

WRITTEN STATEMENT

(numbers correspond to the Comment Letter dated 4/10/2024)

6. Provide a description and documentation of any previous land use.

The site has been used for grazing.

7. Provide the anticipated number of employees, clients, customers, and residents.

Based on the proposed residential and commercial/flex space, we anticipate the number of employees, clients, customers, and residents to be 4,000±.

8. Describe the type and mix of vehicle traffic anticipated (e.g., auto, truck, drop off) for the proposed project.

Residential areas will have typical personal passenger vehicles. Commercial areas will have passenger vehicles plus commercial delivery vehicles.

9. Describe the delivery schedules and location of loading activities for restaurant, retail, or similar uses.

Deliveries will occur mostly after business hours to minimize business disruptions.

10. State if there will be any sources of odors, noise, dust, or glare associated with the proposed use or proposed construction activities. If so, the expected frequency and duration of such effects shall be described.

The project will require normal grading operations which may result in emissions typically associated with grading. Since the site is remote (i.e., away from any residential areas), construction hours can be extended to shorten the grading duration.

11. Describe the nature and duration of temporary equipment or storage (if applicable).

Staging areas will be contained on site throughout construction, from mass grading to house construction.

12. State if there will be any hazardous materials, as defined in the California Fire Code. List the quantities and storage methods of such materials and provide copies of their Safety Data Sheets.

None anticipated.

13. Identify any known or potential permit requirements of Federal, State and regional agencies (e.g., BCDC, BAAQMD, ACOE, etc.).

Potentially jurisdictional waters will be delineated and submitted to ACOE. Other studies, such as biological and cultural resources, will also be conducted. These studies will determine the required Federal and State permits.

PROPOSED GENERAL PLAN AND ZONING MAP AMENDMENTS

(numbers correspond to the Comment Letter dated 4/10/2024)

16. Provide a description of the current zoning and General Plan land use designations and proposed zoning and General Plan land use designation for the parcels.

The current General Plan land use designations and zoning are Limited Industrial and General Commercial. Applicant is not proposing a GPA or Rezone.

As explained in the project application package, Applicant is proposing to utilize the site for residential and commercial/flex.

Limited Industrial areas are appropriate for business and commercial services and light manufacturing and provide a buffer between General Industrial areas and the rest of the City.

General Commercial areas provide opportunities for the full range of retail and service businesses, including those that attract heavier vehicular traffic, and is intended to allow a wide range of commercial development.

MASTER PLAN

(numbers correspond to the Comment Letter dated 4/10/2024)

17. Provide a Master Plan, which is required for the project per the City of Benicia's General Plan. General Plan Policy 2.3.1 states that "the master plan requirement also applies to other large properties...which may in the future be purchased or assembled for development or private redevelopment...."

Please note that Applicant is not proposing to develop an industrial park or a business park contemplated under the policy referenced above. Applicant is proposing a mostly residential master-planned community with up to 20% commercial as allowed under SB330. As can be seen by the vesting tentative map and site plan, the proposed project contemplates an orderly development to buildout.

TENTATIVE MAP

(number corresponds to the Comment Letter dated 4/10/2024)

31. If the site will be developed in phases, provide information on the proposed units and the sequence of construction.

The draft preliminary phasing plan is listed below, including typical lot sizes.

- Phase 1 – Village 7, typical lot size of 38' x 83'
- Phase 2 – Village 6, typical lot size of 38' x 83'
- Phase 3 – Village 8, typical lot size of Cluster
- Phase 4 – Village 9, typical lot size of 38' x 83'
- Phase 5 – Village 11, typical lot size of 46' x 75'
- Phase 6 – Village 10, typical lot size of 46' x 75'
- Phase 7 – Village 5, typical lot size of 46' x 75'
- Phase 8 – Village 4, typical lot size of 55' x 100'
- Phase 9 – Village 3, typical lot size of 50' x 82'
- Phase 10 – Village 2, typical lot size of 50' x 82'
- Phase 11 – Village 1, typical lot size of 50' x 82'
- Phase 12 – Lot A, typical apartment size 1-2 Bed
- Phase 13 – Lot B, typical building size ±15,714
- Phase 14 – Lot C, typical building size ±50,480
- Phase 15 – Lot D, typical building size ±50,480

HOUSING ADDENDUM

(number corresponds to the Comment Letter dated 4/10/2024)

79. For a project creating ten (10) or more new dwelling units, submit a draft resale control agreement or affordable rental restriction agreement and a written statement describing the manner in which the project complies with the Inclusionary Housing Ordinance, BMC Section 17.70.320, including but not limited to:
- a. Number, income category, and location of any affordable units provided; and/or request for in lieu fee in accordance with provisions of the Benecia Municipal Code and applicable State Law.
 - b. Size and amenities of any affordable units.

A draft affordable rental restriction agreement is included for review. This agreement will address the Inclusionary Housing Ordinance, BMC Section 17.70.320, that was in effect at the time the SB330 Preliminary Application was submitted.

- a. The number, income category, and location of any affordable units provided will meet the affordability requirements under GC 65589.5(d).
- b. Inclusionary units will be similar to market-rate units. Residents of inclusionary units shall have access to and enjoyment of all on-site amenities that are available to market-rate units.

80. For a project requesting a density bonus, submit plans showing a “base project” that complies with all applicable Zoning Ordinance requirements and a Density Bonus Eligibility Statement describing the manner in which the project complies with the Affordable Housing Density Bonus and Other Incentives Ordinance, BMC Section 17.70.270, including but not limited to:
- a. Number of “base project” units.
 - b. Number of affordable units and income category.
 - c. Present density bonus requested and allowed pursuant to GC 65915.
 - d. Waivers or modifications of development standards necessary to physically accommodate “density bonus” units (e.g., increased height or FAR, reduced setbacks or parking, etc.)
 - e. Explanation of why each waiver or modification is needed to accommodate “density bonus” units.
 - f. If the project is requesting an incentive or concession, describe each incentive or concession being requested in addition to (or instead of) waivers or modifications necessary to accommodate density bonus.

Concurrent with meeting the affordability requirements under GC 65589.5(d), Project will implement SDBL by providing the required affordable units, add bonus units, and utilize waivers, and incentives/concessions. Applicant welcomes staff input on the income levels for affordable units to meet the City's needs.