

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): 0133-380-010.		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: City of Vacaville Community Development Department Planning Division Offices		DATE: 04.09.20
ADDRESS: City Hall 650 Merchant Street Vacaville, CA 95688		
E-MAIL ADDRESS: albert.enault@cityofvacaville.com	DAYTIME PHONE: (707) 449-5140	FAX: (707) 449-5423
NAME OF PROPERTY OWNER: Rob Henley A2R Architects		DATE: 04.09.20
ADDRESS: 190 S. Orchard Avenue, Suite C250 Vacaville, CA 95688		DAYTIME PHONE: (707) 453-0196
NAME OF DOCUMENT PREPARER: Albert Enault Associate Planner		DATE: 04.09.20
ADDRESS: Planning Division Offices 650 Merchant Street Vacaville, CA 95688		DAYTIME PHONE: (707) 449-5140 (707) 449-5364
		FAX: (707) 449-5423
NAME OF PROJECT: Lister Commercial Building		
PROJECT LOCATION: Located at the southeast corner of E. Monte Vista Avenue and Aviator Drive, adjacent to Interstate 505.		
STREET ADDRESS: East Monte Vista Avenue Vacaville, CA 95688		

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

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

The project proposal is to construct an approximately 20,500 square foot, one-story building on a vacant 3.66-acre site located at the southeast corner of East Monte Vista Avenue and Aviator Drive, adjacent to Interstate 505. The site plan includes 53 parking spaces, a trash enclosure and perimeter landscaping with two driveways on East Monte Vista Avenue. The building includes two tenant spaces: (1) a 15,125 sq. ft. tenant space for retail service with warehousing (Ambrose Solar); and (2) a 5,420 sq. ft. tenant space for commercial equipment rental (Lister Construction). Maximum building height is 36 ft. above mean sea level. The proposed Floor Area Ratio (FAR) is 0.13, which is less than the 0.30 FAR allowed by the Vacaville-Golden Hills Business Park Policy Plan. Local land use actions consist of Design Review and Conditional Use Permit, which require approval from the Director of Community Development.

The site is bordered by East Monte Vista Avenue to the west and south, Interstate 505 to the east, and a self-storage facility to the north. The site consists of disturbed ruderal non-native grass. No trees are on the property. The western boundary is improved to curb and gutter along East Monte Vista Avenue, while the eastern property line is bound by an on-ramp to Interstate 505 and drainage channel. The drainage channel extends from the edge of the eastern property line approximately 56 feet to the on-ramp, and is dedicated to Caltrans. The channel appears to have standing water in it most times of the year from upstream irrigation and is fenced. The project does not include any changes to the drainage ditch.

The maximum height of the building is 36 feet, which is 139 feet above mean sea level. This site is located approximately 3,700 feet from the northern end of the runway. The runway elevation is 113 feet. The approach surface increases at 1 foot per 50 feet. The maximum allowable building elevation is therefore $(113 + 3700/50 = 187)$ feet above sea level. The building has a finished floor of 103 feet above sea level. The top of the building would then be $(103 + 36 = 139)$, or forty-eight (48) feet below the height restriction.

Ambrose Solar will operate with 40 employees from Monday through Friday from 7:00 AM to 6:00 PM. Lister Construction will operate with 5 employees from Monday through Friday from 7:00 AM to 4:00 PM.

The project is located within Zone B of the Nut Tree Airport Compatibility Plan, and Zone D of the Travis Air Force Base Compatibility Plan. According to Table 14.09.134.01 of the Vacaville Land Use and Development and Section IV.C.2.d(4) (Aviation-Related Restrictions) of the Vacaville-Golden Hills Business Park Policy Plan, the Solano Airport Land Use Commission (ALUC) shall review applications involving a question of compatibility with airport activities. Therefore, the applicant is requesting the ALUC to determine compatibility with the Nut Tree Airport and Travis Air Force Base.

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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>The project will not include any potential emissions that would affect the operations of the Nut Tree Airport or Travis Air Force Base.</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:</p> <p>Nut Tree Airport Compatibility Plan and Travis Air Force Base Compatibility Plan</p>	<p>COMPATIBILITY ZONE:</p> <p>Nut Tree Airport Plan: Zone B</p> <p>Travis Air Force Base Plan: Zone D</p>
<p>PERCENTAGE OF LAND COVERAGE: 13%</p> <p>The project will add 20,500 sq. ft. to the site</p>	<p>MAXIMUM PERSONS PER ACRE: 12.3 persons/acre.</p> <p>The project will add 45 people to the site.</p>
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <i>See attachment.</i> <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <i>Categorical Exemption in accordance with Section 15303 of CEQA.</i> <input checked="" type="checkbox"/> LOCATION MAP: <i>See attachment.</i> <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <i>See attachment.</i> <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <i>See attachment.</i> <input checked="" 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): <i>See attachment.</i> <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: <i>Not applicable.</i> <input checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: <i>Site photos, project description from project proponent, response to item N.</i> <input checked="" type="checkbox"/> FEES: \$200.00 <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: <i>See attachment.</i> 	
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>X.....</p> <p>APPLICANT SIGNATURE</p> </div> <div style="text-align: center;"> <p>.....</p> <p>DATE</p> </div> </div>	
<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

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM B

LOCAL AGENCY REFERRAL LETTER



ESTABLISHED 1850

CITY OF VACAVILLE

650 MERCHANT STREET
VACAVILLE, CALIFORNIA 95688-6908
www.cityofvacaville.com
707-449-5100

RON ROWLETT
Mayor

RAYMOND BEATY
Vice Mayor

DILENNA HARRIS
Councilmember

MITCH MASHBURN
Councilmember

NOLAN SULLIVAN
Councilmember

April 9, 2020

Community Development Department
Planning Division

Mr. Jim Leland
Solano County Resource Management Department
675 Texas Street
Fairfield, CA 94533

SUBJECT: LOCAL AGENCY REFERRAL LETTER – LISTER COMMERCIAL BUILDING
Southeast corner of East Monte Vista Avenue and Aviator Drive
Conditional Use Permit and Design Review (File No. 20-096)

Dear Jim:

This letter will serve as the Local Agency Referral Letter acknowledging the submittal of the Lister Commercial Building Land Use Compatibility Determination by the Airport Land Use Commission (ALUC). The applicant for the request is Mr. Rob Henley with A2R Architects. The project proposal is to construct an approximately 20,500 sq. ft., one-story commercial building at the southeast corner of East Monte Vista Avenue and Aviator Drive, in Vacaville. The site plan includes 53 on-site parking spaces and access via two driveways on East Monte Vista Avenue.

The project site appears to be located within Zone D of the Travis Air Force Base Airport Land Use Compatibility Plan. The project site is also located within Zone B of the Nut Tree Airport Land Use Compatibility Plan. The applicant has compiled the materials listed in the County's instructions for preparing an application. Pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project is exempt from environmental review.

Please let me know if you see anything missing that is either required for the review or that would be helpful for the County staff or for the ALUC members as part of the consistency review. If you have any questions, please feel free to contact me by phone at (707) 449-5364 or by email at albert.enault@cityofvacaville.com.

Sincerely,

ALBERT ENAULT,
Associate Planner

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM C

STAFF REPORTS NOT REQUIRED
FOR PROJECT

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM D

NOT APPLICABLE
PROJECT IS EXEMPT FROM CEQA

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM E

LOCATION MAP



APN 0133-380-010

AIRPORT LAND USE COMMISSION

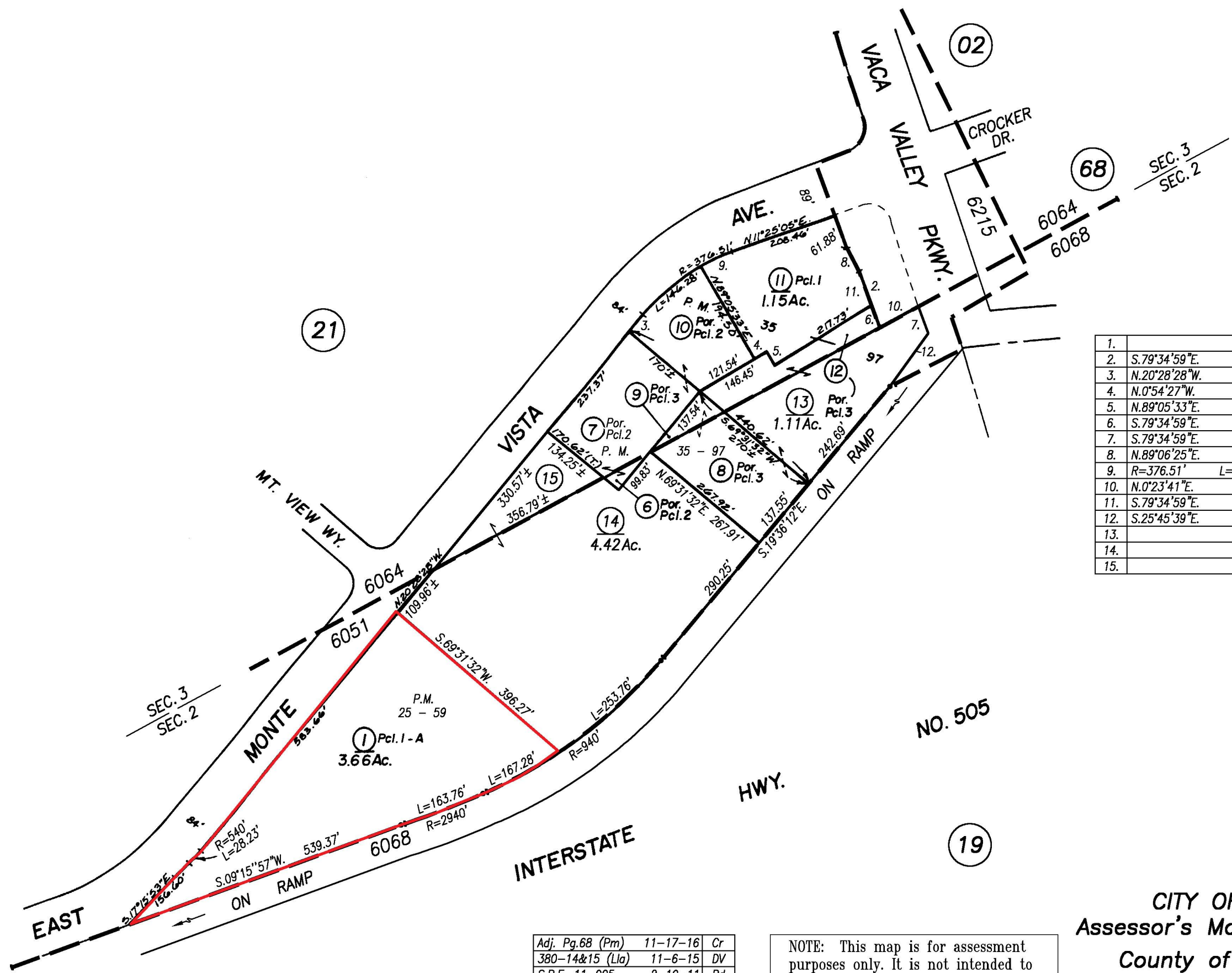
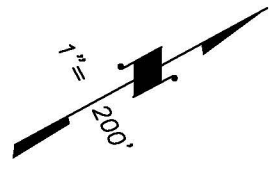
APPLICATION SUBMITTAL ITEMS

ITEM F

ASSESSOR'S PARCEL MAP

POR. LOT 37, RANCHO LOS PUTOS
POR. S.W.1/4 SEC. 2 & POR. S.E.1/4 SEC. 3, T.6N., R.1W., M.D.B.& M. EXT.

