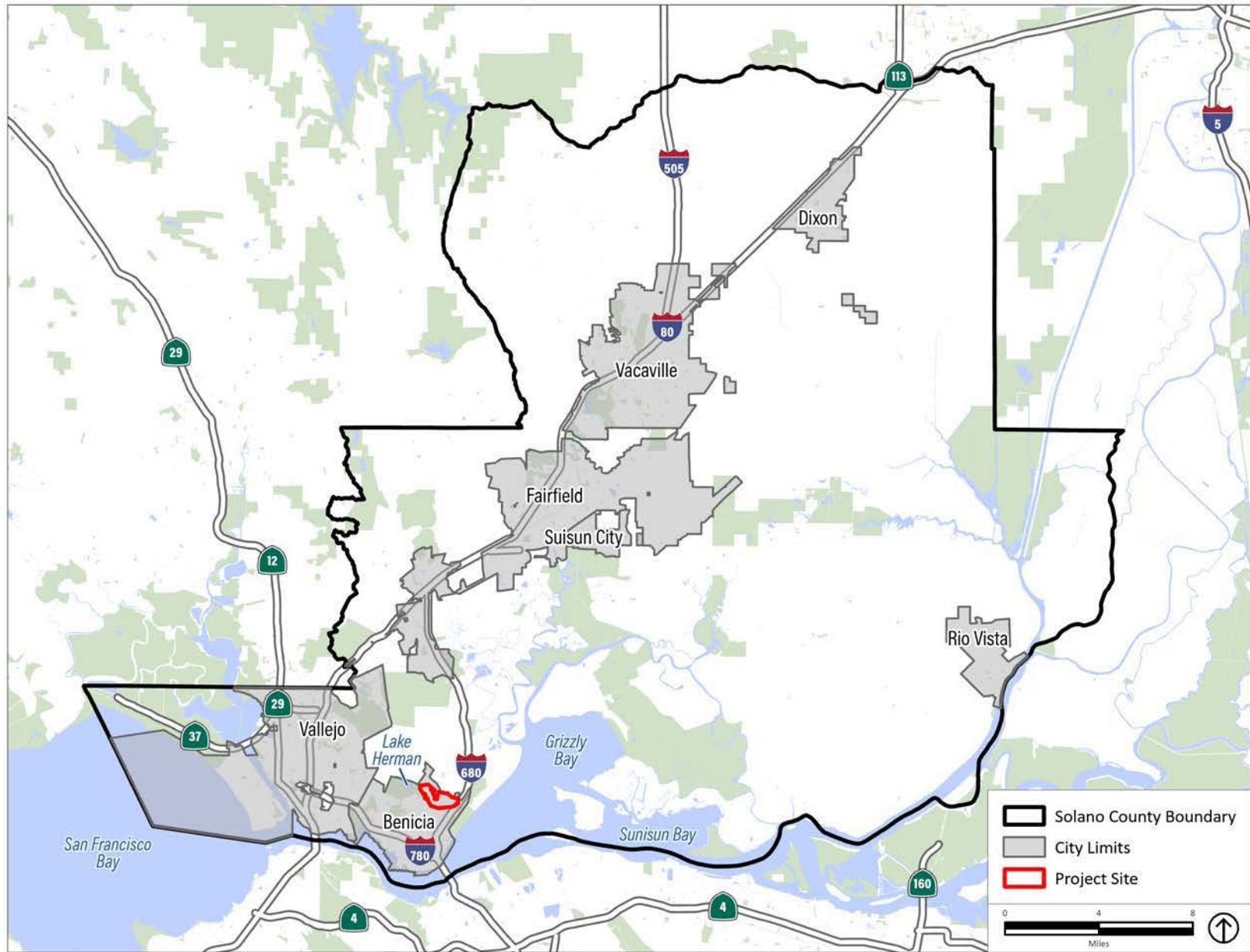
Signed,

A handwritten signature in black ink that reads "Jason Hade". The signature is written in a cursive, flowing style.

Attachments:

- Figure 1 Regional Map
- Figure 2 Local Vicinity
- Figure 3 Illustrative Site Plan
- Figure 4 Proposed Off-Site Improvements

ROSE ESTATES MIXED USE PROJECT
CITY OF BENICIA
NOTICE OF PREPARATION



Source: Solano County, 2025.

