



Sonoma County Design Review Committee STAFF REPORT

FILE: DRH19-0008; Evergreen Warehousing
DATE: June 17, 2020
TIME: At or after 1:30 pm
STAFF: Katrina Braehmer, Project Planner

SUMMARY

Property Owner: Evergreen Warehousing LLC
Applicant: Patrick Alcayaga
Address: 21930 Carneros Lake Lane, Sonoma
Supervisory District(s): District 1
APN: 128-680-007
Description: Request for preliminary Design Review of a new 40,000 sq. ft. metal warehouse building to be served by a private well and public sewer on a 2.39-acre parcel in the Carneros Business Park.
CEQA Review: Subject to CEQA; review level pending
General Plan Land Use: Limited Industrial
Specific/Area Plan Land Use: Not applicable
Ordinance Reference(s): Article 44 – MP Industrial Park District
Article 82 – Design Review
Zoning: MP (Industrial Park), RC100 (Riparian Corridor 100-foot setback) VOH (Valley Oak Habitat)

RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee consider the project's preliminary design plans and provide feedback on staff proceeding with administrative approval of the final site plan, building architecture, building materials and colors, lighting and landscaping.

EXECUTIVE SUMMARY

Patrick Alcayaga requests design review of a new 40,000 sq. ft. metal warehouse building to be served by a private well and public sewer on a 2.39-acre parcel in the Carneros Business Park. The project also includes construction of 36 parking spaces, landscaping, a loading dock on the north side of the warehouse for truck



deliveries and distribution, and 515 linear feet of grass-lined swales as a mitigation measure required for the Carneros Business Park subdivision.

No public comments have been received to date.

The project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA). The level of CEQA review is under consideration.

PROJECT SITE AND CONTEXT

Background

The 2.39 acre parcel is zoned MP (Industrial Park), RC100 (Riparian Corridor 100-foot setback) VOH (Valley Oak Habitat). The parcel's General Plan land use designation is Limited Industrial, and it is not subject to an area or specific plan. The site is within the Sonoma Valley Urban Service Area and the Napa-Sonoma Valley Groundwater basin. The area is designated a Class 1 major groundwater basin.

On April 19, 2001, the Sonoma County Planning Commission adopted a Mitigated Negative Declaration for a 17-lot industrial subdivision of a 53-acre parcel at 21988 Eighth Street East in Sonoma, creating the Carneros Business Park. The subject parcel is Lot 7 on the Parcel Map. The previously adopted mitigation plan is still in effect, and is the guiding document for development in the park. To satisfy subdivision conditions of approval/mitigation, the applicant prepared and staff approved a "Wetland Conservation and Mitigation Management Plan – Carneros Business Park Project" dated April 2003 (the "Plan"). The Plan established stream setbacks, and Permit Sonoma issued a determination letter on November 22, 2017 that verifies this document to be the controlling document for the stream setbacks for future development within the industrial park subdivision. The development on site must be in compliance with the mitigation plan, and may not encroach into the wetland and upland landscape buffer areas as designated by the Plan.

Area Context and Surrounding Land Uses

Direction	Land Uses
North	Public Facilities; Sonoma Skypark Airport
South	Limited Industrial; Warehousing
East	Limited Industrial; Warehousing
West	Limited Industrial; Manufacturing and warehousing

Significant Applications Nearby

Recent applications in the business park include a new warehouse on the adjacent parcel to the east (file no. DRH18-0007) and a new warehouse on the adjacent parcel to the south (file no. DRH17-0016).

Access

Access to the proposed project will be from Carneros Lake Lane or Carneros Oak Lane, private roads within the business park. Access to the business park is from 8th Street East. There is an existing bridge over the onsite stream at the northeast corner of the parcel.



Water/Wastewater/Utilities

The proposed warehouse will be served by an onsite private well. Sewer service will be provided by the Sonoma Valley County Sanitation District.

PROJECT DESCRIPTION

The project is a 40,000 square foot warehouse with a loading dock and 36 vehicle parking spaces. The site is currently vacant and largely undeveloped, except for two private roadways, one of which is incomplete and will be finished upon construction of the warehouse.

Site Layout, Architecture, and Exterior Building Materials

The warehouse is setback 45 feet from the centerline of Carneros Lake Lane, with parking along the perimeter of the south and east side of the building. The building will be metal frame, with metal exterior paneling in white and gray. Black cloth awnings will be installed above each of the personnel entrances on the north, south, and west sides. Overhead doors are also provided on the north, south, and west sides of the building. The maximum height of the structure is 32 feet at the parapets. The building height steps down at the northern quarter of the building from 29 feet to between 24.5 and 23 feet.

Site Lighting and Landscaping

Exterior lighting will be wall-mounted, full cutoff fixtures along each side of the building. Landscaped islands with trees and shrubs will be provided in parking areas. Other landscaping includes grass-lined swales along the northern parcel boundary and eastern perimeter of the building; and a row of trees along the eastern building edge will help break up the empty façade.

