

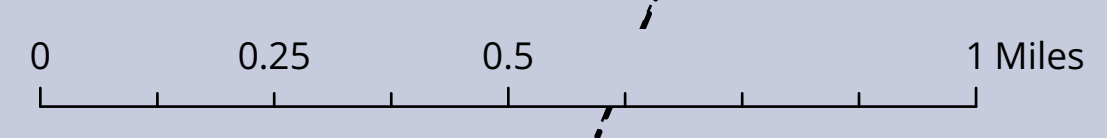
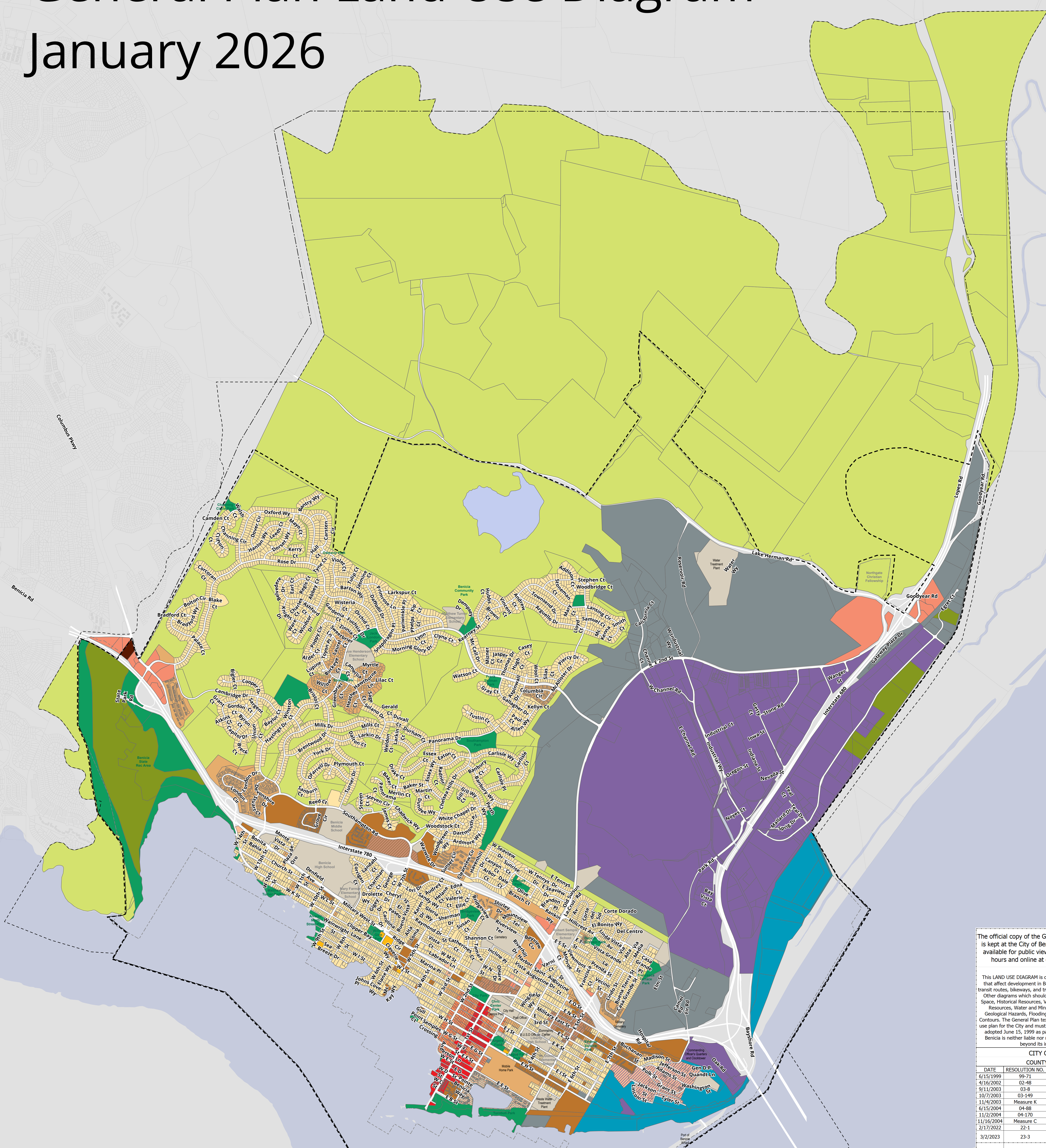


# General Plan Land Use Diagram

## January 2026



- Legend**
- URBAN GROWTH BOUNDARY
  - PLANNING AREA BOUNDARY
  - SPHERE OF INFLUENCE
  - CITY BOUNDARY
- General Plan**
- BUSINESS AND PROFESSIONAL OFFICE COMMERCIAL
  - COMMUNITY COMMERCIAL
  - DOWNTOWN COMMERCIAL
  - GENERAL COMMERCIAL
  - GENERAL INDUSTRIAL
  - HOUSING OPPORTUNITY DESIGNATION
  - HIGH DENSITY RESIDENTIAL
  - LIMITED INDUSTRIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - DENSITY RESIDENTIAL
  - MIXED USE DOWNTOWN
  - MIXED USE INFILL
  - MIXED USE LIMITED
  - MIXED USE LOWER
  - ARSENAL
  - OPEN SPACE GENERAL
  - OPEN SPACE MARSH
  - OPEN SPACE PARKS
  - PUBLIC/QUASI-PUBLIC
  - WATERFRONT COMMERCIAL
  - WATERFRONT INDUSTRIAL



The official copy of the General Plan Land Use Diagram is kept at the City of Benicia Planning Division and is available for public viewing during regular business hours and online at [ci.benicia.ca.us/planning](http://ci.benicia.ca.us/planning).

This LAND USE DIAGRAM is one of several General Plan diagrams that affect development in Benicia. Street system classification, transit routes, bikeways, and trails are shown on separate diagrams. Other diagrams which should be consulted are: Parks and Open Space, Historical Resources, Views and Vistas, Sensitive Biological Resources, Water and Mineral Resources, Ground Shaking, Geological Hazards, Flooding Hazards, Fire Hazards, and Noise Contours. The General Plan text itself is an integral part of the land use plan for the City and must also be consulted. This diagram was adopted June 15, 1999 as part of the General Plan. The City of Benicia is neither liable nor responsible for use of this diagram beyond its intended purposes.

CITY OF BENICIA COUNTY OF SOLANO		
DATE	RESOLUTION NO.	REVISION DESCRIPTION
6/15/1999	99-71	Land Use Diagram adopted.
4/16/2002	02-48	Northgate Church annexation.
9/11/2003	03-8	Parcel redesignation to HDR.
10/7/2003	03-149	Parcel redesignation to HDR.
11/4/2003	Measure K	Voter-approved UGB amendment.
6/15/2004	04-88	Parcel redesignation to MDR.
11/2/2004	04-170	Parcel redesignation to BPO.
11/16/2004	Measure C	Waterfront Park Initiative.
2/17/2022	22-1	Eastern Gateway Designations
3/2/2023	23-3	Housing Opportunity Sites Designations
3/6/2025	25-2	Updated Parcel Land Use Designation of 2170 Columbus Parkway to Housing Opportunity Designation (HOD).