



VIA TELECONFERENCE

AGENDA

VALLEJO DESIGN REVIEW BOARD REGULAR MEETING – 7:00 P.M. MARCH 10, 2022

Adam Chavez, Chairperson
Latresea Alford, Vice-Chair
Tara Beasley-Stansberry
Matt Kennedy
Oskar Lugtu

www.cityofvallejo.net

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Design Review Board without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Design Review Board prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Design Review Board without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Design Review Board will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Design Review Board may, within ten days after the rendition of the decision of the Design Review Board, by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Design Review Board. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Design Review Board. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - a. February 10, 2022 Minutes
5. WRITTEN COMMUNICATIONS
6. REPORT OF THE SECRETARY
7. CITY ATTORNEY REPORT
8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS
 - A. Report of the Members of the Design Review Board
 - B. Council Liaison to Design Review Board

9. **COMMUNITY FORUM**

Any interested members of the public desiring to communicate with the Design Review Board as part of the Community Forum may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

10. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Any interested members of the public desiring to communicate with the Design Review Board as part of the Consent Calendar may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

11. **PUBLIC HEARING**

- A. **Project Location:** 100 Hospital Drive / APN: 0052-330-150

Project Applicant: Karine Romero Lopez

Project Description: The proposed project consists of installing solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot at 100 Hospital Drive. The solar arrays will be installed on seven carport-like structures above the existing parking lot adjacent to North Camino Alto. The seven carport-like structures will have a total area of 33,697 square feet with an overall height of 14 feet and four-inches to 18 feet and four-inches. Application number: DR22-0004

CEQA Determination: The project is statutorily exempt pursuant to Public Resources Code Section 21080.35 of the California Environmental Quality Act (CEQA) because it involves the installation of a solar energy system at an existing parking lot; therefore, no further environmental review is required.

Staff Recommendation: Staff recommends that the Design Review Board adopt Resolution No. DRB22-01 to Recommend Approval to the Director for DR22-0004.

Project Planner: Cesar Orozco, Senior Planner

12. OTHER - None

13. ADJOURNMENT

I, Sonita Matthews, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Design Review Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday March 3, 2022.

Sonita Matthews

Dated: March 3, 2022

Planning Executive Secretary

Minutes

**CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
February 10, 2022**

1. CALL TO ORDER

The meeting was called to order by Vice Chair Alford at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE- No Action.

4. ROLL CALL

Present: Vice Chair Alford, Board Members Kennedy, Lugtu; Beasley-Stansberry joined the meeting at 7:05 pm.

Absent: Chair Chavez

Staff present: Margaret Kavanaugh-Lynch, Christina Ratcliffe, and Laura Zagaroli

6. APPROVAL OF THE MINUTES - None

7. WRITING COMMUNICATIONS – None

8. REPORT OF THE SECRETARY – None

9. CITY ATTORNEY REPORT – None

10. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS

A. Report of the Members of the Design Review Board - None

B. Council Liaison to Design Review Board – None

11. COMMUNITY FORUM – No Speakers

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA –

Motion: Board member Kennedy

Second: Board member Beasley-Stansberry

Latresea Alford, Vice-Chair – yes

Tara Beasley-Stansberry – yes

Matt Kennedy – yes

Oskar Lugtu - yes

Vice-Chair Alford moved to accept the consent calendar and approval of the agenda.

Vote: 4 Ayes, 0 Noes, 1 Absent, Motion Carried

13. PUBLIC HEARINGS - None

14. **OTHER**

A. Staff Presentation – Expanded Purview of the Design Review Board

Planning Manager Kavanaugh-Lynch, Interim Director Ratcliffe and Assistant City Attorney Zagaroli gave the presentation and fielded questions from the Board members.

15. **ADJOURNMENT:** The meeting adjourned at 7:46 pm.

LATRESSA ALFORD, VICE CHAIR

ATTEST:

MARGARET KAVANAUGH-LYNCH,
SECRETARY TO THE DESIGN REVIEW BOARD

Public Hearing
Item A.



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 11-A

DATE OF MEETING:	March 10, 2022
PROJECT NUMBER:	Design Review (DR21-0004)
PREPARED BY:	Cesar Orozco, Senior Planner
PROJECT LOCATION:	100 Hospital Drive / APN: 0052-330-150
APPLICABLE ZONING CODE SECTION(S):	Design Review (Vallejo Municipal Code (VMC) Chapter 16.604) Development Review (VMC Chapter 16.605)
PROJECT SUMMARY:	The proposed project consists of installing solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot at 100 Hospital Drive. The solar arrays will be installed on seven carport-like structures above the existing parking lot adjacent to North Camino Alto. The seven carport-like structures will have a total area of 33,697 square feet with an overall height of 14 feet and four-inches to 18 feet and four-inches. All structures will be compromised of metal columns and beams supporting the array panels. The columns and beams will be painted a dark gray color called JET by Dunn-Edwards Paint.
CEQA DETERMINATION:	The project is statutorily exempt pursuant to Public Resources Code Section 21080.35 of the California Environmental Quality Act (CEQA) because it involves the installation of a solar energy system at an existing parking lot; therefore, no further environmental review is required.
RECOMMENDATION:	Staff recommends that the Design Review Board adopt Resolution No. DRB22-01 to Recommend Approval to the Director for DR22-0004.
PROJECT DATA SUMMARY	
APPLICANT:	Karine Romero Lopez

2375 East Camelback Road
Phoenix, AZ 85016

PROPERTY OWNER:

Sutter Valley Hospitals
P.O Box 619051
Roseville, CA 94589

GENERAL PLAN DESIGNATION:

Public Facilities and Institutions (PF)

ZONING DISTRICT:

Medical (M)

EXISTING LAND USE:

Surface Parking Lot serving Sutter Solano
Medical Center

SURROUNDING LAND USE:

North – North Camino Alto/Multi-Family
South – Hospital Drive/ Medical Offices
East – Medical Offices / Surface Parking Lot
West – Tuolumne Street / Medical Offices

LOT AREA:

184,259 square feet (4.23 Acres)

II. PROJECT DESCRIPTION

A. Background

On December 21, 2021, Karine Romero Lopez, the applicant, applied for a Design Review and a Development Review for the installation of solar arrays over seven elevated structures at 100 Hospital Drive. The project plans were routed to various agencies for their review and the application was determined to be complete by the City on January 20, 2022.

Required Permits

The project requires the following approvals under the Vallejo Municipal Code (VMC):

Table 2 – Required Permits			
Permit Type	Description	VMC Code Section	Review Authority
Design Review	33,697 square feet solar array structures	16.604.03.B	Design Review Board Recommendation to the Planning and Development Services Director
Development Review	The development of the solar array structures	16.605.03	Planning and Development Services Director
Tree Removal Permit	A total of 40 trees will be removed from the parking lot.	16.504.07	Planning and Development Services Director

Per Section 16.604.01.(K.2) of the VMC, non-residential projects with an area of 5,000 square feet or more require a Design Review Board (DRB) recommendation to the Director of Planning and Development Services (Director). After there is a recommendation, the Director will act on the Development Review and Tree Removal entitlements.

Location and Land Use Context

The project site is located on a corner lot at the intersection of North Camino Alto, Tuolumne Street and Hospital Drive. It is surrounded by existing medical offices and residential uses:

Table 3 – Surrounding Uses	
Direction	Land Uses
North	North Camino Alto Mutli-Family Residential Single-family Residences
East	Surface Parking Lot Medical Offices Dan Foley Park
South	Hospital Drive Medical Offices
West	Tuolumne Street Medical Offices

Interstate 80 is located approximately one mile to the east and Highway 37 is located approximately one mile to the north. The immediate vicinity of the project site is characterized by existing medical offices, surface parking lots and residential land uses (see Figure 1). The site's General Plan 2040 Land Use Designation is Public Facilities and Institutions (PF) and is implemented by Zoning District of Medical (M).

