

PROJECT DESCRIPTION FOR:

**LABCON NORTH AMERICA**

LOTS 2-8 FISHER DRIVE, PETALUMA, CALIFORNIA

APN's: 005-280-006, 007 & 008, and  
005-280-042, 043, 044, & 045

**Proposed Development:**

Labcon North America was founded in Marin County in 1959, and in 2004 relocated to a larger facility at 3700 Lakeville Hwy. in Petaluma. That facility was purchased in 2010 and a 2800 solar panel array was added in 2012. In 2014 Labcon purchased the 63,800 SF Light Industrial / Manufacturing building at 3200 Lakeville Hwy. occupied by Stero Dishwashing Company. Labcon built out 39,000 square feet for Synergy Health, later becoming Steris, as a sterilization facility and key supplier to Labcon. Steris signed a 20-year lease and Labcon a corresponding 20-year contract for sterilization services. Labcon also added a 40,000 square foot distribution center on the property in 2018. The total building area at 3200 Lakeville Highway is 103,800 SF with an additional 8,000 SF concrete block accessory building.

Labcon purchased Parcels 2-8 of the Lakeville Business Park on Fisher Dr in 2017. The lots are undeveloped, relatively flat with native grasses. The combined area of the lots is approximately 6 acres, and is bordered by Adobe Creek to the northwest, Lakeville Hwy. to the north, Cader Lane, to the southeast, Fisher Drive (frontage) to the south, and So. McDowell Extension to the southwest.

A new 175,000 SF industrial/manufacturing facility for Labcon is proposed on Parcels 2 - 8 of the Lakeville Business Park. The subject property is located immediately south of and adjacent to 3200 Lakeville Hwy. Steris will continue to occupy their current space in support of Labcon in the sterilization process of finished products. The remaining 21,000 SF existing tenant space, currently occupied by PRS, is soon to be vacant and will be ultimately occupied by Labcon as their Tool Room and Machine Shop upon completion of the new building. The new building will be connected to the existing building at the southwest corner to allow for weather safe transfer of goods, materials, and personnel between the new and existing buildings.

**Rezoning & Lot Merger:**

The properties are currently governed under two separate zoning districts. The existing building at 3200 Lakeville Highway is currently in the BP – Business Park District. The vacant land upon which the new 175,000 SF building will be built is currently zoned Lakeville Business Park PCD – Planned Community Development. The PCD zoning was approved with the development of the Lakeville Business Park in 1981. The project is proposing a zoning amendment to re-zone the PCD to BP and a re-statement of the PCD.

This issue of rezoning was initially discussed with the Petaluma Community Development Department Staff at an informal Development Review Committee (DRC) hearing held on 20

January 2022 along with continued meetings for further clarification. Both properties are designated in the same category by the Petaluma General Plan. Because of the same land use the city requested that a development standards comparison table be prepared to show that the proposed project will comply with both the PCD and BP development standards. This information is required in order for the project to qualify for a CEQA streamline review (Section 15183).

The lot merger is required to eliminate all internal properties lines.

Applications will be made for rezoning, re-statement and lot merger of all the properties shall be submitted under separate cover.

**Building & Site Design:**

Labcon is earth friendly and environmentally conscious with strong ties to the community. This building is designed exclusively for the single tenant use by Labcon. The building footprint will be 150,000 SF and include a 2<sup>nd</sup> story of 25,000 SF with the product transfer connection to 3200 Lakeville Hwy. at the northeast corner of the new building. The lower floor will include Warehouse, Production Areas, and a small office element. Offices and Presentation Room will be located on the upper floor. The building entry and lobby will be located at the southern elevation with the employee entrance at the north elevation. Two elevators will be installed; one in the lobby and one at the employee entrance.

The building materials will be a mix of precast concrete panels and metal building panels. The precast concrete panels will be approximately 15' high, with the metal building panels above. Storefront glass, clearstory windows, and 2<sup>nd</sup> story office windows will be included in the design. Material and color selections for the building will complement the existing building.

The site has been designed to maximize the use of both properties with minimal impact to the surrounding neighborhood. Screened mechanical equipment and silos will be located within, adjacent to, or between the existing shed and building at 3200 Lakeville. The loading docks have been located to share access and turnaround areas with docks at 3200 Lakeville, thus eliminating the need for additional hardscape. The roof has been designed with a southward slope to accommodate solar panel installation. It is Labcon's intent to cover the rooftop with solar panels. See attached Site Plan and Exterior Elevations.

The building, and parking areas are positioned outside the creek setback and riparian areas. The parking lot has been designed for a maximum capacity based on lot area, however we propose to develop only what is reasonable for the existing and proposed industrial use. The employee count is expected to be far less than the City's parking requirements. A reserve area for parking will be landscaped or left with natural grasses and be located in areas that will benefit the community as a landscape/open space buffer. The meandering pedestrian path along Cader Lane will be extended and continue along the Fisher Drive frontage connecting to the existing pathway at South McDowell Blvd. Extension.

Low impact development standards and storm water retention elements are accounted for in the bioswales, permeable surfaces, as well as drought tolerant landscaping. The drainage is planned to be directed away from the building and into pretreatment elements before entering the storm drain system.

The necessary studies and reports will be prepared as required. See attached reports as follows: Cultural Resources Study – Thomas Origer & Associates, Inc.

