

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:** Rose Estates Mixed Use Project

Lead Agency: City of Benicia

Contact Person: Jason Hade, Planning Manager

Mailing Address: 250 East L Street

Phone: (707) 746-4277

City: Benicia

Zip: 94510

County: Solano County

Project Location: County: Solano

City/Nearest Community: Benicia

Cross Streets: Northeast corner of Industrial Way and East 2nd Street

Zip Code: 94510

Longitude/Latitude (degrees, minutes and seconds): 38 ° 5 ' 6 " N / 122 ° 7 ' 42.4 " W Total Acres: 527.38

Assessor's Parcel No.: 0080+010+030, -110, -120, 0080+020+010, -120, 0080+030+060, +070, -100, -140, -160, 0083+220+080, 0181+260+060, and +070

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-680, I-780

Waterways: Suisun Bay, Sulphur Springs Creek, unnamed ephemeral drainages

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Development Review Approval**Development Type:**☒ Residential: Units 1,620 Acres 146.92☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☒ Commercial: Sq.ft. 110,000 Acres 19.69 Employees 247☐ Mining: Mineral☒ Industrial: Sq.ft. 152,000 Acres 20.22 Employees 230☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☒ Recreational: 11.31 acres☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☒ Other: Open Space: 245 acres**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Undeveloped (historically grazing land)/Limited Industrial, General Commercial, General Open Space (land use designation)/Limited Industrial, General Commercial, and Open Space (zoning)

Project Description: (please use a separate page if necessary)

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 proposed project includes:

- 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 station
- Off-site improvements to the sewer collection system, including those identified in the City's Wastewater System Management Plan and those required to serve the proposed project
- 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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: <u>US Army Corps of Engineers</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 25, 2026 Ending Date July 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>AD Seeno Homes Construction Co</u>
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: <u>4021 Port Chicago Hwy</u>
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: <u>Concord, CA 94520</u>
Contact: <u>Vivian Kha</u>	Phone: <u>925.671.7711 x370</u>
Phone: <u>714.966.9220 x2309</u>	

Signature of Lead Agency Representative: Jason Hade

Digitally signed by Jason Hade
Date: 2026.06.21 22:25:51 -0700

Date: 6/21/2026

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