

Travis AFB Land Use Compatibility Zone Criteria

ALUC 25-04 Benicia Title 17 Zoning & Chapter 4 Downtown Mixed Use Plan Amendments

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		The proposed amendments do not the potential to increase density; however, Zone D does not restrict densities; therefore, the amendments are consistent with the criteria
Prohibited uses: hazards to flight	X		The amendments do not propose hazards to flight
Additional Criteria			
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL Deed Notice Required All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		<p>The amendments do not propose objects taller than 200 ft, wind turbines, or commercial solar. Benicia City is located beyond the 5-mile bird hazard radius. Deed notices are applied as conditions of approval on a project-by-project basis, according to City staff</p>
Zone E			
Max Densities – No limits	X		The amendments have the potential to increase density; however, Zone D does not restrict densities; therefore, the ordinance is consistent with the criteria.
Prohibited Uses: None	X		The amendments do not propose hazards to flight
Additional Criteria:			
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		<p>The amendments do not propose objects taller than 200 ft, wind turbines, or commercial solar. Benicia city is located beyond the 5-mile bird hazard radius.</p>