Project History

The table below summarizes key project milestones and events to date.

Date	Project Event/Milestone
6/7/2019	Application
7/7/2019	Completeness
6/17/2019	Referral to prominent agencies

General Plan and Area Plans

The following General Plan policies are applicable to the project:

LAND USE ELEMENT

The General Plan Land Use Element does not contain any specific policies applicable to the proposed project. However, the overall purpose and definition for the Limited Industrial land use category is to provide space for development to meet service and employment needs where the range or scale of industrial uses is limited.

CIRCULATION AND TRANSIT ELEMENT

Policy CT-7nn: *Require a traffic analysis and consider cumulative weekend traffic impacts in the review of discretionary projects throughout the Sonoma Valley Planning Area.*



Zoning

The table below summarizes the development standards that apply to the site as outlined in the Sonoma County Zoning Ordinance, proposed conditions, and whether the project is consistent with standards. Inconsistencies with the Zoning Ordinance are discussed below.

Standard	Ordinance	Proposed Project	Meets Standards
Land Use	Industrial Park (MP)	Warehousing; Permitted by right under Sec. 26-44-010(f)	Yes
Front Setback	Determined through Design Review	45 ft	N/A
Side Setback	Determined through Design Review	32 ft min.	N/A
Rear Setback	10 ft	98 ft	Yes
Height	65 ft	32 ft	Yes
Lot Coverage %	50%	38.4%	Yes
Parking Spaces	20	36	Yes

Other Development Regulations or Guidelines

COMPREHENSIVE AIRPORT LAND USE PLAN

The majority of the parcel is within the Sideline Safety Zone (SSZ) for Sonoma Skypark, as designated by the Sonoma County Comprehensive Airport Land Use Plan. The proposed warehouse building is below the population density requirement of 60 persons per acre for the SSZ. With a maximum height of 32 feet, the building is approximately 268 horizontal feet from the centerline of the Sonoma Skypark runway, which satisfies the airport transitional surface height limitation of a 7:1 ratio.

PARCEL MAP

Note 15 on the business park's Parcel Map requires that development must not exceed 33 percent lot coverage within the transitional zone of the airport (500 feet from the centerline of the runway). This standard applies to the six parcels immediately south of the Sonoma Skypark property, which equate to roughly 14.34 acres. Of the six parcels, three have been developed with a total of 2.31 acres of buildings. Accounting for the proposed project, the total lot coverage within the transitional zone would be approximately 23 percent (3.22 of 14.34 acres). The proposed building size is the same as was proposed by the conceptual site plan for the Carneros Business Park subdivision.

WETLAND AND UPLAND LANDSCAPE BUFFERS

The project does not encroach into the wetland and upland landscape buffers, or stream setbacks, delineated on the April 2003 mitigation plan for the business park as referenced in the Background section of this report.

ANALYSIS

Consistency with General Plan

The project parcel has a Limited Industrial land use designation in the Sonoma County General Plan. This category is intended to provide sites for development to meet service and employment needs where the range



or scale of industrial uses is limited. Factors limiting industrial use may include lack of public services, incompatible adjacent land uses, and adverse environmental impacts. A warehouse use supports the overall purpose of the land use category.

Policy CT-7nn of the Circulation Element of the General Plan requires traffic analysis of discretionary projects in the Sonoma Valley. Conditions of approval of the business park subdivision, and a subsequent Certificate of Modification of the parcel map, have already addressed traffic impacts of permitted uses in the business park. The business park subdivision approval allowed for a buildout of 770,900 square feet of industrial use, of which 5,000 square feet could be office space. Note 18 on the final Parcel Map prescribed that additional traffic analysis would be required if more than 5,000 square feet of office was proposed. In 2007, a Certificate of Modification was applied for to expand the range of uses permitted in the business park, removing limitations on office space. An updated traffic analysis was prepared, determining the project's proportional share of the costs of needed future improvements at the intersection of Highway 121/8th Street East and Highway 116/Highway 121 to accommodate for higher intensity development. The map modification updated Note 18 to require a fee of \$1.54 per square foot as mitigation for impacts to area intersections to be applied to all future development in the park.

Environmental Analysis

The project is subject to analysis under the California Environmental Quality Act (CEQA). The level of CEQA review is under consideration.

NEIGHBORHOOD/PUBLIC COMMENTS

No public comments have been received to date.

RECOMMENDATIONS

Staff Recommendation

Staff recommends the Design Review Committee consider the project's preliminary design plans and provide feedback on staff proceeding with administrative approval of the final site plan, building architecture, building materials and colors, lighting and landscaping.

ATTACHMENTS

1. Applicant Proposal Statement
2. Site Plan and Architectural Drawings
3. Rendering
4. Preliminary Landscaping and Irrigation Plans
5. Civil Drawings
6. Code References