Tax Area Code
6051
6064
133-38



1.		
2.	S.79°34'59"E.	110.47'
3.	N.20°28'28"W.	37.03'
4.	N.0°54'27"W.	24.91'
5.	N.89°05'33"E.	27.50'
6.	S.79°34'59"E.	51.76'
7.	S.79°34'59"E.	48.67'
8.	N.89°06'25"E.	50.99'
9.	R=376.51' L=	63.30'
10.	N.0°23'41"E.	81.24'
11.	S.79°34'59"E.	58.71'
12.	S.25°45'39"E.	116.12'
13.		
14.		
15.		

Adj. Pg.68 (Pm)	11-17-16	Cr
380-14&15 (Lla)	11-6-15	DV
S.B.E. 11-005	2-10-11	Pd
Map Maint.	4-15-06	JS
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF VACAVILLE
Assessor's Map Bk. 133 Pg. 38
County of Solano, Calif.

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

OWNER'S CERTIFICATE

THE UNDERSIGNED, HERCULES ARNOLD, AND B. ALONSO, HEREBY CERTIFY THEY ARE THE ONLY ENTITLED, HAVING ANY RECORD TITLE IN ALL THE LAND DELINEATED WITHIN THE DISTINCTIVE BORDER OF THIS PARCEL MAP, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP. WE DEDICATE TO THE CITY OF VACAVILLE, FOR PUBLIC USE, EASEMENTS FOR GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION PURPOSES DESIGNATED ON SAID MAP AS P.U.E. (PUBLIC UTILITY EASEMENT) AND ALL USES INCIDENT THEREOF INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES. WE ALSO DEDICATE TO THE CITY OF VACAVILLE, THAT EASEMENT FOR STORM DRAIN PURPOSES DESIGNATED ON SAID MAP AS STORM DRAIN EASEMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED ON THIS 7th DAY OF October, 1983.

B. Alonso

Hercules Arnold

STATE OF CALIFORNIA SS
COUNTY OF SOLANO

On this 7th day of October, 1983, before me, Lawrence L. Drayton, a Notary Public in and for said County and State, personally appeared B. Alonso and Hercules Arnold, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand official seal.



Laurence L. Drayton

CLERK OF THE CITY COUNCIL CERTIFICATE

I, CORINNE L. GRANNEN, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF VACAVILLE, COUNTY OF SOLANO, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF VACAVILLE BY RESOLUTION 1977-M-8 ACCEPT ON BEHALF OF THE CITY, THE DEDICATION OF THE STORM DRAIN EASEMENT AND THE PUBLIC UTILITY EASEMENT, ALL AS SHOWN WITHIN THE DISTINCTIVE BORDER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND THIS 8th DAY OF November, 1983.

Corinne L. Grannen

CORINNE L. GRANNEN, CITY CLERK

PARCEL MAP ARNOLD/ALONSO PROPERTY

BEING THE LAND SHOWN
IN BK. 23, P.M., PG. 34.

CITY OF VACAVILLE

COUNTY OF SOLANO

STATE OF CALIFORNIA

SCALE: 1"=100'

JULY, 1983

cpa cullen-phillippi associates, inc.

405-A BOYD STREET VACAVILLE, CALIFORNIA

(707) 446-3434

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HERCULES ARNOLD ON August 1983. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED October 7, 1983

Thomas A. Phillippi, R.C.M. 32067



CITY ENGINEER'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

DATED: 2 NOVEMBER 1983

Joseph A. Munoz, Jr., City Engineer

PLANNING & COMMUNITY DEV. DIRECTOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF NOV. 1983, AND WAS FOUND TO BE EXEMPT FROM PARCEL MAP REQUIREMENTS PER SECTION 66428 OF THE SUBDIVISION MAP ACT.

SIGNED: August J. Warner

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Virginia Ryan, County Tax Collector of Solano County, California, do hereby certify that according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal, or Local Taxes, except taxes or special assessments not yet payable.

Dated: 12-21-83

Virginia Ryan

County Tax Collector

56432
56432

by James E. Walker, Deputy

COUNTY RECORDER'S CERTIFICATE

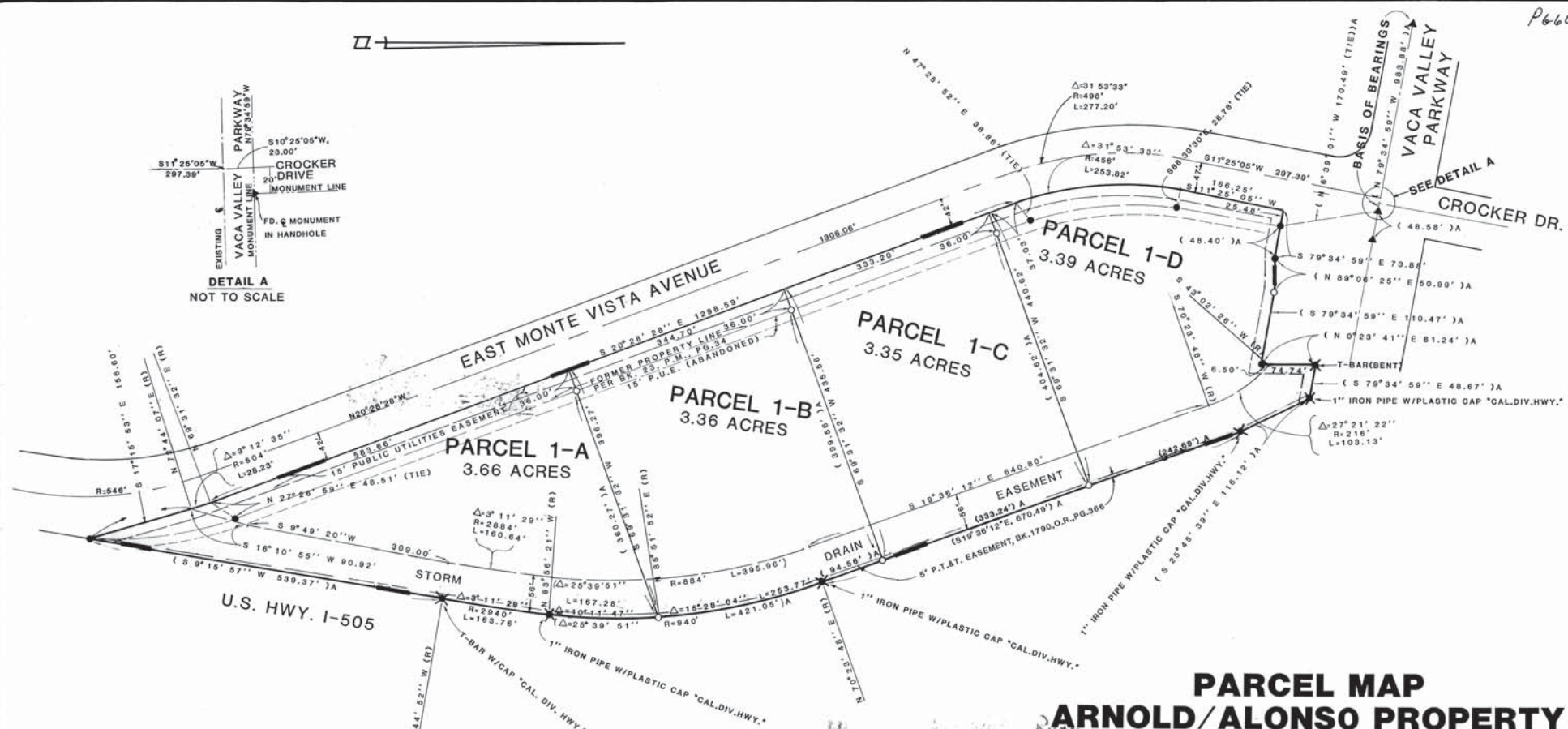
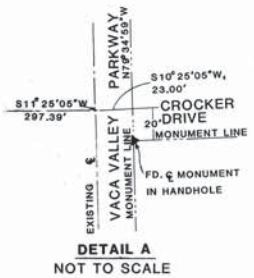
Filed this 21st day of DECEMBER, 1983, at 12:32 P.M. in Book 25 of Parcel Maps at Page 59 at the request of Thomas A. Phillippi.

Ronald J. Ayres

Ronald J. Ayres County Recorder

By: Deputy

P660



BASIS OF BEARINGS
 THE BEARINGS ON THIS MAP BASED ON THE CENTERLINE OF VACA VALLEY PARKWAY AS SHOWN ON BK. 16, PARCEL MAPS, PG. 45. THAT BEARING BEING N 79°34' 59" W.

NOTE :
 THE PURPOSE OF THIS MAP IS A TRANSFER OF PROPERTY AND NOT THE CREATION OF AN ADDITIONAL PARCEL OF RECORD.

- LEGEND**
- FOUND 3/4" IRON PIPE, L.S. 3764, PER BK. 23, PARCEL MAPS, PG. 34.
 - ▲ FOUND STANDARD CITY MONUMENT PER BK. 18, PARCEL MAPS, PG. 45.
 - LACK OF ABUTTERS RIGHTS PER 1976 O.R., 13238 & 1776 O.R., 350
 - () A DENOTES RECORD AND MEASURED INFORMATION PER BK. 23, PARCEL MAPS, PG. 34
 - DENOTES EXTERIOR BOUNDARY
 - FOUND 3/4" IRON PIPE TAGGED RCE 11247 PER BK. 23, PARCEL MAPS PG.34
 - ✕ FOUND POINT, AS NOTED, PER BK.23, PARCEL MAPS,PG.34

PARCEL MAP ARNOLD/ALONSO PROPERTY

BEING THE LAND SHOWN
 IN BK. 23, P.M., PG. 34.
 CITY OF VACAVILLE
 COUNTY OF SOLANO STATE OF CALIFORNIA
 SCALE: 1"=100'
 JULY, 1983

cpa cullen-phillippi associates, inc.
 405-A BOYD ST. VACAVILLE, CALIFORNIA
 (707) 446-3434

