

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
Fax 707.784.4805

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 Suisun City		DATE: February 25, 2019
ADDRESS: 701 Civic Center Blvd, Suisun City, CA 94585		
E-MAIL ADDRESS: jkearns@suisun.com	DAYTIME PHONE: 707 421-7337	FAX:
NAME OF PROPERTY OWNER: Mount Calvary Baptist Church		DATE: February 25, 2019
ADDRESS: 1735 Enterprise Drive, Bldg. 3, Fairfield, CA 94533		DAYTIME PHONE: 707 718-2376
NAME OF DOCUMENT PREPARER: John Kearns		DATE: February 26, 2019
ADDRESS: City of Suisun City 701 Civic Center Blvd. Suisun City, CA 94585	DAYTIME PHONE: 707 421-7337	FAX:
NAME OF PROJECT: Mount Calvary Baptist Church Village		
PROJECT LOCATION: North side of Petersen Road, west of Lambrecht Lambrecht Park		
STREET ADDRESS: No street address assigned		

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

TO BE COMPLETED BY THE APPLICANT**II. DESCRIPTION OF PROJECT**

The Mount Calvary Baptist Church Village is a multi-use project that will serve residents of Suisun City, Fairfield and surrounding communities. The project includes approximately 60 acres of land bordered by Peterson Road to the south and Lambrecht Park to the east, and Travis Air Force Base is approximately 0.25 mile to the east. The project site is located outside of the Suisun City limits, but within the Suisun City Sphere of Influence and currently includes fallow agricultural land. Jurisdictional wetlands have been identified on the southern portion of the project site.

The proposed project includes a sanctuary building, community-related educational center, family life center, conference/banquet center, senior affordable housing, and personal storage uses.

The sanctuary building would have limited activity outside of primary services on Sunday between the hours of 8 am and 12 pm, and to a lesser extent on Wednesdays between the hours of 6 pm and 8 pm. Approximately 70 employees would be required.

The Education Center would house classrooms for Christian education classes, available and open to all members of MCBC plus the neighboring communities. These classes would include Sunday school (children, youth, and adults) and other discipleship classes designed to enhance spiritual growth. Activities during the week may include high school students college preparation, tutorials for students, social services, and general counseling for members. The proposed project does not include a Charter school, nursery school, elementary/middle school, or high school. Up to 40 employees would be required.

The Family Life Center would be open to the public and would provide support services to members of the community and the congregations. Up to 50 employees would be required.

The Conference/Banquet Center would have a commercial kitchen, dining hall, dance floor and all ancillary facilities. The center would serve as a public venue that could be reserved for groups planning meetings, conferences, or other events. The center's event space accommodation would range from a small meeting rooms to a large banquet hall. Up to 25 employees would be required.

The senior affordable housing component would provide 88 dwelling units on approximately 11 acres of land area. This facility would be an independent living community with units containing separate bedrooms and kitchens; however, many residents would likely choose to use the communal dining room. Approximately 70 new employees would be required.

The 10,000-square-foot Business Center would be housed in a one-story building and would provide health-related services including physical/chiropractic therapy. Up to 50 new employees would be required.

Up to 360 storage units and 10 vehicle storage units and a small office building would be constructed in the northern portion of the project site.

Employees described above are total employees per use and do not reflect the number of employees on site at any given time.

Jurisdictional wetlands are located on the southern portion of the site adjacent to Petersen Road. The majority of these wetlands will be preserved in the current condition. No enhancement of wetlands that would attract waterfowl is proposed.

Drainage improvements for the project are still under review. The project will require temporary detention of storm runoff on the site, but detention basins will be designed to drain with basins of 2 acres or less in size which drain in 48 hours for a 2-hour storm.

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

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):</p> <p>Emissions would be limited to construction related disturbances from grading and typical emissions associated with urban residential and commercial development. There are no anticipated impacts of smoke, steam, glare, radio or signals associated with any of the project's proposed uses.</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:</p> <p>Travis AFB LUCP</p>	<p>COMPATIBILITY ZONE:</p> <p>Zone C</p>
<p>PERCENTAGE OF LAND COVERAGE:</p> <p>To be provided</p>	<p>MAXIMUM PERSONS PER ACRE:</p> <p>Provided as separate analysis</p>
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <p><input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER:</p> <p><input type="checkbox"/> ENVIRONMENTAL DOCUMENTATION:</p> <p><input checked="" type="checkbox"/> LOCATION MAP:</p> <p><input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red:</p> <p><input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s):</p> <p><input type="checkbox"/> 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) :</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> SUPPLEMENTAL INFORMATION:</p> <p><input type="checkbox"/> FEES:</p> <p><input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:</p>	
<p>APPLICANT SIGNATURE:</p> <p>X </p>	<p>DATE:</p> <p><u>2-25-19</u></p>
<p>DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:</p>	

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