

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
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LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: City of Benicia		DATE: December 5, 2019
ADDRESS: 250 East L Street, Benicia, CA 94510		
E-MAIL ADDRESS: sthorsen@ci.benicia.ca.us	DAYTIME PHONE: (707) 746-4382	FAX: (707) 747-1637
NAME OF PROPERTY OWNER: Benicia North Gateway, LLC		DATE:
ADDRESS: Attn: Bradley Lowe 4171 Essen Lane, Baton Rouge, LA 70809		DAYTIME PHONE: (225) 932-5884
NAME OF DOCUMENT PREPARER: Suzanne Thorsen, City of Benicia		DATE: December 5, 2019
ADDRESS: 250 East L Street, Benicia CA 94510	DAYTIME PHONE: (707) 746-4382	FAX: (707) 747-1637
NAME OF PROJECT: Lake Herman Solar Facility		
PROJECT LOCATION: 88.54 acre parcel located on north side of Lake Herman Road, zoned Open Space (OS) within City of Benicia APN 0080-030-050		
STREET ADDRESS: No address		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

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II. DESCRIPTION OF PROJECT

Development of five Megawatt (MW) AC solar farm - please see attached documentation and written description. Project requires City of Benicia approval of zoning text amendment to establish new use classification in OS District (solar utility); adoption of IS/MND and Mitigation Monitoring and Reporting Program; use permit and design review. No grading permit nor extension of urban utilities is required.

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II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): None	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: Travis Airport Land Use Compatibility Plan	COMPATIBILITY ZONE: D
PERCENTAGE OF LAND COVERAGE: 40% lot coverage	MAXIMUM PERSONS PER ACRE: 0
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT: ☒ JURISDICTION REFERRAL LETTER: ☒ ENVIRONMENTAL DOCUMENTATION: ☒ LOCATION MAP: ☒ ASSESSOR'S PARCEL MAP, with subject property marked in red: ☒ SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): ☐ ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : ☐ WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions. ☒ SUPPLEMENTAL INFORMATION: ☐ FEES: ☒ ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: Provided on flash drive	
APPLICANT SIGNATURE: _____ DATE: _____ X_____	
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? ☐ YES ☒ NO If yes, describe below:	

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