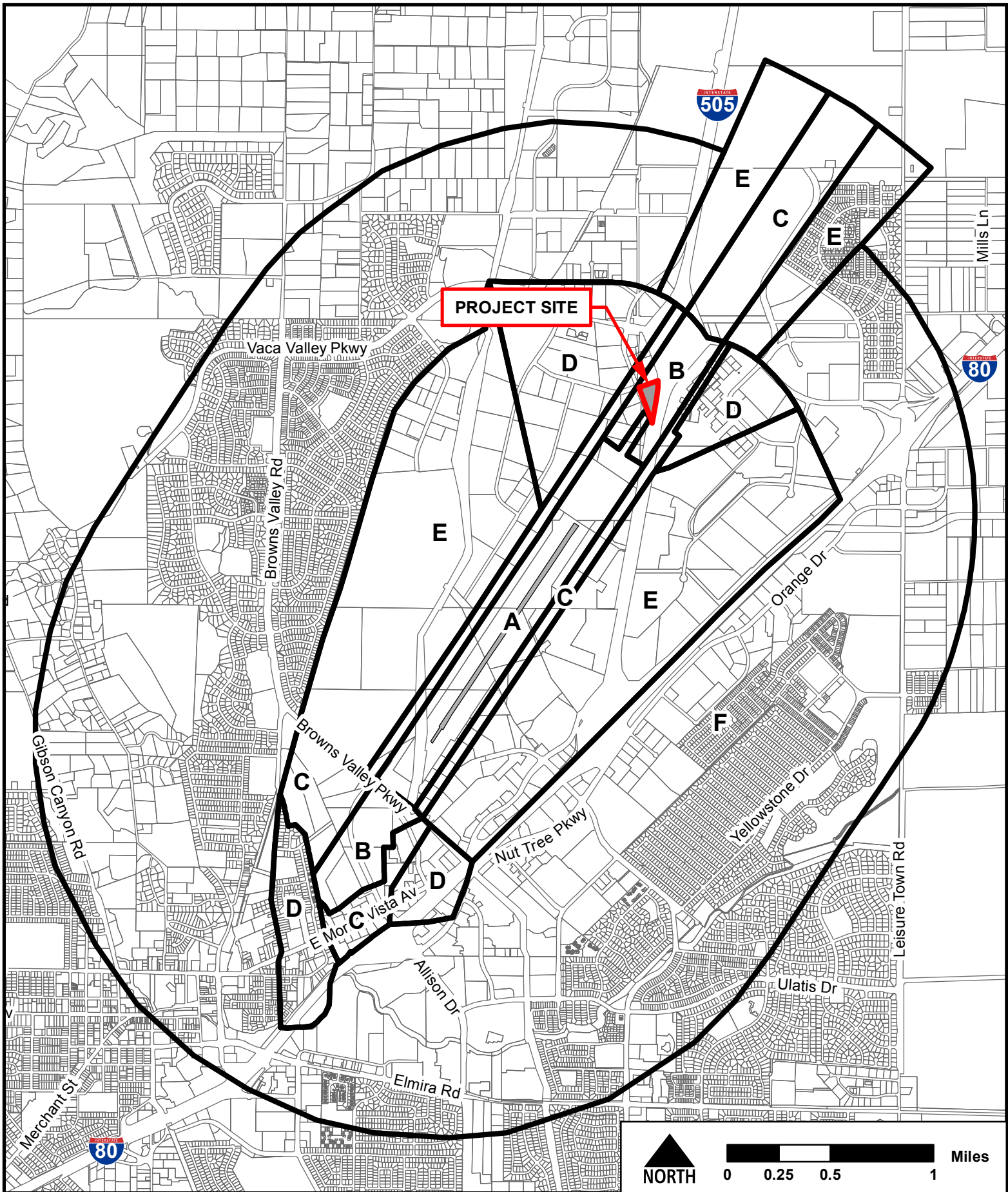
25 PM 60

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM G

AIRPORT BOUNDARY MAP



ITEM G - AIRPORT MAP



PROJECT SITE



A-F

COMPATIBILITY ZONES



LISTER COMMERCIAL BUILDING

SOUTHEAST CORNER OF EAST MONTE VISTA AVENUE AND AVIATOR DRIVE

FILE NO. 20-096

APN 0133-380-010

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM H

PROJECT PLANS

PROPOSED BUILDING FOR: LISTER CONSTRUCTION

TOTAL AREA: 20,546 SF
2300 E. MONTE VISTA AVENUE
VACAVILLE, CA 95688

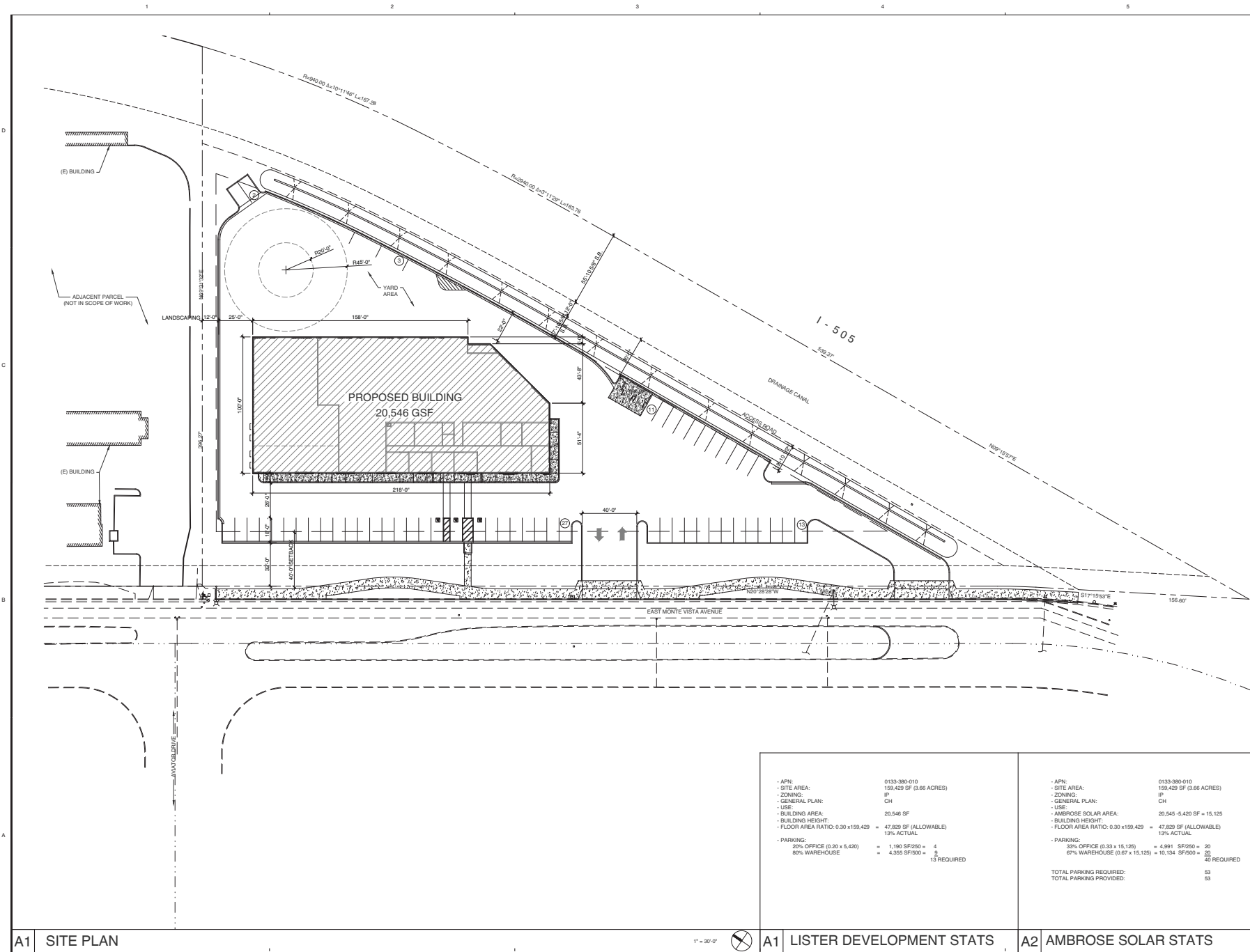


190 South Orchard Avenue
Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com



CONSULTANTS

[illegible]



A1 SITE PLAN

1" = 30'-0"



A1 LISTER DEVELOPMENT STATS

A2 AMBROSE SOLAR STATS

- APN: 0133-380-010
- SITE AREA: 159,429 SF (3.66 ACRES)
- ZONING: IP
- GENERAL PLAN: CH
- USE: 20,546 SF
- BUILDING AREA: 20,546 SF
- BUILDING HEIGHT: 47,829 SF (ALLOWABLE)
- FLOOR AREA RATIO: 0.30 x 159,429 = 47,829 SF (ALLOWABLE)
13% ACTUAL
- PARKING:
20% OFFICE (0.20 x 5,420) = 1,084 SF/250 = 4
80% WAREHOUSE = 4,355 SF/500 = 9
13 REQUIRED

- APN: 0133-380-010
- SITE AREA: 159,429 SF (3.66 ACRES)
- ZONING: IP
- GENERAL PLAN: CH
- USE: 20,545-5,420 SF = 15,125
- AMBROSE SOLAR AREA: 20,545-5,420 SF = 15,125
- BUILDING HEIGHT: 47,829 SF (ALLOWABLE)
- FLOOR AREA RATIO: 0.30 x 159,429 = 47,829 SF (ALLOWABLE)
13% ACTUAL
- PARKING:
33% OFFICE (0.33 x 15,125) = 4,991 SF/250 = 20
67% WAREHOUSE (0.67 x 15,125) = 10,134 SF/500 = 20
40 REQUIRED
TOTAL PARKING REQUIRED: 53
TOTAL PARKING PROVIDED: 53

A2R
ARCHITECTS

190 South Orchard Avenue
Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com



CONSULTANTS

APPROVALS

PLANNING SUBMITTAL

PROJECT

PROPOSED
BUILDING FOR:
LISTER CONSTRUCTION

2300 E. MONTE VISTA AVE.
VACAVILLE, CA
95687

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

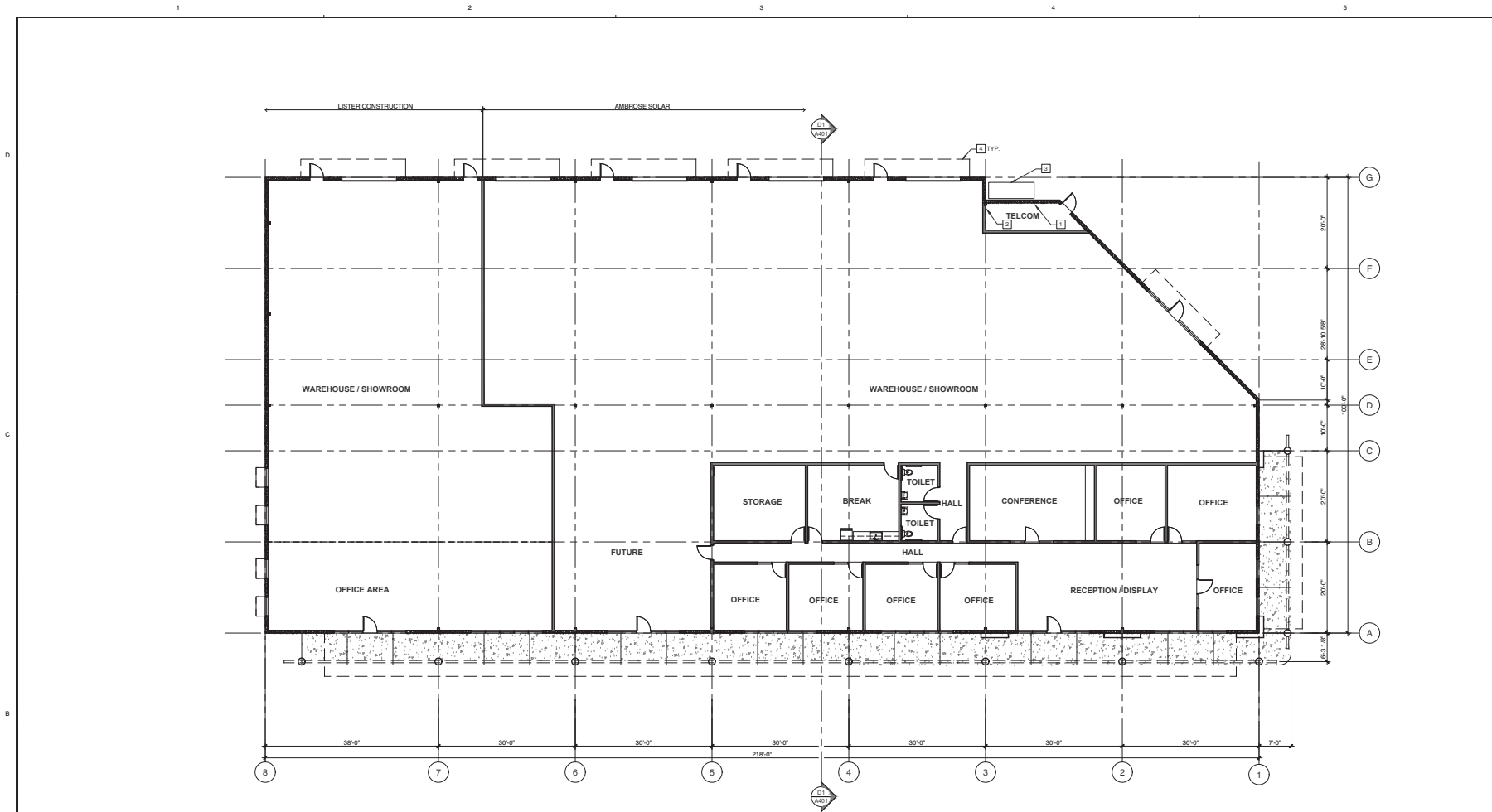
PROJECT NO: 18025
DATE: 03/03/20

DRAWN BY: J.E.R. - L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE
SITE PLAN

