

Bob Berman

Benicia, CA 94510

July 23, 2026

Jason Hade, Development Services Department
250 East L Street
Benicia, CA 94510

Re: Scoping Comments: Rose Estates Mixed-Use Project

Dear Jason:

My comments regarding the scope of the EIR that will be prepared for the Rose Estates mixed use project are as follows:

The Notice of Preparation (NOP) for the project states: 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.

Unfortunately, the NOP does not provide any indication of which related past, current, and reasonably foreseeable future projects will be included in the evaluation of the cumulative impacts.

I request that the cumulative analysis includes a list of past, present, and probable projects to be included in the analysis. The analysis should not be based on a summary of projections contained in an adopted planning document.

I request that the list of projects include the Valero Benicia Refinery Pre-Application submitted to the City of Benicia in May 2026 by the Signature Development Group. It is my understanding that the proposed mixed-use plan for the approximately 900-acre site includes the following land uses:

Industrial	up to 3 million square feet
Retail/commercial	up to 600,000 square feet
Residential	up to 3,500 units with a focus on single-family homes
Open Space/Parks	approximately 150 acres

I request that the cumulative impact analysis be completed in the same level of detail as the analysis of the proposed project.

Yours sincerely

Bob Berman