Figure 1
Regional Map

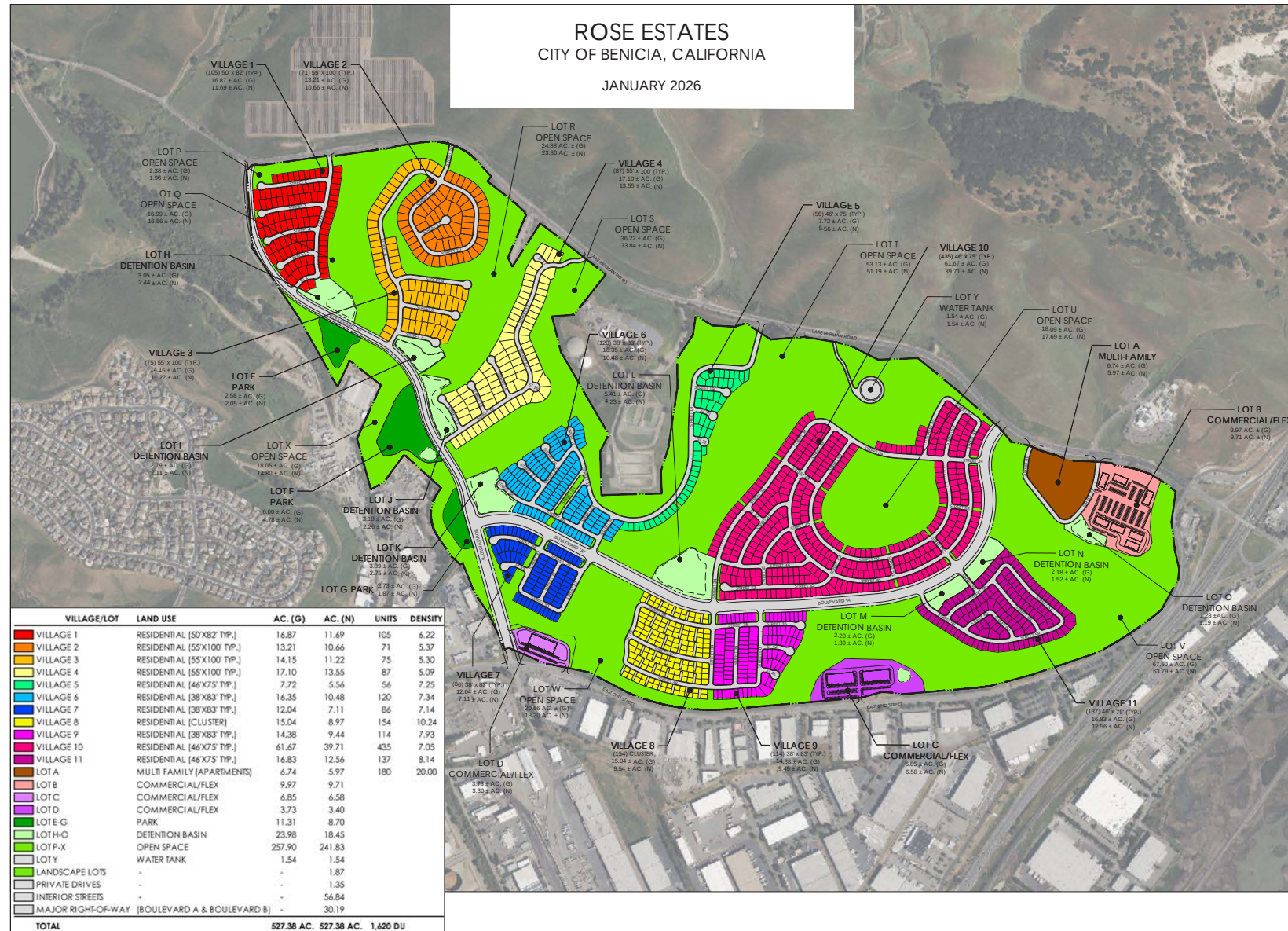
ROSE ESTATES MIXED USE PROJECT
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Source: Solano County, 2025.