SHEET NO

A101



B1 FLOOR PLAN

3/32" = 1'-0"

- 1 FIRE RISER
- 2 PHONE BOARD
- 3 SWITCHBOARD
- 4 AWNING

A6 DRAWING NOTES

A2R
ARCHITECTS

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Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com



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APPROVALS

PLANNING SUBMITTAL

PROJECT

PROPOSED
BUILDING FOR:
LISTER CONSTRUCTION

2300 E. MONTE VISTA AVE.
VACAVILLE, CA
95687

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 18025
DATE: 03/03/20

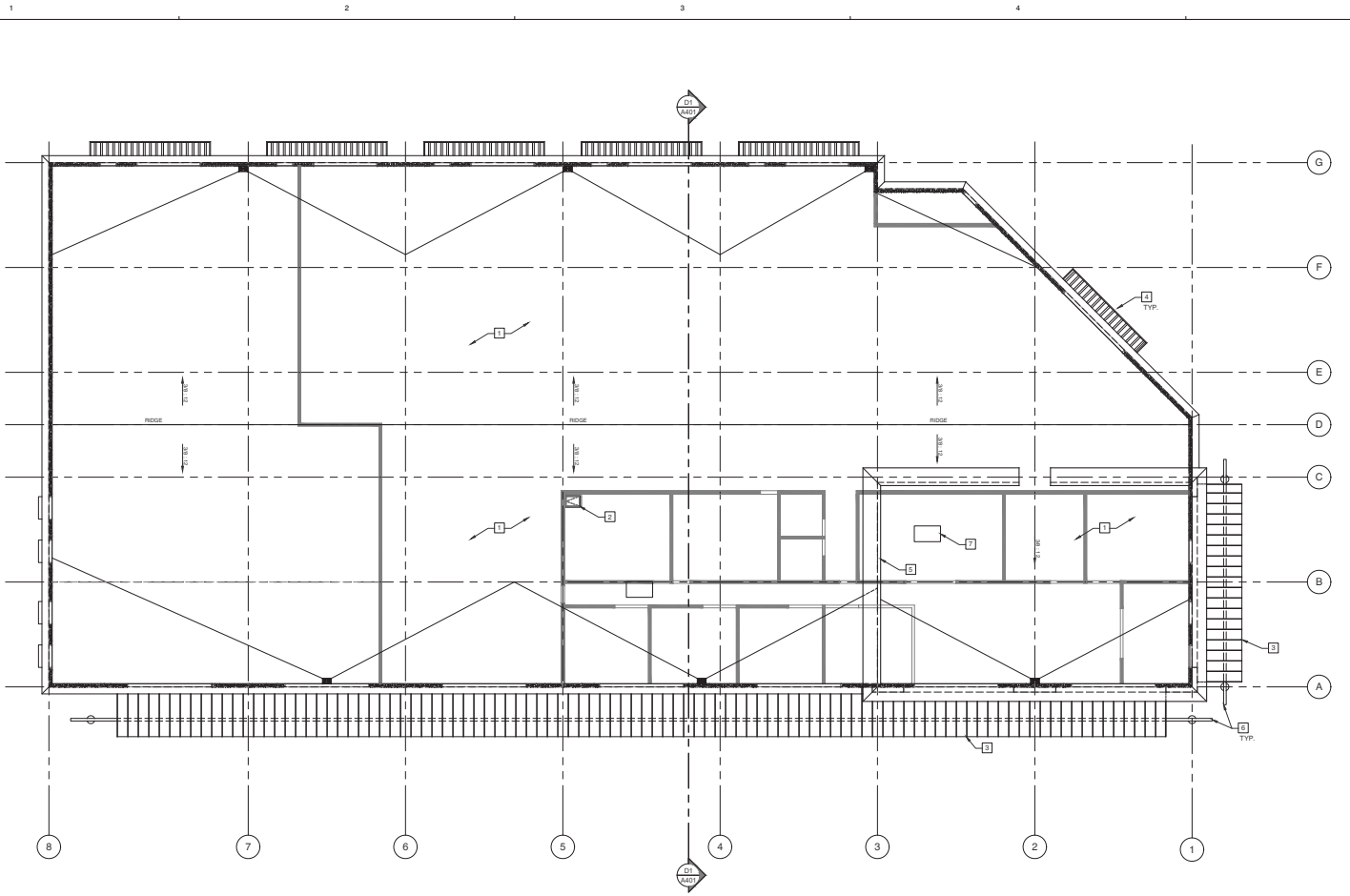
DRAWN BY: J.E.R. - L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE

FLOOR PLAN

SHEET NO

A201



B1 ROOF PLAN

3/32" = 1'-0"

- 1 BUR
- 2 ROOF HATCH
- 3 STANDING SEAM METAL ROOF - 12" PANELS
- 4 ALUMINUM CANOPY
- 5 CORNICE
- 6 STEEL FRAMING - PAINT
- 7 AC UNIT

A6 DRAWING NOTES

A2R
ARCHITECTS

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PLANNING SUBMITTAL

PROPOSED
BUILDING FOR:
LISTER CONSTRUCTION

2300 E. MONTE VISTA AVE.
VACAVILLE, CA
95687

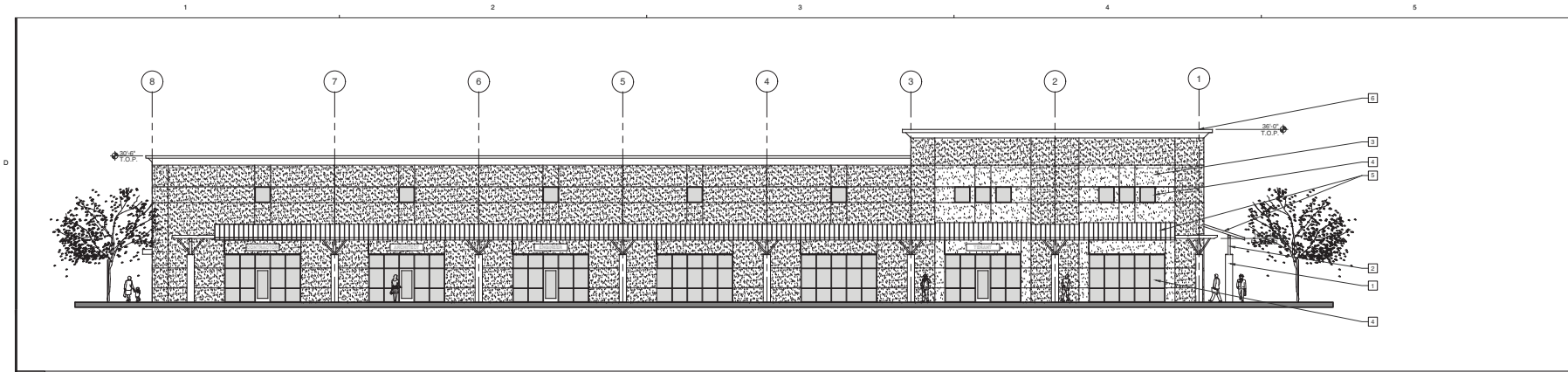
ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 18025
DATE: 03/03/20

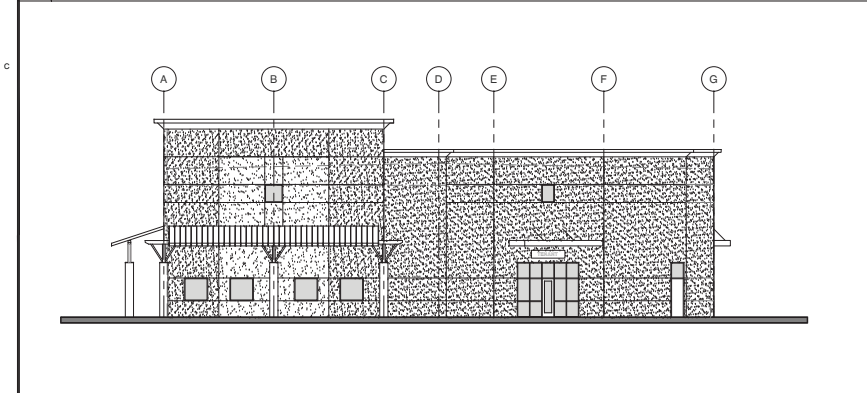
DRAWN BY: J.E.R. - L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE
ROOF PLAN

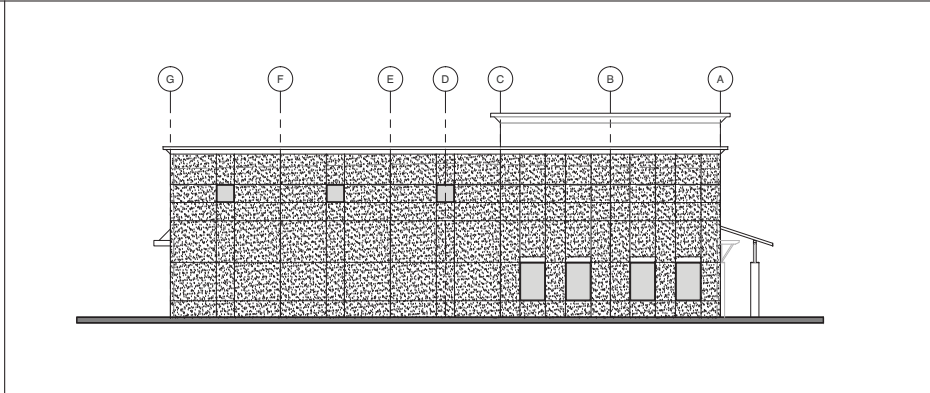
A231



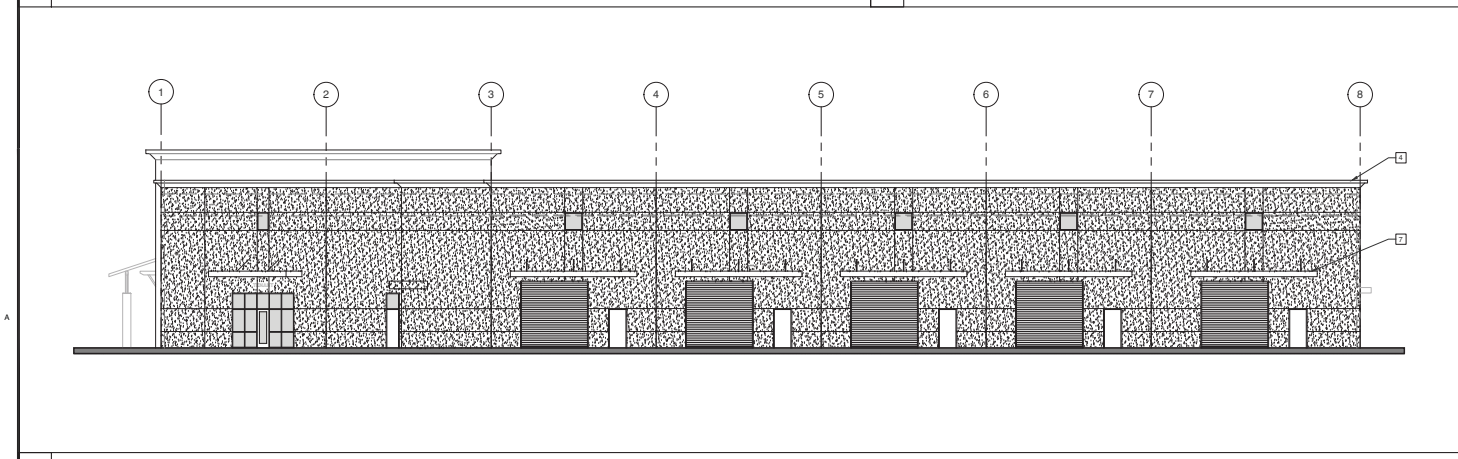
C1 NORTH ELEVATION 3/32" = 1'-0"