Figure 1 – Vicinity Map



B. Project Description

The proposed project consists of the installation of solar arrays on seven elevated structures at Sutter Solano Medical Center, over an existing parking lot at 100 Hospital Drive. The solar arrays will be installed on seven carport-like structures above the existing parking lot adjacent to North Camino Alto. The seven carport-like structures will have a total area of 33,697 square feet with an overall height of 14 feet and four-inches to 18 feet and four-inches (see figure 2). All structures will be comprised of metal columns and beams supporting the array panels. The columns and beams will be painted a dark gray color (*JET by Dunn-Edwards Paint*) (see figure 3). The solar energy system will provide a total of 1,640 solar modules with a total direct current system size of 658.83 kilowatts (KW) (0.65883 Megawatts). Power connection will be to existing utility grid on the site.

Figure 2 – Proposed Site Plan



Figure 3 – Proposed Elevation



III. STAFF ANALYSIS

Vallejo Municipal Code Compliance

The project site is zoned Medical (M). The M Zoning District is intended to create and establish regulations for areas with a concentration of medical facilities and supporting commercial services. Design and development standards applicable to the M Zoning District ensure land use compatibility and appropriate buffers and transitions to adjacent residential neighborhoods. Solar and Wind Energy Systems uses are permitted as an ancillary use to a medical facility.

Solar and Wind Energy Systems are regulated in VMC Section 16.338.02. This section notes that “these provisions encourage the use of solar and wind energy as alternative, and non-depletable energy resources, in compliance with the requirements of State law”. Due to the size of this project, it requires Development as well as Design Review entitlements, as noted above. Staff has verified that the project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned.

Design Review Findings

VMC Section 16.604.03.B provides that the director or the design review board shall approve, conditionally approve or deny, or make recommendations to the planning commission for final design review approval after finding that the application (the findings are in **bold**, and staff’s determination follows in *italics*):

- 1. Is consistent with the purposes of this chapter (16.604), the design policies of the general plan and any applicable specific plan, and any adopted applicable design guidelines.**

Purposes of the Chapter

A. Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city’s architectural traditions;

This finding is not applicable to the project.

B. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;

The project demonstrates how a hospital use can add an environmentally sustainable project to their existing campus.

C. Promote architectural and design excellence in new construction and discourage poor quality development;

The project uses utility-based design which is appropriate for this type of project and its location. It also uses quality, long lasting materials.

D. Ensure that future development should:

1. Reflect the values of the community;
2. Enhance the surrounding environment;
3. Visually harmonize with its surroundings and not unnecessarily obstruct scenic views;
- and
4. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.

The project reflects the value of environmental sustainability, which is a goal identified in the General Plan and the Climate Action Plan. As an accessory structure to a large hospital campus, it enhances the surrounding environment by adding an environmentally sustainable use that also provides shade to vehicles parking underneath it. Due to its location, the project will not obstruct scenic views. And due to its nature and design, it will not confuse the relationships among structures over time.

E. Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5);

This finding is not applicable to this project.

F. Provide for new landscaping to create a visually pleasing setting for structures on the site;

This finding is not applicable to this project.

G. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;

While it is not feasible for the project to leave mature canopy trees in the parking area, it will be mitigating this action through a Tree Removal Permit as part of its required entitlements.

H. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and

The project uses utility-based design which is appropriate for this type of project and its location within a hospital campus. It also uses quality, long lasting materials and solar panels are considered harmonious with most any surrounding development due to their environmentally sustainable nature.

I. Promote the conservation, enhancement, preservation, and protection of historic resources.

This finding is not applicable to this project in that there are no historic resources near this project's location.

Design policies of the General Plan

The project site is designated as Public Facilities and Institutions (PF) on the General Plan Land Use Map. The General Plan 2040 anticipates the district to encompass facilities serving the good of the community, including fire and police stations; government buildings; health and social service clinics; hospitals; libraries; schools; educational institutions; and transit stations, as well as churches, community centers and community-serving recreational facilities. As proposed, the project is consistent with the PF general land use designation in that the proposed project is an ancillary use to a medical facility. The project is also consistent with applicable General Plan 2040 policies.

Adopted applicable design guidelines.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

2. Is consistent with any planning and zoning approvals by the director or the planning commission.

The project is consistent with the M zoning district in that it is an ancillary use to a Medical Center. If the Design Review Board recommends approval to the Director, staff will continue with Development Review and review of the Tree Removal Permit.

3. Complies with any other relevant city policies or regulations.

The project as proposed complies with section 16.338.02.B of the VMC, Solar Regulations, as the project has been designed to take advantage of solar access and associated equipment and the necessary support structure and solar energy systems are not visible from the public right-of-way.

4. Meets the following criteria:

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

The overall design of the project is appropriate to the function of the project and will provide a shaded parking lot for visitors to the medical center.

- b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.**

All structures will be comprised of metal columns and beams supporting the array panels. The columns and beams will be painted a dark gray color (JET by Dunn-Edwards Paint). The metal columns and beams are fully integrated with one another and used in a manner that is visually consistent with the proposed project.

- c. The project has been designed with consideration of neighboring development.**

The project has been designed with consideration of existing neighboring development in such that it will take advantage of solar access, set back an average of 33 feet from the property lines and an overall height of 14 feet and four-inches to 18 feet and four-inches.

- d. **The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

Not applicable; the proposed project is the installation of solar arrays on seven elevated structures at Sutter Solano Medical Center.

- e. **Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

The overall height of the solar arrays on the elevated structures varies in height of 14 feet and four-inches to 18 feet and four-inches and will continue to allow surveillance of the street by people inside of the building and elsewhere.

- f. **The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.**

Not applicable; the project site is not located within the boundaries of a historical area as identified by the City of Vallejo.

- g. **The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

The proposed project will be installed over an existing parking lot and will continue to have no impact on public views from public streets.

- h. **The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape, and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

Not applicable as there is no landscaping plan associated with this entitlement.

- i. **The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

As proposed, the project will install solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot that will create an energy efficient site.

- j. **The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

Not applicable as the project site does not include natural features such as creeks, open space, significant vegetation, or geologic features.

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Public Facilities and Institutions (PF). The General Plan characterizes this designation as follows:

"The PF designation encompasses facilities serving the good of the community, including fire and police stations; government buildings; health and social service clinics; hospitals; libraries; schools; educational institutions; and transit stations, as well as churches, community centers and community-serving recreational facilities. In some cases, it includes excess public rights-of-way. Assisted living facilities and neighborhood-oriented retail are conditional uses in this designation requiring permits. Co-location of multiple public facilities on a single site is encouraged where it will increase access to community services while offering cost savings and other benefits to community service providers. The maximum permitted FAR in the PF designation is from 0.1 to 1.0, determined on a case-by-case basis in consideration of the neighborhood context."

The project is consistent with the PF land use designation in that it is an ancillary use to a medical facility.

Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

Table 4 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Action EET-4.2A: Continue to incorporate sustainable design elements such as solar panels and water efficient landscaping into the construction of City-owned and operated facilities.	<i>The installation of solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot is incorporating a sustainable design by adding solar to existing site.</i>

IV. ENVIRONMENTAL REVIEW

Following a review of the project, staff has determined the project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.35 of the Public Resources Code.