Figure 2
Local Vicinity

ROSE ESTATES MIXED USE PROJECT
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Source: Wood Rodgers, January, 2026.

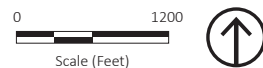


Figure 3
Proposed Site Plan

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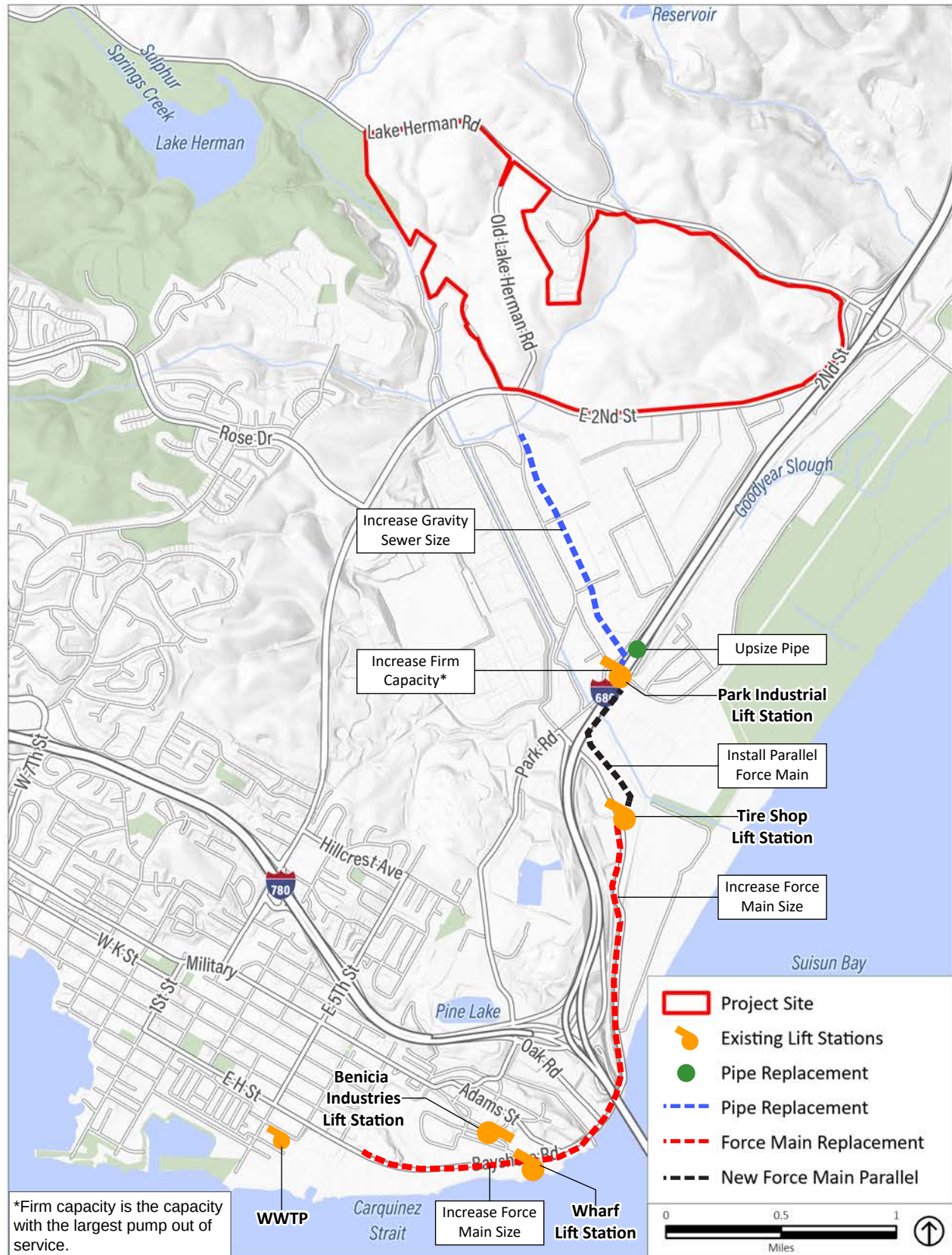


Figure 4
Proposed Off-Site Improvements