B1 WEST ELEVATION 3/32" = 1'-0"



B4 EAST ELEVATION 3/32" = 1'-0"



A1 SOUTH ELEVATION 3/32" = 1'-0"

- 1 CONCRETE COLUMNS, TYP.
- 2 STEEL TUBE FRAMING - PAINT
- 3 PLASTER - PAINT
- 4 ALUMINUM STOREFRONT w/ SOLAR GREY GLAZING
- 5 METAL ROOF - STANDING SEAM, 12" PANELS
- 6 CORNICE
- 7 ALUMINUM CANOPY
- 8 PANEL JOINT

A5 DRAWING NOTES

A2R
ARCHITECTS

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Vacaville, CA 95688
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CONSULTANTS

APPROVALS

PLANNING SUBMITTAL

PROJECT

PROPOSED
BUILDING FOR:
LISTER CONSTRUCTION

2300 E. MONTE VISTA AVE.
VACAVILLE, CA
95687

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 18025
DATE: 03/03/20

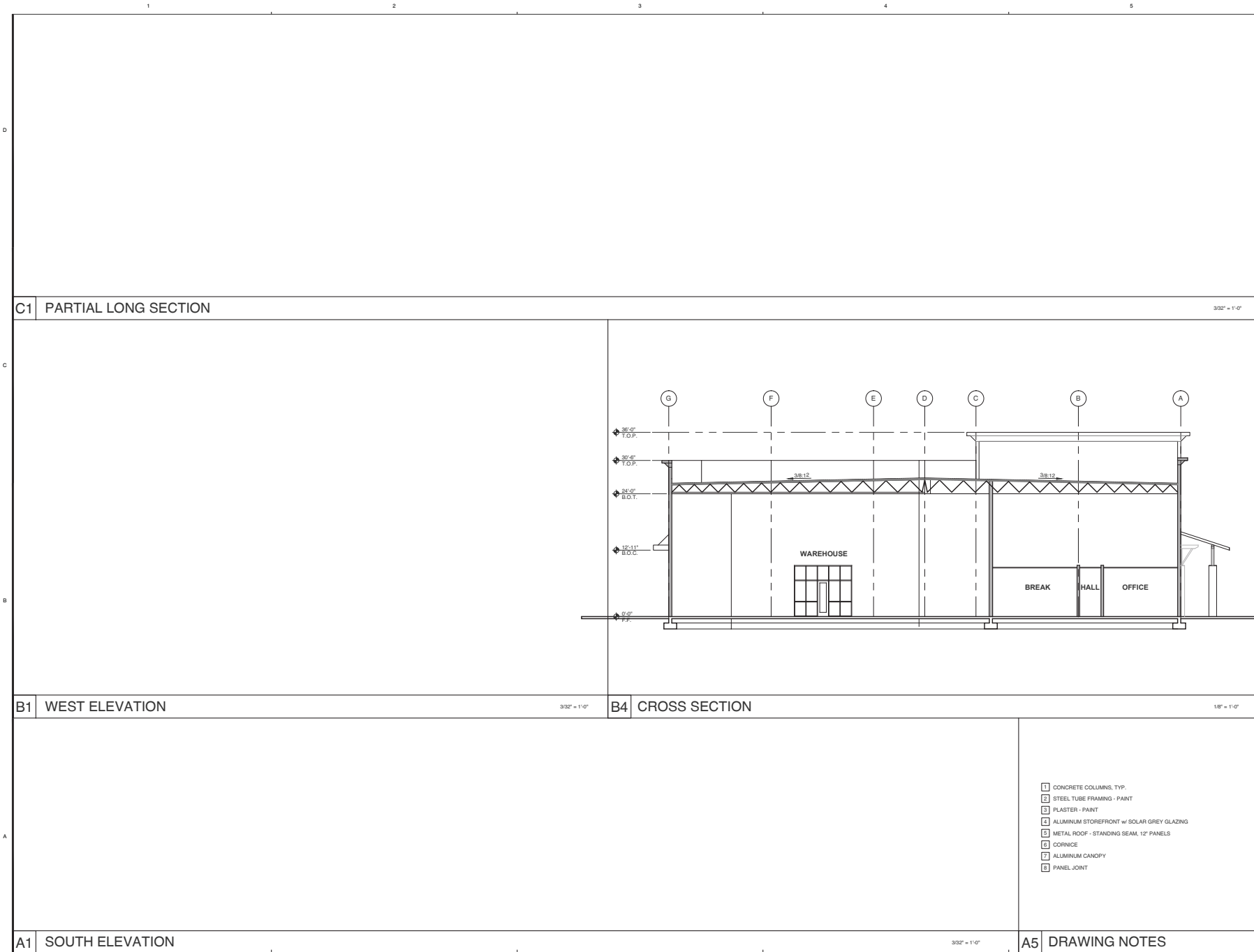
DRAWN BY: J.E.R. - L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO

A301



190 South Orchard Avenue
Suite C250
Vacaville, CA 95689
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com



CONSULTANTS

APPROVALS

PLANNING SUBMITTAL

PROJECT

PROPOSED
BUILDING FOR:
LISTER CONSTRUCTION

2300 E. MONTE VISTA AVE.
VACAVILLE, CA
95687

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 18025
DATE: 03/03/20

DRAWN BY: J.E.R. - L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE

BUILDING
SECTIONS

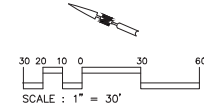
SHEET NO

A401



LOCATION MAP

PROPOSED BUILDING FOR LISTER CONSTRUCTION EAST MONTE VISTA VACAVILLE, CA



SHEET INDEX

- C1 - SITE SHEET
- C2 - GRADING PLAN
- C3 - UTILITY PLAN
- C4 - TOPOGRAPHIC MAP
- C5 - CONTEXTUAL MAP/
FIRE TRUCK TEMPLATE

SITE SUMMARY:

APN: 0133-380-010
ZONING: IP
GENERAL PLAN: CH
SITE AREA: 3.66 ACRES
PARKING: 56 STALLS

ENGINEER:

PHILLIPPI ENGINEERING, INC.
425 MERCHANT STREET
VACAVILLE, CA 95696-6556
707-451-6556

ARCHITECT:;

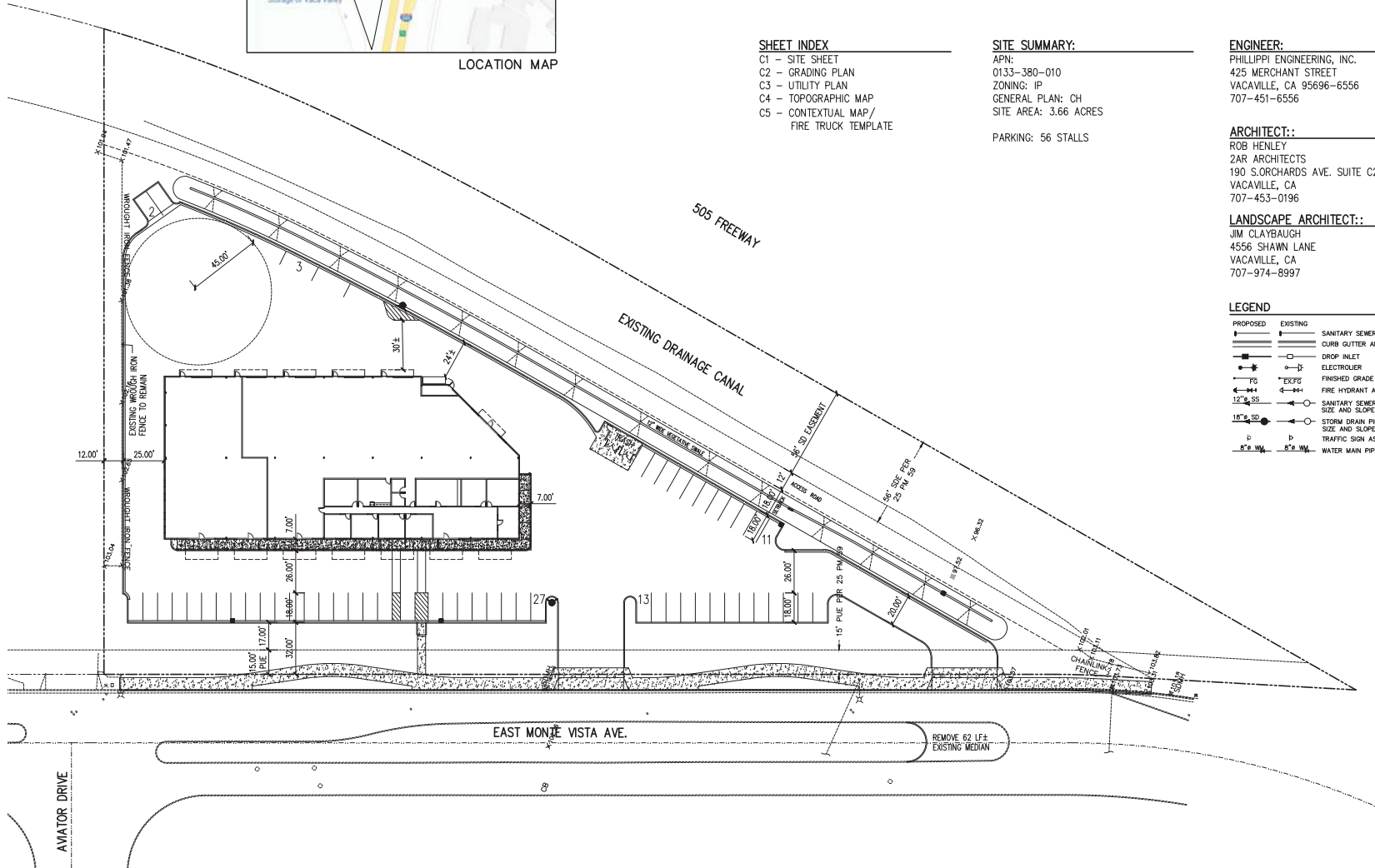
ROB HENLEY
2AR ARCHITECTS
190 S. ORCHARDS AVE. SUITE C250
VACAVILLE, CA
707-453-0196

LANDSCAPE ARCHITECT:;

JIM CLAYBAUGH
4556 SHAWN LANE
VACAVILLE, CA
707-974-8997

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER CLEANOUT
		CURB GUTTER AND SIDEWALK
		DROP INLET
		ELECTROLUER
		FINISHED GRADE
		FIRE HYDRANT AND VALVE ASSEMBLY
		SANITARY SEWER PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		STORM DRAIN PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		TRAFFIC SIGN AS NOTED
		WATER MAIN PIPE, SIZE AND VALVE