Public Resources Code Section 21080.35 exempts the installation of a solar energy system on an existing parking lot, where the following conditions are met: 1) equipment associated with the solar energy system installed on the ground does not exceed 500 square feet; 2) no plants protected by the Native Plant Protection Act will be disturbed; 3) no permit is required by the Clean Water Act, Porter-Cologne Water Quality Control Act, or Federal Endangered Species Act; 4) no streambed alteration permit is required; and 5) no tree that is required to be planted, maintained or protected by a local state, or federal requirement or that is a native tree over 25 years old will be removed.

The proposed project consists of installing solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot. All associated equipment will connect to the existing utility grid on the site; therefore, there is no equipment installed on the ground. No plants protected by the Native Plant Protection Act would be disturbed, since no such plant exist in the project areas. The project does not require any permits under the Clean Water Act, Porter-Cologne Water Quality Control Act, or Federal Endangered Species Act, since no waterbody or endangered species exist in the project areas. The project does not require a streambed alteration permit, as there is no stream bed on the project site. The project requires the removal of non-native trees only and none of the trees are required to be planted, maintained or protected by local, state or federal requirements. Therefore, the statute's requirements have been met and no further environmental review is required.

V. NOTICING AND PUBLIC COMMENTS

On February 24, 2022, pursuant to VMC Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and the applicant. Staff has not received any comments or questions from the public on the application as of the writing of this staff report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Design Review Board make a recommendation to the Director to APPROVE Design Review (DR) 21-0004 based on the findings and provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

VII. EXPIRATION

Pursuant to VMC Section 16.602.12(A), approval of this Design Review Permit shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date of March 10, 2024 (if approved at this meeting and not appealed).

VIII. ATTACHMENTS

1. Resolution No. DRB 22-01
 - a. Exhibit A – Conditions of Approval
2. Project Plans
3. Material Sample Board

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 22-01

A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO APPROVE DESIGN REVIEW PERMIT (DR) 22-0004 FOR THE INSTALLATION OF SOLAR ARRAYS ON SEVEN ELEVATED STRUCTURES OVER AN EXISTING PARKING LOT AT SUTTER SOLANO MEDICAL CENTER AT 100 HOSPITAL DRIVE

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council of the City of Vallejo adopted General Plan 2040; and

WHEREAS, on December 21, 2021, Karine Romero Lopez submitted an application seeking a Design Review Permit for the installation of solar arrays on seven elevated structures at Sutter Solano medical center over an existing parking lot ("Project") located at 100 Hospital Drive; and

WHEREAS, on January 20, 2022, the application for the Project was determined to be complete for processing; and

WHEREAS, on February 24, 2022, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and to the applicant; and

WHEREAS, on March 10, 2022, the City of Vallejo Design Review Board, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Design Review Board considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Design Review Board makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, staff has determined that it is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.35 of the Public Resources Code.

Public Resources Code Section 21080.35 exempts from CEQA the installation of a solar energy system at an existing parking lot, where the following conditions are met: 1) equipment associated with the solar energy system installed on the ground does not exceed 500 square feet; 2) no plants protected by the Native Plant Protection Act will be disturbed; 3) no permit is required by the Clean Water Act, Porter-Cologne Water Quality Control Act, or Federal Endangered Species Act; 4) no streambed alteration permit is required; and 5) no tree that is required to be planted, maintained or protected by a local state, or federal requirement or that is a native tree over 25 years old will be removed.

The proposed project consists of installing solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot. All associated equipment will connect to the existing utility grid on the site; therefore, there is no equipment installed on the ground. No plants protected by the Native Plant Protection Act would be disturbed, since no such plant exist in the project areas. The project does not require any permits under the Clean Water Act, Porter-Cologne Water Quality Control Act, or Federal Endangered Species Act, since no waterbody or endangered species exist in the project areas. The project does not require a streambed alteration permit since no streambed is involved. The project requires the removal of only non-native trees that were not required to be planted, maintained or protected by local, state or federal requirements. Therefore, the statute's requirements have been met and no further environmental review is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE DESIGN REVIEW PERMIT (VMC Section 16.604.03.B)

1. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines.

The project site is designated as Public Facilities and Institutions (PF) on the General Plan Land Use Map. The General Plan 2040 anticipates the district to encompass facilities serving the good of the community, including fire and police stations; government buildings; health and social service clinics; hospitals; libraries; schools; educational institutions; and transit stations, as well as churches, community centers and community-serving recreational facilities. As proposed, the project is consistent with the PF general land use designation in that the proposed project is an ancillary use to a medical facility. The project is also consistent with applicable General Plan 2040 policies.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

2. Is consistent with any planning are zoning approvals by the director or the planning commission.

The project is consistent with the M zoning district in that it is an ancillary use to a Medical Center. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code. If the Design Review Board recommends approval to the Director, staff will continue with the review of the Development Review and Tree Removal Permit.

3. Complies with any other relevant city policies or regulations.

The project as proposed complies with section 16.338.02.B of the VMC, Solar Regulations, as the project has been designed to take advantage of solar access and associated equipment and the necessary support structure and solar energy systems are not visible from the public right-of-way.

4. Meets the following criteria:

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

The overall design of the project is appropriate to the function of the project and will provide a shaded parking lot for visitors to the medical center.

- b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.**

All structures will be comprised of metal columns and beams supporting the array panels. The columns and beams will be painted a dark gray color (JET by Dunn-Edwards Paint). The metal columns and beams are fully integrated with one another and used in a manner that is visually consistent with the proposed project.

- c. **The project has been designed with consideration of neighboring development.**

The project has been designed with consideration of existing neighboring development in such that it will take advantage of solar access and is set back an average of 33 feet from the property lines and has an overall height of 14 feet and four-inches to 18 feet and four-inches.

- d. **The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

Not applicable; the proposed project is the installation of solar arrays on seven elevated structures at Sutter Solano Medical Center..

- e. **Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

The overall height of the solar arrays on the elevated structures varies in height from 14 feet and four-inches to 18 feet and four-inches and will continue to allow surveillance of the street by people inside of the building and elsewhere.

- f. **The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.**

Not applicable; the project site is not located within the boundaries of a historical area as identified by the City of Vallejo.

- g. **The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

The proposed project will be installed over an existing parking lot and will continue to have no impact on public views from public streets.

- h. **The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

Not applicable as there is no landscaping plan associated with this entitlement.

- i. **The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

As proposed, the project will install solar arrays on seven elevated structures at Sutter Solano Medical Center over an existing parking lot that will create an energy efficient site..

- j. **The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

Not applicable as the project site does not include natural features such as creeks, open space, significant vegetation, or geologic features.

NOW, THEREFORE, LET IT BE RESOLVED that the Design Review Board hereby recommends that the Director **APPROVE** Design Review Permit (DR) 22-0004 for the installation of solar arrays on seven elevated structures at Sutter Solano medical center over an existing parking lot at 100 Hospital Drive based on the above findings and subject to the Conditions of Approval attached to this Resolution.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on March 10, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ADAM CHAVEZ, CHAIRPERSON
City of Vallejo Design Review Board

Attest:

MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Design Review Board

**CONDITIONS OF APPROVAL
DESIGN REVIEW PERMIT (DR) #22-0001
100 HOSPITAL DRIVE
APN: 0052-330-150**

PROJECT DESCRIPTION

The proposed project consists of a Design Review Permit for the installing solar arrays on seven elevated structures at Sutter Solano Medical Center. over an existing parking lot at 100 Hospital Drive. The solar arrays will be installed on seven carport-like structures above the existing parking lot adjacent to North Camino Alto. The seven carport-like structures will have a total area of 33,697 square feet with an overall height of 14 feet and four-inches to 18 feet and four-inches. All structures will be compromised of metal columns and beams supporting the array panels. The columns and beams will be painted a dark gray color called JET by Dunn-Edwards Paint. The solar energy system will provide a total of 1,640 solar modules with a total direct current system size of 658.83 kilowatts (KW) (0.65883 Megawatts). Power connection will be to existing utility grid on the site.