PHILLIP ENGINEERING
425 MERCHANT STREET
VACAVILLE, CA 95696
707-451-6556
FAX: 707-451-6556

PEI

DESIGNED BY: ETV
CHECKED BY: ETV

PROJECT NAME / LOCATION:
**PROPOSED BUILDING FOR
LISTER CONSTRUCTION**
VACAVILLE, CA

DRAWING TITLE:
SITE PLAN

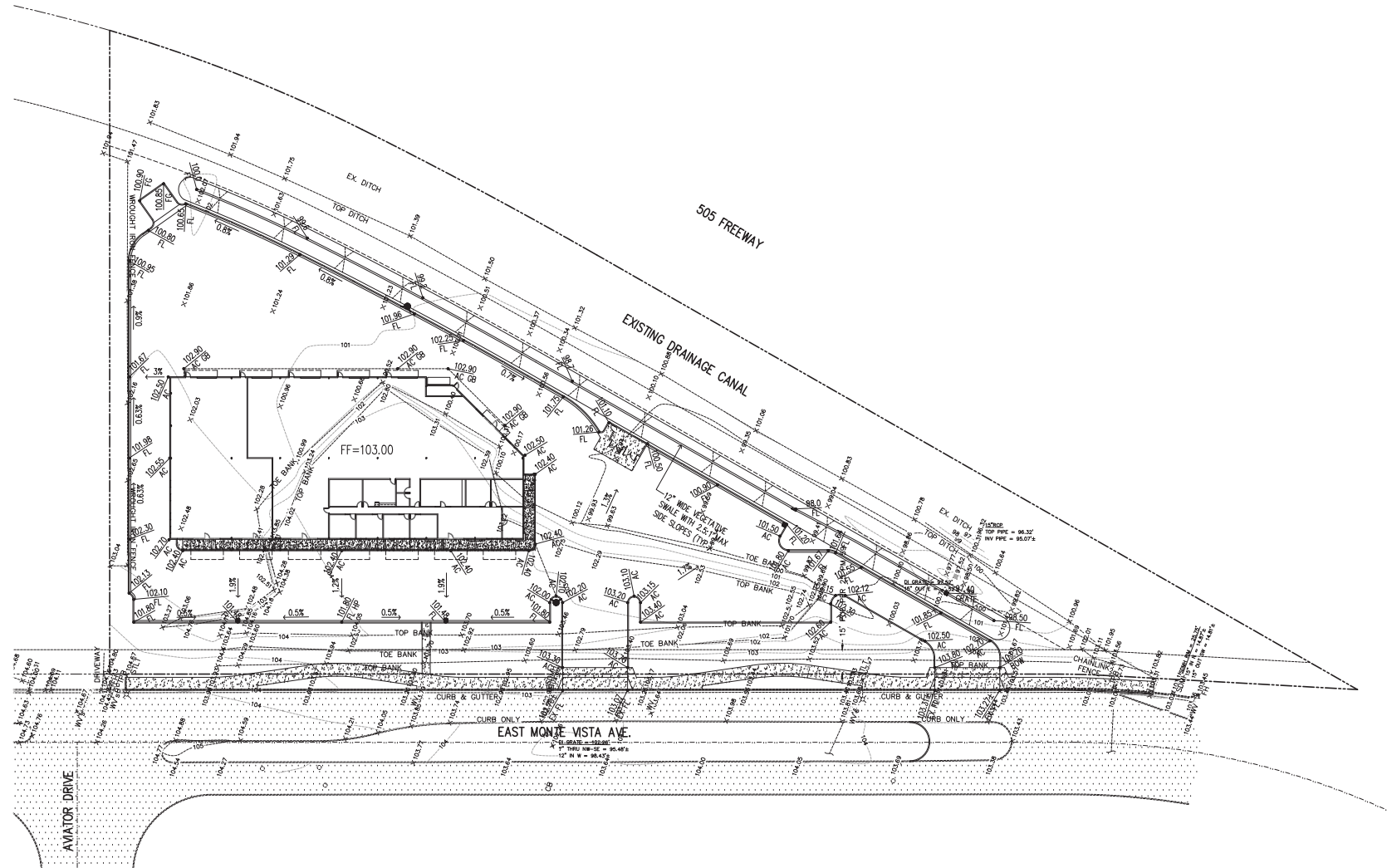
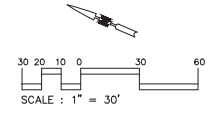
REVISIONS	DATE	DESCRIPTION
NO.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWING FILE:
20190510

ISSUE DATE:
03-03-2020

PROJECT NO:
20190510

SHEET NO:
1 OF 5



PEI ENGINEERING
1000 S. GATEWAY STREET - SUITE 100
SAN ANTONIO, TEXAS 78207
PHONE: (214) 441-4444 FAX: (214) 441-4444

DESIGNED BY: ETV
CHECKED BY: ETV

PROJECT NAME/LOCATION:
**PROPOSED BUILDING FOR
LISTER CONSTRUCTION**

DRAWING TITLE:
GRADING PLAN

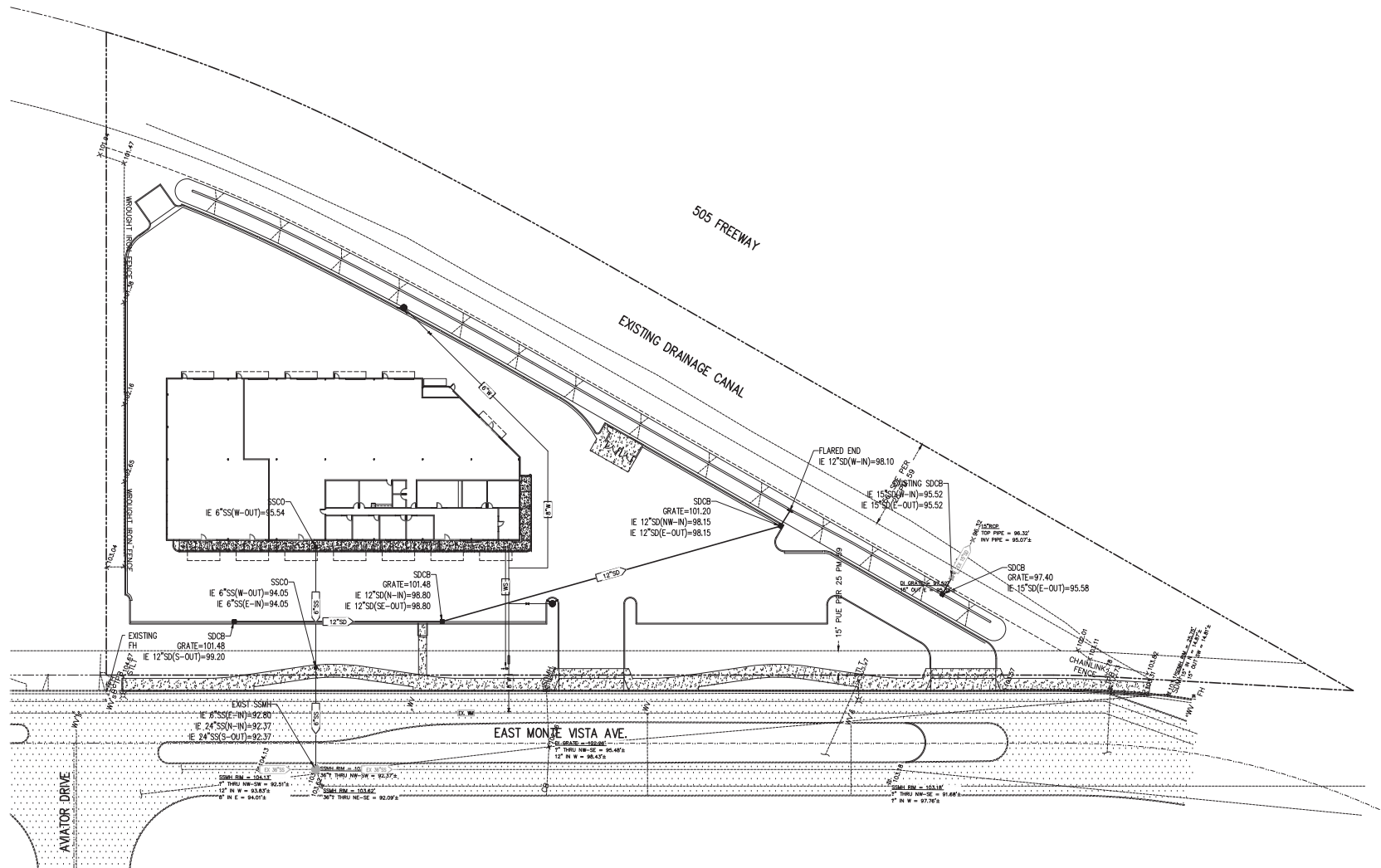
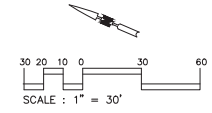
NO.	DESCRIPTION	DATE

ISSUE DATE:
03-03-2020

PROJECT NO.:
20190510

SHEET NO.:
C2

OF 2



PHILIP ENGINEERING
 1000 AVATOR DRIVE
 SUITE 100
 COSTA MESA, CA 92626
 TEL: (714) 441-4444
 FAX: (714) 441-4444

PEI

DESIGNED BY: ETV
 CHECKED BY: ETV

PROJECT NAME/LOCATION:
PROPOSED BUILDING FOR LUSTER CONSTRUCTION

DRAWING TITLE:
UTILITY PLAN

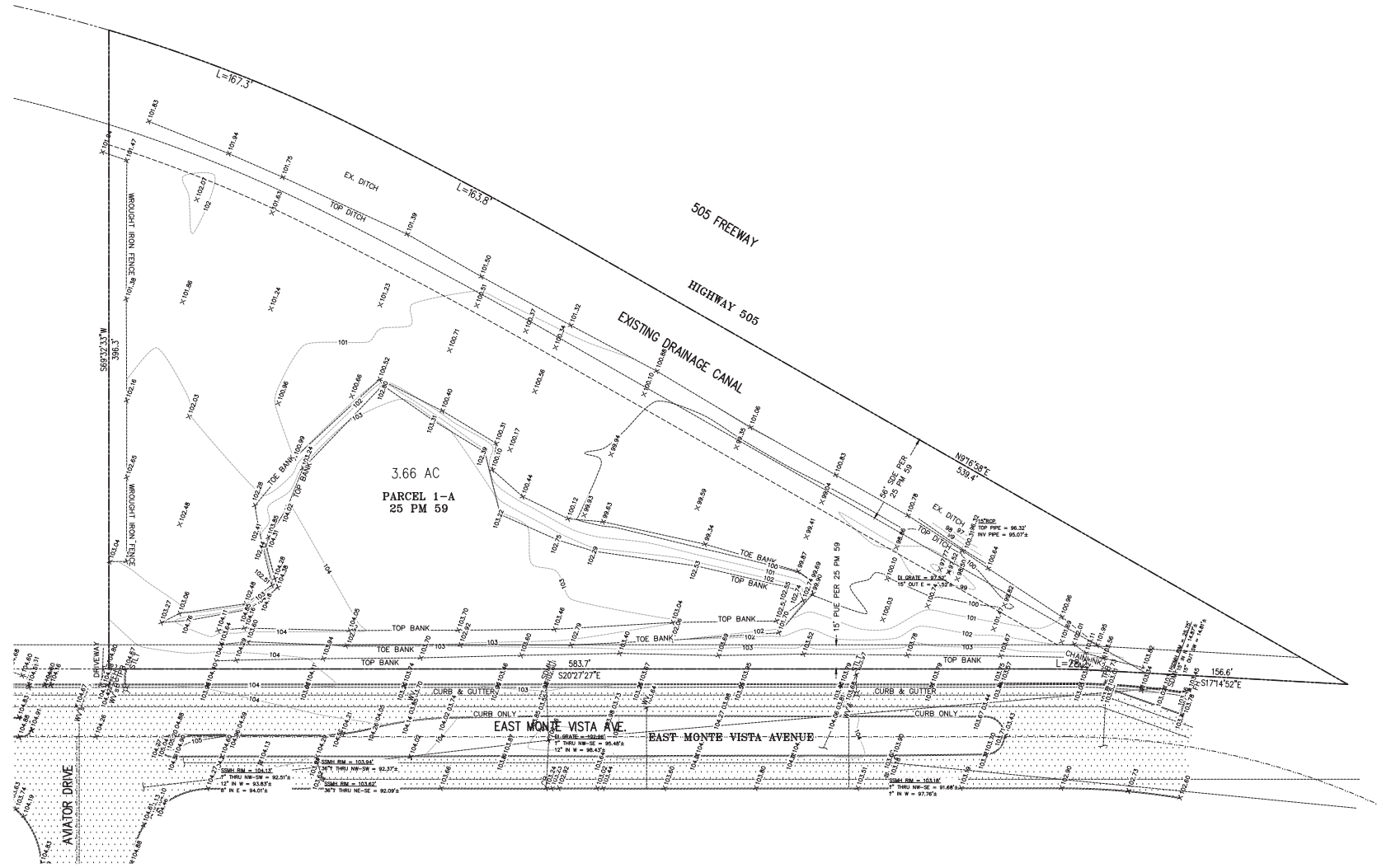
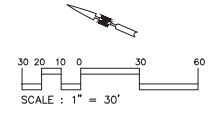
NO.	DESCRIPTION	DATE

DRAWING FILE:
 20190510

ISSUE DATE:
 03-03-2020

PROJECT NO.:
 20190510

SHEET NO.:
C3
 OF 5



PEI ENGINEERING
10000 AVIATOR DRIVE, SUITE 100
DUBLIN, CA 94568
TEL: (925) 481-4666 FAX: (925) 481-4666
WWW.PEI-ENGINEERING.COM

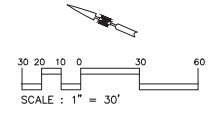
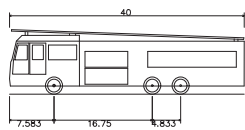
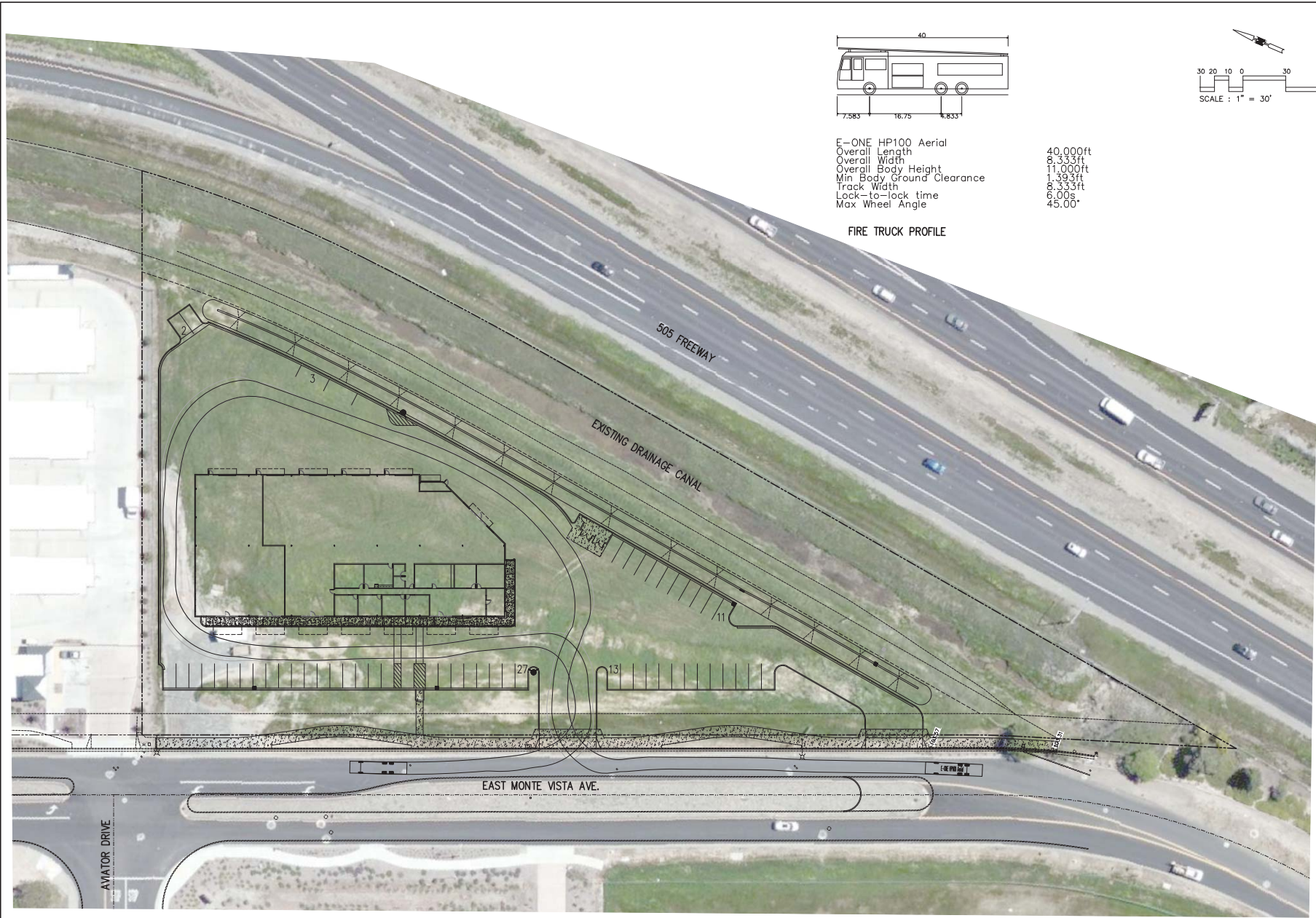
DESIGNED BY: ETV
CHECKED BY: ETV

PROJECT NAME: LOCATION
**PROPOSED BUILDING FOR
LISTER CONSTRUCTION**
MOBILE
DRAWING TITLE:
TOPOGRAPHIC MAP

NO.	DESCRIPTION	DATE

DRAWING FILE: 20190510

ISSUE DATE: 03-03-2020
PROJECT NO.: 20190510
SHEET NO.: C4
OF 5



E-ONE HP100 Aerial
 Overall Length 40.000ft
 Overall Width 8.533ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00

FIRE TRUCK PROFILE

PHILIP ENGINEERING 1000 AVIATOR DRIVE, SUITE 100 COSTA MESA, CA 92626 TEL: (714) 441-4444 FAX: (714) 441-4444	
DESIGNED BY:	ETV
DRAWN BY:	ETV
CHECKED BY:	ETV
PROJECT NAME/LOCATION: PROPOSED BUILDING FOR LISTER CONSTRUCTION DRAWING TITLE: CONTEXTUAL MAP/ FIRE TRUCK TURN TEMPLATE	
DATE:	
DESCRIPTION:	
NO.	
DRAWING FILE: 20190510	
ISSUE DATE:	SHEET NO.
03-03-2020	C5
PROJECT NO.: 20190510	OF 5

TREE	DIA.	SQFT.	NUMBER	(75 %)	HALF COVERAGE NUMBER	(50 %)
FRAXINUS	40 FT	1256	0	0	6	3768
MAGNOLIA	25 FT	481	7	2576	0	0
		SUBTOTAL:		2681 SQFT.	3816 SQFT.	
TREES TOTAL:		6469 SQFT.				
PARKING LOT AREA:		8,677 SQFT.				
PERCENTAGE COVERAGE:		75 %				

MAWA = (ET ₀) (0.45) (LA) (0.62)				
		ET ₀	ETAF	LA
399,330	GAL/YEAR	= 52.1	0.45	27472 0.62

$$ETWU_{2ETe} \times 0.62 \times ETAF \times AREA$$

HYDRIZONE I/ DESCRIPTION	PF	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF*IE)	LANDSCAPE AREA	ETs	ETAF X AREA	ETWU
1.FREEWAY PLANTERS	0.3	DRP	0.8	0.37	12,007	52.1	4,521	148,041
2. STREET SIDE PLANTERS	0.4	DRP	0.8	0.48	9,080	52.1	7,447	240,547
TOTAL AREA: 27,287 SQFT								
								ETWU TOTAL: 388,588 GALS.
								MAINTA TOTAL: 399,330 GALS.

TREES:	AVERAGE MATURE HEIGHT	SIZE	COUNT
QUERCUS LOBATA VALLEY OAK	60 FT.	18 GAL.	8
PISTACHIA CHINENSIS CHINESE PISTACHE	40 FT.	18 GAL.	8
QUERCUS ILICIFOLIA HOLLY OAK	40 FT.	18 GAL.	14
LASERSTRÖMIA NATCHES CRAPE MYRTLE	20 FT.	18 GAL.	8

ARBUTUS UNEDO COMPACTA
 COMPACT STRAWBERRY BUSH
 PRUNUS CAROLINIANA BRIGHT N TIGHT
 COMPACT CAROLINA LAUREL
 LAGERSTROMIA DWARF RED
 DWARF RED GRAPE MYRTLE
 RHAMNUS CALIFORNICA LEAVE CASE
 DWARF COFFEE BERRY
 SALVIA SPIES BUSH
 CRISPING SAGE
 PENNISTETUM ALOPECUROIDES
 DWARF FOUNTAIN GRASS
 EPLOBIUM CANUM
 CALIFORNIA FUCHSIA