A. Planning Division

Staff Contact: Cesar Orozco, Senior Planner | (707) 648-5436
cesar.orozco@cityofvallejo.net

Pre-Building Permit:

1. Prior to building permit submittal, the project must receive approval for the Development Review Permit from the Planning and Development Services Director. If the Development Review Permit is not approved, this approval becomes null and void.
2. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.

Overall Project:

4. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.
5. Prior to requesting a final occupancy/final inspection, contact the Planning Division. All inspections require a minimum two business-day notice.
6. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm and Sundays and holiday not allowed.
7. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, report, and approved plans associated with DR22-0004 dated 12/20/2021, and as amended by the following Conditions of Approval (COA). Any additional uses or facilities other than those approved with this

permit as described in the project description and the approved plans will require a separate application and approval. Any deviation from the approved drawings and COA shall require prior written approval from the Planning Manager.

8. Pursuant to VMC Section 16.602.12(A)(14), approval of this application for Design Review shall automatically expire two years after its approval unless authorized construction has commenced prior to the expiration date March 10, 2024 (if approved at this meeting and not appealed).
9. A request for a time extension from the expiration date of February 8, 2024, The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received 15 calendar days before the expiration date with the required fee prior to expiration of the permit (section 16.602.12.C.1 of the VMC).
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

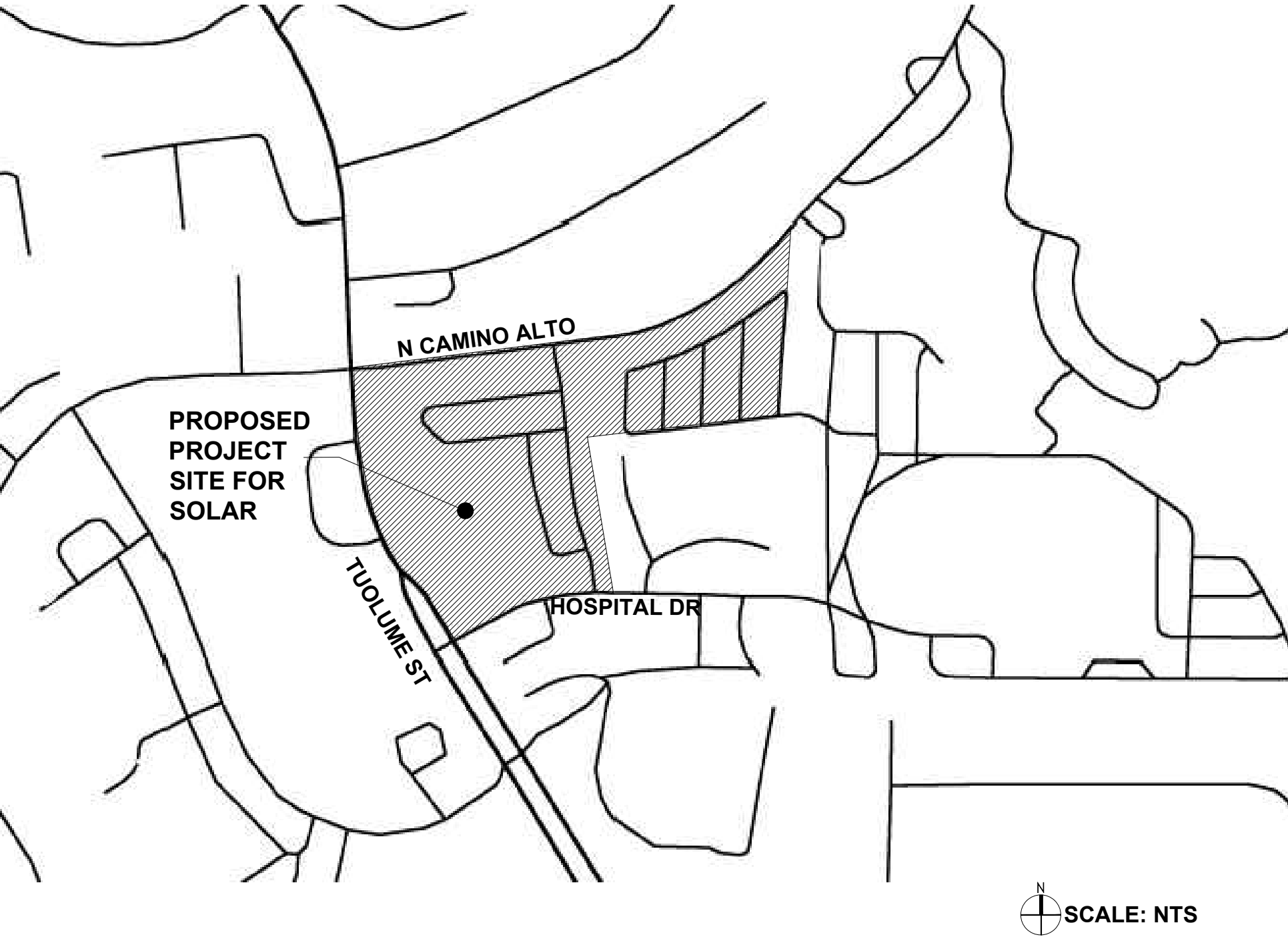
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SUTTER HEALTH SOLANO

PHOTOVOLTAIC INSTALLATION

100 HOSPITAL DRIVE,
VALLEJO, CALIFORNIA 94589

VICINITY MAP



GOVERNING CODES:

CALIFORNIA CODE OF REGULATIONS:
2019 CALIFORNIA ADMINISTRATIVE CODE (CAC) (PART 1, TITLE 24, CCR)
2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (PART 2, TITLE 24, CCR)
 (2018 EDITION INTERNATIONAL BUILDING CODE WITH 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
 (2017 EDITION NATIONAL ELECTRICAL CODE WITH 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, CCR)
 (2018 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, CCR)
 (2018 EDITION IAPMO UNIFORM PLUMBING CODE WITH 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)
 (2018 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
2019 CALIFORNIA FIRE CODE (CFC) (PART 9, TITLE 24, CCR)
 (2018 EDITION OF INTERNATIONAL FIRE CODE WITH 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN CODE (PART 11, TITLE 24, CCR)
2019 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
NFPA 13 - 2016
NFPA 72 - 2016

REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS:

2019 CBC, CHAPTER 35
2019 CFC, CHAPTER 80

INSPECTIONS:

SAFETY DURING CONSTRUCTION TO COMPLY WITH 2019 CFC CHAPTER 33

PROJECT DIRECTORY

SYSTEM HOST:
SUTTER HEALTH
2200 RIVER PLAZA
SACRAMENTO, CA 95833

ARCHITECT & DESIGN PROFESSIONAL
IN CHARGE:
MMPV DESIGN, INC.
718 W ARBOR DR
SAN DIEGO, CA 92103
619.632.2883
WWW.MMPVDESIGN.COM
AOR: MARIANA MONCADA

STRUCTURAL ENGINEER
CBC STEEL BUILDINGS
1700 LOUISE AVENUE
LATHROP, CA 95330
209.983.0910
WWW.CBCSTEELBUILDINGS.COM
PM: BAIRONG YU

DEVELOPER & GENERAL CONTRACTOR:
AMERESCO
2375 EAST CAMELBACK RD., STE. 400
PHOENIX, AZ 85016
480.499.9126
WWW.AMERESCO.COM
PM: MATT BRAUSCH

ELECTRICAL ENGINEER- DESIGN:
McCALMONT ENGINEERING
1624 DELL AVENUE
CAMPBELL, CA 95008
408.871.9600
WWW.MCCALMONT.NET
PM: AARON McCALMONT

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC.
1355 E.COOLEY DRIVE
COLTON, CA 92324
909.824.7311
WWW.TERRACON.COM
PM: ALI TABATABAEI

ELECTRICAL ENGINEER- PHOTOMETRIC:
RENEWABLE ENERGY ENGINEERING ASSOCIATES, LLC
225 CONTRA COSTA STREET
RICHMOND, CA 94801
520.850.5954
EOR: JOSEPH DIMATTEO

NEW PHOTOVOLTAIC ARRAY CODE ANALYSIS														
SYSTEM DESCRIPTION:			Module Type		JKM 405M-72HL-V		2008 MM X 1002 MM X 40 MM		49.6 lbs					
			Q.PEAK DUO L-G5.2 400		2015 MM X 1000 MM X 35 MM		51.8 lbs							
Array Name	Array		Total Modules	kW DC	No. of Cols	Minimum Clear Height	Azimuth	Tilt	Occupancy	Const. Type	Area	Allowable Area		
1	7	x 55	385	155.93		14'-0"	172 °	5 °	S-2 NS	II-B	7,145 SF	-		
2	7	x 49	343	137.20		14'-0"	258 °	5 °	S-2 NS	II-B	6,375 SF	-		
3	6	x 30	180	72.90		10'-0"	271 °	5 °	S-2 NS	II-B	3,970 SF	-		
4	6	x 23	138	55.20		10'-0"	271 °	5 °	S-2 NS	II-B	3,193 SF	-		
5	6	x 26	156	62.40		10'-0"	271 °	5 °	S-2 NS	II-B	3,519 SF	-		
6	6	x 32	192	76.80		10'-0"	271 °	5 °	S-2 NS	II-B	4,327 SF	-		
7	6	x 41	246	98.40		10'-0"	271 °	5 °	S-2 NS	II-B	5,168 SF	-		
TOTAL AREA :											33,697 SF	UNLIMITED		
TOTALS:			1640	658.83	0	TOTAL PROJECT AREA :							33,697 SF	UNLIMITED

GENERAL RESPONSIBILITY OF CHARGE
STATEMENT OF GENERAL CONFORMANCE:

THE DRAWINGS OR SHEETS LISTED IN THE DRAWING INDEX, DESIGNATED WITH AN ASTERISK (*), HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THE STATE OF CALIFORNIA. THE DRAWINGS HAVE BEEN EXAMINED BY ME FOR:

- DESIGN, INTENT AND APPEARS TO MEET APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND
- COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT.

THE STATEMENT OF GENERAL CONFORMANCE "SHALL BE NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341" OF TITLE 24, PART I (TITLE 24, PART 1, SECTION 4-317 (b))

I CERTIFY THAT : ALL DRAWINGS OR SHEETS LISTED ON THE INDEX ARE IN GENERAL CONFORMANCE AND HAVE BEEN COORDINATED

SIGNATURE

ARCHITECT DESIGNATED TO BE GENERAL RESPONSIBLE CHARGE

MARIANA MONCADA

C37182

LICENSE NUMBER

12/15/21

DATE

9/30/2023

EXPIRATION DATE

CALL 811 DIG ALERT PRIOR TO EXCAVATING:

COMPLIANCE WITH GOVERNMENT CODE 4216 IS TO BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

SCOPE OF WORK

WORK CONSISTS OF INSTALLING 7 PHOTOVOLTAIC (PV) SOLAR POWER ARRAYS OVER AN EXISTING PARKING LOT. SOLAR COMPONENTS INCLUDE: MODULES, RACKING EQUIPMENT, STRUCTURAL CARPORT SYSTEM, PV MONITORING AND METERING COMMUNICATIONS, AND POWER CONNECTION TO THE UTILITY GRID. NO CHANGES TO EXISTING USE.

TOTAL MODULE COUNT: 1640 MODULES
DC: 658.83 kW
TOTAL ARRAYS: 7

PROJECT INFOMATION

PROJECT ADDRESS: 100 HOSPITAL DRIVE ZONING DISTRICT: 20402 M - MEDICAL

LOT SQUARE FOOTAGE: 4.23 ACRES

APN: 0052330150

DRAWING INDEX

SHEET # SHEET TITLE

ARCHITECTURAL DRAWINGS

SO-A0.0 TITLE SHEET

SO-A1.0 SITE PLAN

SO-A1.1 RENDERINGS

SO-A1.2 DEMO PLAN

4 SHEETS

TOTAL: 4 SHEETS

NOTES:

1) NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION.INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF STOCKTON FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS, REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

2) LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.

3) DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

4) BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

5) ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.

6) DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AND APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR TYPE IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.

7) EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

8) OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.

9) THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.



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SUITE 400
PHOENIX, AZ, 85016
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www.ameresco.com