LANTANA WHITE
LANTANA

ROSMARINUS OFFICINALIS PROSTRATUS
ROSEMARY

BACCHARIS PILULARIS PIGEON POINT
COYOTE BRUSH

MYOPORUM PARVIFOLIUM PINK
PROSTRATE MYOPORUM

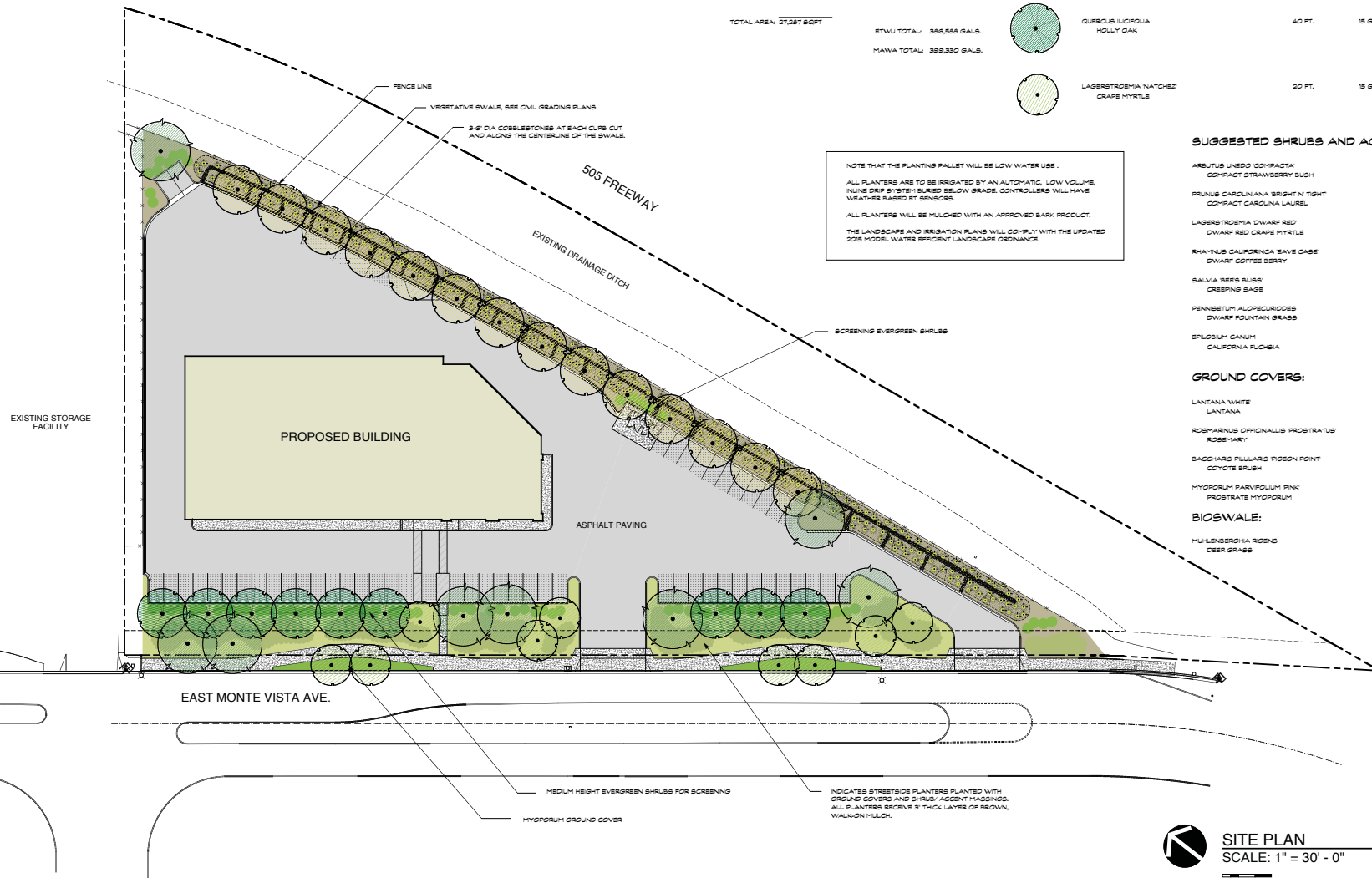
MUHLENBERGHIA RIGENS
DEER GRASS

NOTE THAT THE PLANTING PALLET WILL BE LOW WATER USE .


ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW VOLUME, NINE Drip SYSTEM BURIED BELOW GRADE. CONTROLLERS WILL HAVE WEATHER BASED ET SENSORS.

ALL PLANTERS WILL BE MULCHED WITH AN APPROVED BARK PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE UPDATED 2018 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



SITE PLAN
SCALE: 1" = 30' - 0"



0 5' 10' 20' 30'

These drawings are the instrument of the service and shall not be used, in part or in whole, for any work not specifically contracted with James Clabaugh, Landscape Architect. Copyright 2020



LISTER
CONSTRUCTION

VACAVILLE, CA

Scale	1" = 30'-0"	REVISIONS	
Date	3/4/20	No.	Date
Job No.			
Designed by	J.C.		
Drawn by	J.C.		

PRELIMINARY LANDSCAPE PLAN

Sheet No. _____

L1
of 1

AIRPORT LAND USE COMMISSION

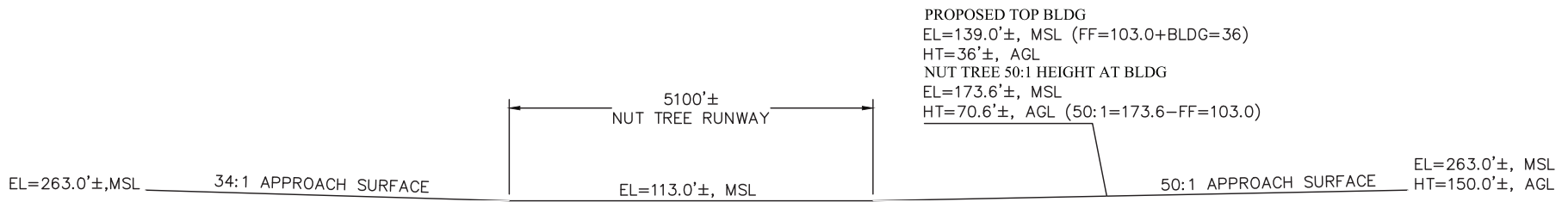
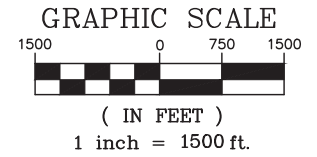
APPLICATION SUBMITTAL ITEMS

ITEM I

ELEVATION HEIGHT & OPEN LANDS ANALYSIS



SCALE:
1" = 1500'



AIRPORT BUILDING HEIGHT RESTRICTION SECTION

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
2500 WILSON STREET
VACAVILLE, CA 94986
P.O. BOX 6546
OFFICE (707) 461-6556 FAX (707) 461-6555

PEI

ISSUE DATE:	04/06/2020
PROJECT NO.:	20190510
DWG FILENAME:	20190510 Fit res
DESIGNED BY:	SWT
DRAFTED BY:	SWT
CHECKED BY:	SWT

PROJECT NAME/LOCATION:
**NUT TREE AIRPORT
FLIGHT RESTRICTION EXHIBIT**

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEMS J,K

PROJECT DESCRIPTION ALSO INCLUDED ON APPLICATION FORM

A Building for: Lister Construction

Project Description:

The project/property in question is located on E. Monte Vista Ave near Aviator Drive. The property is contiguous to the Storage Facility to the north. The site is relatively flat with a light slope from the SW to the NE corner. A drainage canal parallels the I-505 frontage -see the civil drawings.

The site is approximately 3.66 acres and is triangular in shape and fronts on E. Monte Vista Ave. The proposed building is 20,500 GSF and will have one major tenant, Ambrose Solar (15,125 SF) and the balance will be Lister Construction (5,420 SF). Ambrose Solar has a retail/sales aspect; some space in the plans is designated for display for the solar panels/systems that they sale/install. Lister Construction will have an equipment rental aspect to their business related to the construction industry.

- Ambrose Solar spaces include: Lobby, Offices, Conference space, Break room and Warehouse.
 1. Use: Offices, Product Display and warehouse for the contracting operations and storage.
 2. Number of Employees, total: 40 +/-
 3. Hours of Operation: 7am-6pm, M-F
 4. Storage: Warehouse space and Company Vehicles
- Lister Construction spaces include: 1,190 SF of offices and the balance as warehouse.
 1. Use: Construction Company: Office, Warehouse and Equip Rental
 2. Number of Employees: 5
 3. Hours of Operation: 7am -4pm, M-F
 4. Storage: Warehouse space, Company Vehicles and Equipment Rental

Airport Land Use Commission:

- The following information addresses items I, J, L, N, O and Q of the ALUC submission check list:
 1. Item I: Our civil engineer has complete the required cross-section - see the submittal additional drawing. See plan/sections located in the architectural drawings.

2. Item J: The Golden Hills Policy Plan designates the property in question as IP and our project is consistent with this zoning/use in the GH policy plan.
See drawing A101 – Site Plan. We have added the Open Lands Analysis indicates 12.9% lot coverage, which is well below 50% maximum allowable. Maximum persons per acres is 12.29 (45 occupants/ 3.66 acres = 12.29).
We do not anticipate any use, function or material relating to this project that would interfere with aircraft flight or communications relating to flight/flying. The project will be equipped with typical parking and building exterior lighting fixtures.
3. Item L: See drawing A101 – Site Plan. We have added the Open Lands Analysis indicates 12.9% lot coverage, which is well below 50% maximum allowable. Maximum persons per acres is 12.29 (45 occupants (see pg/ 1), max at anyone time / 3.66 acres = 12.29 persons).
4. Item N: See letter dated 4/6/20 to Albert Enault, Associate Planner.
5. Item O: FAA Review through the FAA Part 77:
 01. Yes, a design review application has been submitted for the project and with that, property owners will be notified about the proposed project.
 02. To my knowledge, no supporting documents have been submitted to the FAA.
 03. None known to the applicant.
 04. None known to the applicant.
 05. None known to the applicant.
 06. None known to the applicant.
 07. None known to the applicant.
 08. None known to the applicant.
6. Item Q: Filing fee: A check for \$200 has been mailed to the Solano County Planning.

EXTERIOR:

- Basic Structure: Concrete tilt-up with vertical and horizontal reveals. Most of the buildings height is 30'-6" AFF with a portion at the Ambrose Solar location elevated to +36'-0" AFF.

A cornice is located at the top of the parapet and surrounds the building. A sloping shed standing seam metal roof is located along the E. Monte Vista Ave. elevation and is supported with concrete columns and steel posts. Square and high windows are placed around the building to help break up the exterior mass of the building and to allow natural light into the warehouse space.

Aluminum canopies at the roll-up doors are located at doors facing I-505.

TENTATIVE PROJECT SCHEDULE:

- Planning: 3/6/20 to 5/6/20
- Construction drawings: 3/13/20 to 5/13/20
- Grading of the Site: 5/15/20 to 6/15/20
- Plan checking: 5/14/20 to 7/14/20
- Start Construction: 8/1/20
- Complete Construction: 4/1/21

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM L

SEE PROJECT DESCRIPTION
WITH ITEMS J-K

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM M

NOT APPLICABLE

AIRPORT LAND USE COMMISSION

APPLICATION SUBMITTAL ITEMS

ITEM N

INFORMATION CONTENT

April 6, 2020

Albert Enault
Associate Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95687

Re: Lister Construction – Design Review Application
Subject: ALUC. Item N. Response

Albert:

As required, I have assembled this letter to address Item N of the Solano County Airport Land Use Commission checklist. I have address these issues as follows:

1. The Proposed Project is not located within 1,000 feet of a military installation. TAFB is approximately 6 miles away from the project site.
2. Beneath a low-level flight path: See the attached exhibit. The project meets the required clearances of flight path to building height (36'), which is consistent with the Golden Hills PP.
3. Is the project within special use airspace as defined in Section 21098 of the Public Resources Code?: The project is not within a special use airspace for training, research, development or evaluation for a military service.
4. Within an urbanized area as defined in Government Code Section 65944?: Yes, the project is within an urbanized zone and is in the city limits of the City of Vacaville.
The proposed project does not involve/require an adoption or amendment of the general plan.

I am hoping that this letter addresses the requirements of Solano County Airport Land Use Commission checklist, item N. Should you have any questions or concerns, please call me to discuss at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Henley", is displayed within a light blue rectangular box.

Robert L. Henley, AIA
Principal | LEED AP

Attachment: Project Description

CC: Client & File, Agencies.

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM O

FCC REFERRAL
NOT APPLICABLE

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM P

AVAILABLE UPON REQUEST BY
THE DEPARTMENT OF
RESOURCE MANAGEMENT
SOLANO COUNTY

AIRPORT LAND USE COMMISSION
APPLICATION SUBMITTAL ITEMS

ITEM Q

APPLICATION FEE (\$200.00)

INCLUDED WITH APPLICATION FORM