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SACRAMENTO, CA,
95833

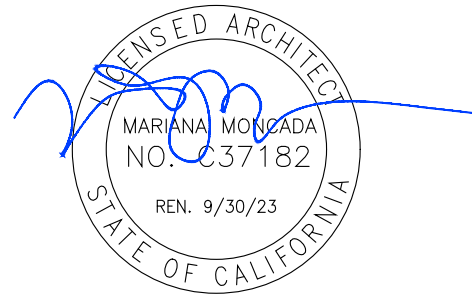
M M P V d e s i g n

MARIANA MONCADA, ARCHITECT
718 WEST ARBOR DRIVE
SAN DIEGO, CA 92103
619.632.2883

SUTTER HEALTH- SOLANO

100 HOSPITAL DRIVE,
VALLEJO, CA 94589
PHOTOVOLTAIC INSTALLATION

SEALS AND SIGNATURES



REV	ISSUED FOR	DATE
	PLANNING SUBMITTAL	12/2021

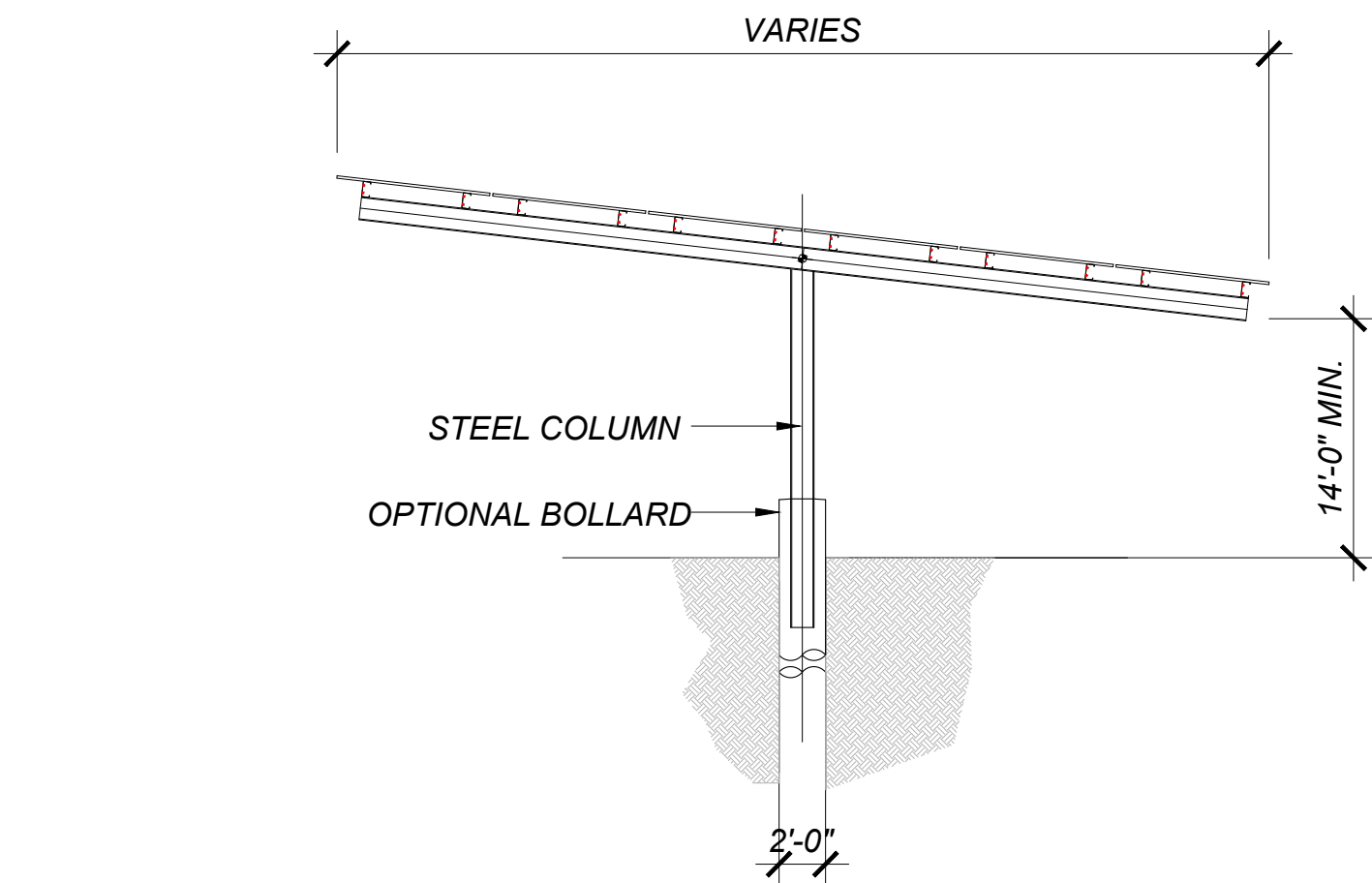
DRAWING TITLE

TITLE SHEET

PROJECT NO. 74191-00

DRAWING NUMBER
SO-A0.0

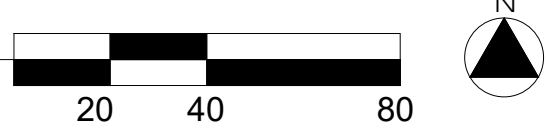
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3 TYPICAL ARRAY SECTION
Scale: 1/8" = 1'-0" (FOR 24X36 SHEETS)



1 SITE PLAN
Scale: 1" = 40' (FOR 24X36 SHEETS)



NEW PHOTOVOLTAIC ARRAY CODE ANALYSIS

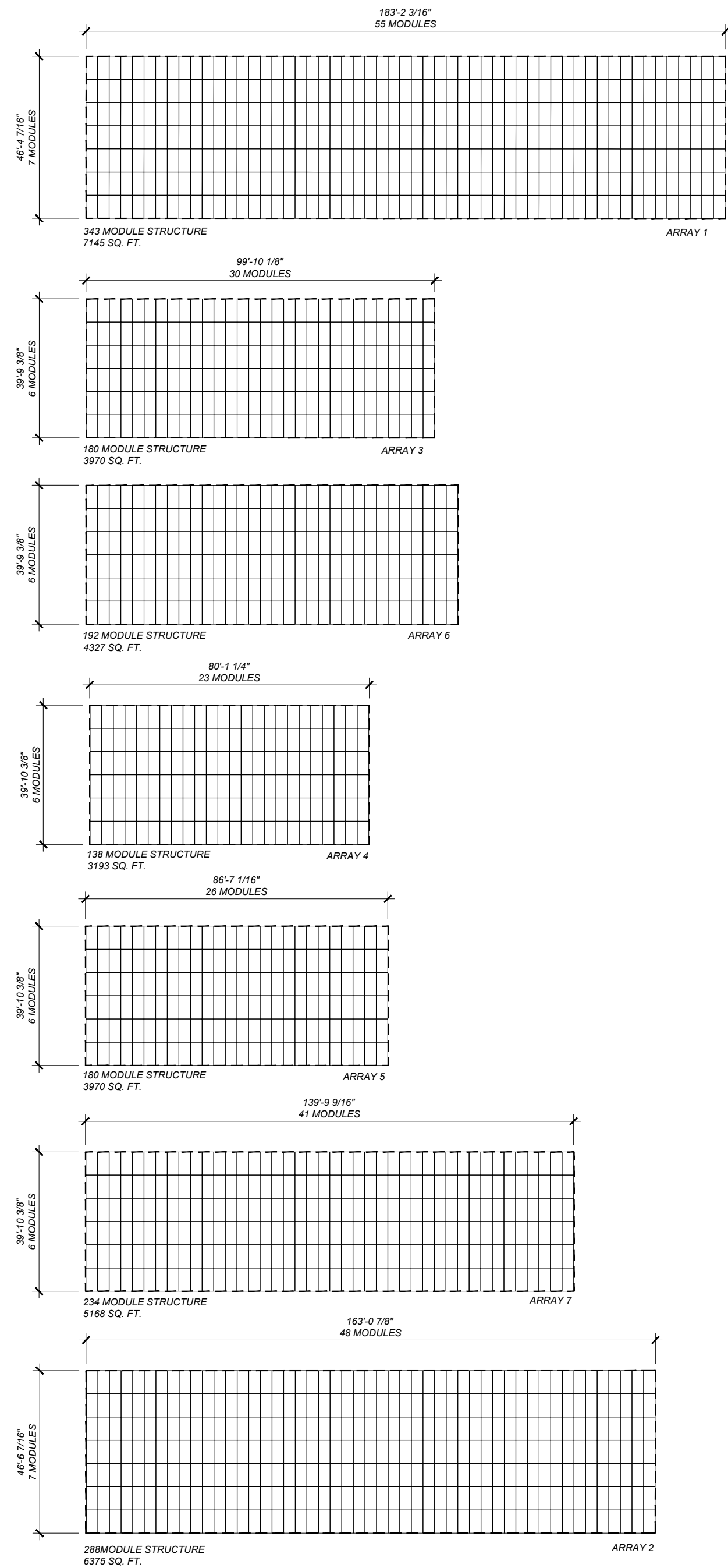
SYSTEM DESCRIPTION:			Module Type		JKM 405M-72HL-V		2008 MM X 1002 MM X 40 MM		49.6 lbs		
					Q.PEAK DUO L-G5.2 400		2015 MM X 1000 MM X 35 MM		51.8 lbs		
Array Name	Array	Total Modules	kW DC	No. of Cols	Minimum Clear Height	Azimuth	Tilt	Occupancy	Const. Type	Area	Allowable Area
1	7 x 55	385	155.93		14'-0"	172 °	5 °	S-2 NS	II-B	7,145 SF	-
2	7 x 49	343	137.20		14'-0"	258 °	5 °	S-2 NS	II-B	6,375 SF	-
3	6 x 30	180	72.90		10'-0"	271 °	5 °	S-2 NS	II-B	3,970 SF	-
4	6 x 23	138	55.20		10'-0"	271 °	5 °	S-2 NS	II-B	3,193 SF	-
5	6 x 26	156	62.40		10'-0"	271 °	5 °	S-2 NS	II-B	3,519 SF	-
6	6 x 32	192	76.80		10'-0"	271 °	5 °	S-2 NS	II-B	4,327 SF	-
7	6 x 41	246	98.40		10'-0"	271 °	5 °	S-2 NS	II-B	5,168 SF	-
TOTAL AREA :										33,697 SF	UNLIMITED
TOTALS:		1640	658.83	0	TOTAL PROJECT AREA : 33,697 SF UNLIMITED						

SHEET NOTES

- ARROWS ON PLAN POINT TO LOW SIDE OF CANOPY
- SEE ELECTRICAL SITE PLAN FOR POC INFORMATION AND LOCATION

PARKING ANALYSIS

LOT	TOTAL STALLS	REQ'D ACCESSIBLE STALLS	PROVIDED ACCESSIBLE STALLS	COVERED STANDARD STALLS	RATIO: COVERED TO UNCOVERED	REQ'D COVERED ACCESSIBLE STALLS	PROVIDED COVERED ACCESSIBLE STALLS
1	229	7	14	168	73%	6	6



2 ARRAY PLANS
Scale: 1/32" = 1'-0" (FOR 24X36 SHEETS)



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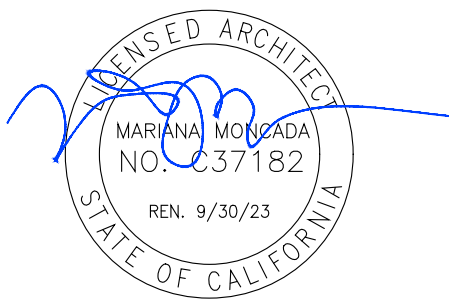
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M M P V d e s i g n

MARIANA MONCADA, ARCHITECT
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SUTTER HEALTH- SOLANO
100 HOSPITAL DRIVE,
VALLEJO, CA 94589
PHOTOVOLTAIC INSTALLATION

SEALS AND SIGNATURES



REV	ISSUED FOR	DATE
	PLANNING SUBMITTAL	12/2021

DRAWING TITLE

SITE PLAN

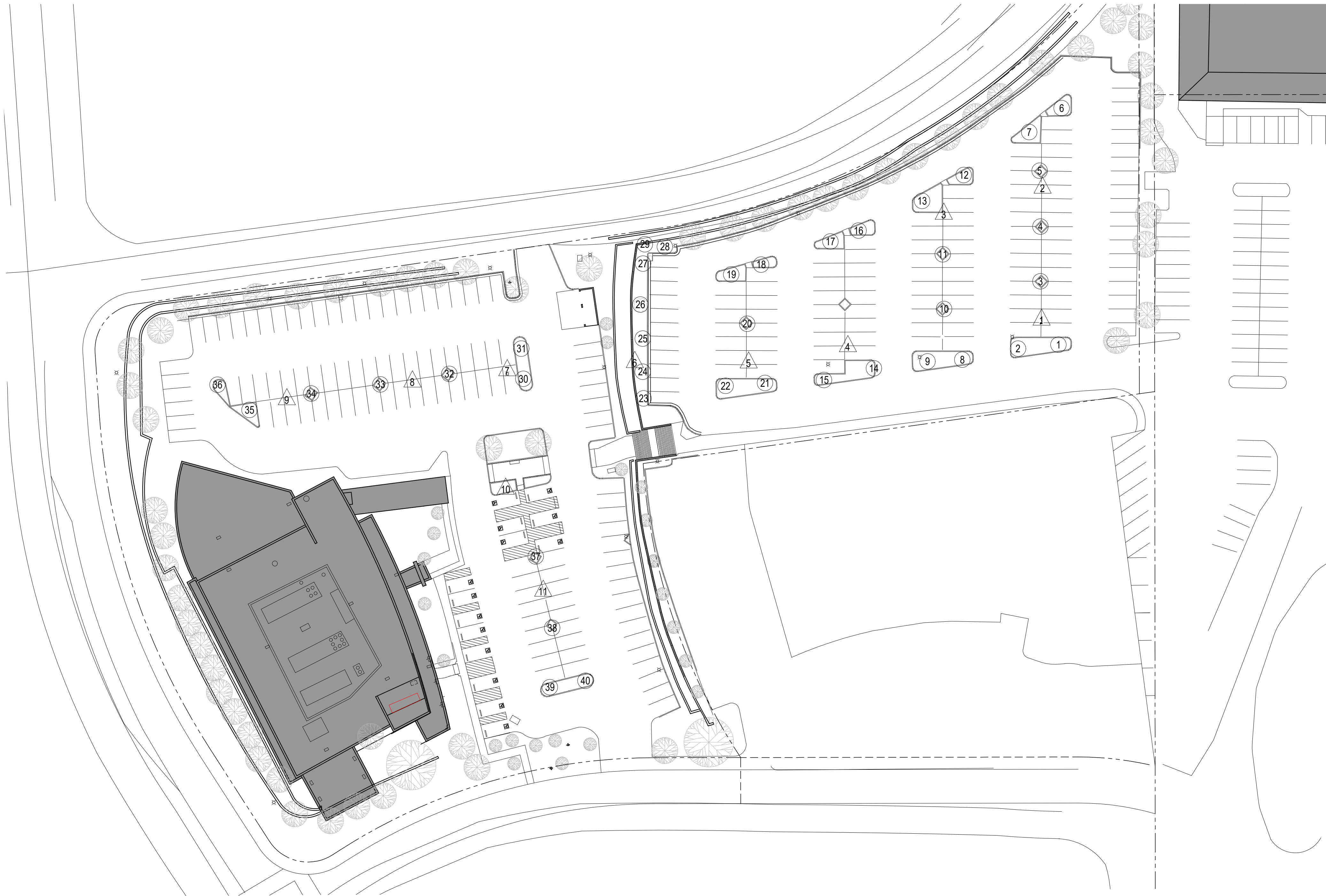
PROJECT NO. 74191-00

DRAWING NUMBER
SO-A1.0

Plot Date: 9/30/23
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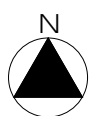
LEGEND

- # TREES WITHIN PROJECT SCOPE
- △ LAMP POSTS TO BE REMOVED



1 DEMO PLAN
Scale: 1" = 40' (FOR 24X36 SHEETS)

20 40 80



arborno**te**

#	Species	Health	Objective
1	 Pistacia chinensis Chinese Pistache	6" 31'-45"	60% - Fair
2	 Pistacia chinensis Chinese Pistache	6" 31'-45"	60% - Fair
3	 Zelkova serrata Japanese Zelkova	11" 31'-45"	40% - Poor
4	 Zelkova serrata Japanese Zelkova	12" 31'-45"	40% - Poor
5	 Zelkova serrata Japanese Zelkova	12" 31'-45"	40% - Poor
6	 Pistacia chinensis Chinese Pistache	7" 31'-45"	60% - Fair
7	 Pistacia chinensis Chinese Pistache	7" 31'-45"	60% - Fair
8	 Pistacia chinensis Chinese Pistache	10" 31'-45"	40% - Poor
9	 Pistacia chinensis Chinese Pistache	10" 31'-45"	60% - Fair
10	 Zelkova serrata Japanese Zelkova	12" 31'-45"	40% - Poor
11	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
12	 Pistacia chinensis Chinese Pistache	6" 31'-45"	60% - Fair
13	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
14	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
15	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
16	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
17	 Pistacia chinensis Chinese Pistache	10" 31'-45"	60% - Fair
18	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
19	 Pistacia chinensis Chinese Pistache	31'-45"	60% - Fair
20	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
21	 Pistacia chinensis Chinese Pistache	6" 31'-45"	60% - Fair
22	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
23	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
24	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
25	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
26	 Zelkova serrata Japanese Zelkova	7" 31'-45"	40% - Poor
27	 Zelkova serrata Japanese Zelkova	6" 31'-45"	40% - Poor
28	 Magnolia macrophylla Bigleaf Magnolia	3" 1'-15"	40% - Poor
29	 Magnolia macrophylla Bigleaf Magnolia	4" 1'-15"	40% - Poor
30	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
31	 Pistacia chinensis Chinese Pistache	5" 31'-45"	60% - Fair
32	 Zelkova serrata Japanese Zelkova	10" 31'-45"	40% - Poor
33	 Zelkova serrata Japanese Zelkova	10" 31'-45"	40% - Poor
34	 Zelkova serrata Japanese Zelkova	10" 31'-45"	40% - Poor
35	 Pistacia chinensis Chinese Pistache	7" 31'-45"	60% - Fair
36	 Pistacia chinensis Chinese Pistache	4" 31'-45"	60% - Fair
37	 Zelkova serrata Japanese Zelkova	6" 31'-45"	40% - Poor
38	 Zelkova serrata Japanese Zelkova	4" 31'-45"	40% - Poor
39	 Pistacia chinensis Chinese Pistache	4" 31'-45"	60% - Fair
40	 Pistacia chinensis Chinese Pistache	3" 31'-45"	60% - Fair

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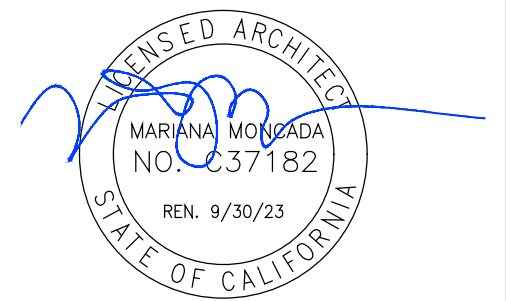
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718 WEST ARBOR DRIVE
SAN DIEGO, CA 92103
619.632.2883

SUTTER HEALTH- SOLANO

100 HOSPITAL DRIVE,
VALLEJO, CA 94589
PHOTOVOLTAIC INSTALLATION

SEALS AND SIGNATURES



REV	ISSUED FOR	DATE
	PLANNING SUBMITTAL	12/2021

DRAWING TITLE

DEMO PLAN

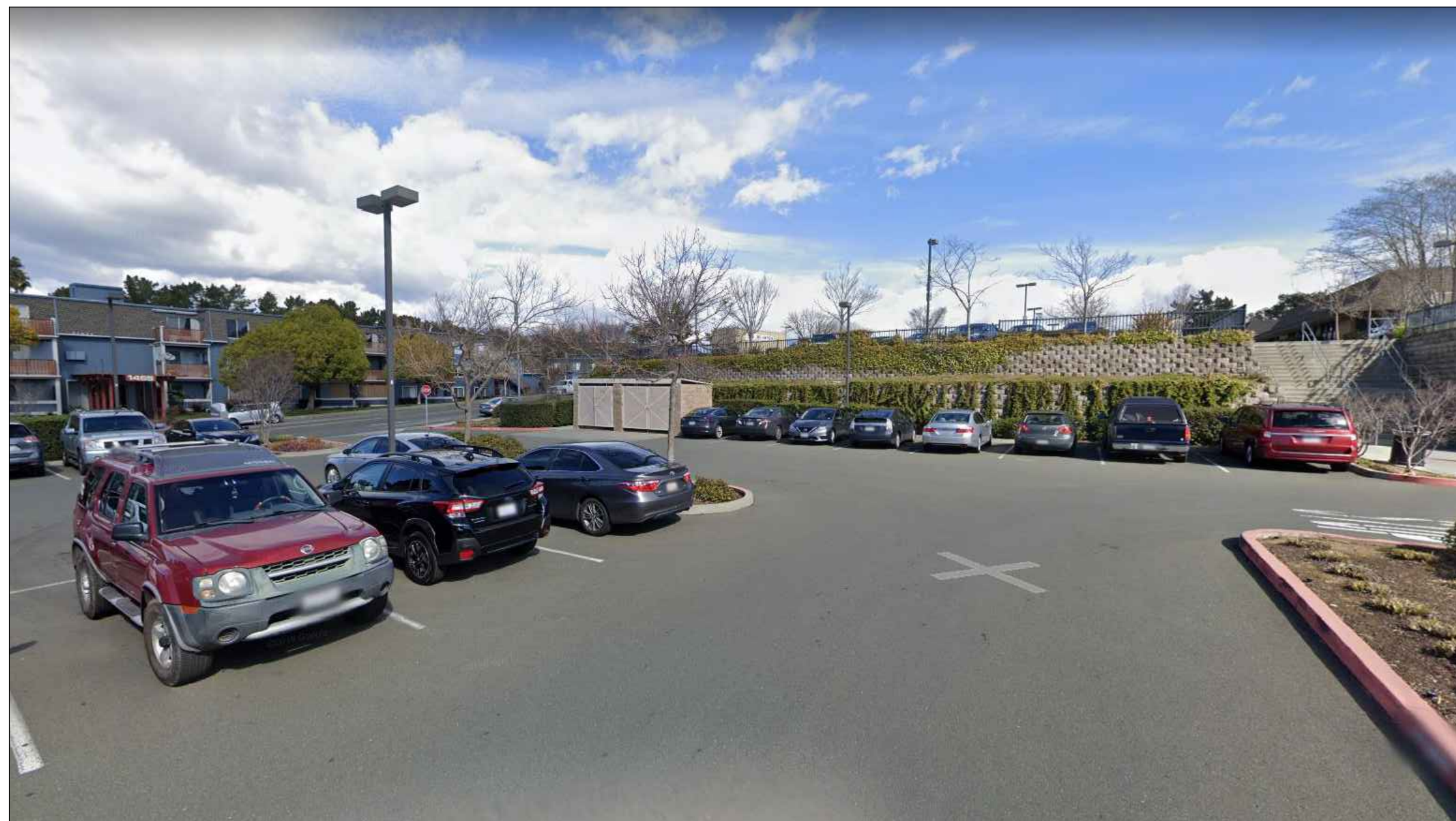
PROJECT NO. 74191-00

DRAWING NUMBER
SO-A1.1

Plot Date: 12/2021
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1 RENDERINGS
Scale: NOT TO SCALE



2 EXISTING SITE PHOTOS
Scale: NOT TO SCALE

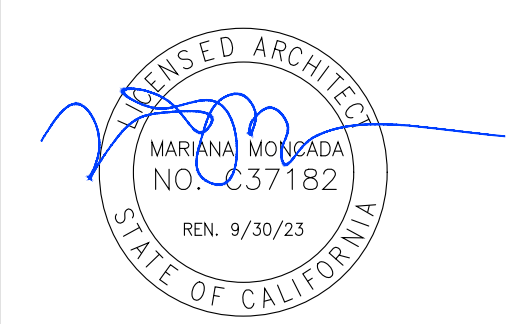
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REV	ISSUED FOR	DATE
	PLANNING SUBMITTAL	12/2021

DRAWING TITLE

SITE PLAN

PROJECT NO. 74191-00

DRAWING NUMBER
SO-A1.2

Sutter Health Vallejo-Solano

Color & Materials Board

Carport Structure

Columns – HSS, will be painted JET color

Beams – Wide Flange, will be painted JET color

Purlins – Light Gauge Steel

Modules – Monocrystalline solar modules with aluminum frame

JET Dunn-Edwards Paint