Geotechnical Report – RGH

Noise Assessment Report – Illingworth & Rodkin

Greenhouse Gas Emissions Study – Illingworth & Rodkin

Traffic Impact Study (LOS & VMT) – TJKM

Biological Study – Huffman-Broadway Group

Arborist Report – Becky Duckles

### **Company History:**

Founded in Sausalito, Labcon was initially known as Ways and Means. If you had a product or an idea, they would find or invent the ways and means to manufacture that product. Rebranding the company in 1994 to Labcon, the focus was changed to developing their own catalogue and sales force lending a much greater degree of control to the business resulting in significant growth over the years. Moving to Petaluma with a significant increase in efficiency was a key component in the company's growth and success. Labcon trademarked its "Earth Friendly" logo in 1995 and has consistently focused its mission for helping scientists efficiently perform their work with products that have the lowest carbon footprint numbers in the world. They are recognized world leaders in sustainable product design and manufacturing processes.

### **Operational Processes:**

Labcon injection molds, performs value add, packages and sterilizes 6,000,000 parts per day. The company operates 24 hours/day, 7 days/week, 360 days/year. With \$40M in equipment operating on the production floor, the output is spread across more than 1000 unique sku's and sold both domestically as well as worldwide. Products are exported to 57 countries. Products are presently manufactured at 3700 Lakeville and transported by truck to 3200 Lakeville for sterilization and then distribution. This accounts for approximately 40 truck trips/week between the facilities. These trips will be eliminated with all processes being performed on one campus.

### **Hours and Shifts Worked:**

Labcon presently employs 315 people with 95% of them on site either 3 to 5 days per week. As they run 24/7 on 12-hour shifts, the majority (260 folks) work either Sunday – Tuesday or Thursday to Saturday either on Day 1, Day 2, Night 1 or Night 2 shifts. Everyone works every other Wednesday, so they get 3 days one week, 4 days the next or seven 12 hour shifts every 2 weeks. Shifts start at either 6:30 A.M. or 6:30 P.M. Parking for 125 cars on day shift and 45 cars on night shift are presently used at 3700 Lakeville Highway. An additional 35 spaces are presently used at 3200 Lakeville Monday – Friday on day shift for the sterilization operation as well as the distribution facility. Swing shift parking for sterilization Monday – Friday requires 8 spaces. Over the next 5 years Labcon expects the overall head count to increase by 25 - 30%.

Labcon receives the majority of its raw material by truck in bulk trailers where the material is transferred to silos through a blower system. This accounts for approximately 3 trips per week from Vallejo or Fairfield to Petaluma. There are on average 8 smaller trucks a day bringing packaging materials to 3700 Lakeville.

Labcon encourages but does not subsidize carpooling. Labcon offers free charging for any employee who has a plug-in hybrid or electric vehicle. There are presently 4 charging stations at each facility.

### **Community Outreach:**

Labcon has an open policy regarding community groups either for presentations or plant tours. They have been avid supporters of the machining program at Petaluma High School, helping that program attain National Institute of Metalworking Skills certification in 2010. In addition, Labcon has taken a leadership position in using energy generated on site for its manufacturing operations. This initiative will continue with the new facility with a 900Kw solar array planned.

### **Civil:**

The purpose and goal of the proposed civil component of the project is to provide mitigation measures required to implement the overall project vision by the applicant in support of the architectural and landscape design. The civil preliminary graphics and supporting includes the following elements:

- Existing Conditions (comprehensive exhibit identifying existing features, topography, boundary, easements, trees, utilities, flood hazard zone, urban creek development setback and other appurtenant information) as a basis for all proposed design.
- Demolition (identifying areas that require demolition for the project)
- Site Plan (in support of architectural and landscape architectural plans)
- Grading (mass grading with earth quantities and cut/fill exhibit, finish grades for sidewalks, permeable and impermeable parking spaces, ADA parking, drive aisles, basin retention areas, storm structure surface features, Fisher Lane and Cader Lane frontage improvements and driveways, site sections and 3D massing of site and structures).
- Utilities (storm drain, sanitary sewer, domestic and fire protection water, underground rain water catchment, underground storm water treatment and connections to basin retention areas, connections to existing public systems)
- Storm Drains & Drainage (surface run off mitigation, re-use and connections to existing public system).
- Miscellaneous Details (curb ramps, bioretention, structural sections for parking and drive aisles, fire protection appurtenant features).
- Fire Protection (fire hydrant locations and ladder apparatus vehicle site access).
- Storm Water Mitigation (basin retention areas, maintenance drainage areas, underground Sheet C3 with details).
- Circulation (internal and area circulation plan).

**Landscape:**

The proposed landscape opportunity at this site is comprised of approximately 70,000 sf. The current situation with the drought and the climate changes we are having to consider have influenced the design so that it will not encompass a robust vegetative element, as many precedent landscapes in the area have. With these new issues before us we are incorporating alternative ideas that will reduce water use needs, enhance key areas on site, provide screening, enhance the Adobe Creek riparian corridor, provide site user amenities, incorporate sustainability, incorporate native plantings, including some large native tree species.

As mentioned above the landscape will not be a robust planting, but rather groups of accent plantings among medium to large canopy tree species. Any robust landscape areas will be concentrated near the front entrances where high visibility occurs and where screening is necessary. Some screening of the building will be provided by using tree canopy coverage. Lower screening especially near the front setback of the site will be provided via shrubs, vines and a decorative retaining/landscape wall design. Reducing the amount of irrigated landscape to half of the available landscape area is one of the approaches taken to minimize the water needs of the total landscape design. In place of irrigated landscaping, use of natural arbor mulch and mineral forms of mulch such as gravel and decorative pebbles and boulders will be used throughout the design. Proposed plant species will be mostly native species that are known to thrive in our Mediterranean California environment. Many of these species are flowering, evergreen and provide landscape interest as well as shelter and food for some wildlife in the area.

Proposed planting areas along the Adobe Creek are intended to extend and enhance the existing riparian corridor. The Adobe Creek is located on the north side of the building and includes some large trees and shrubs. There is great potential along this stretch of the creek for additional enhancement of what already exists there. The landscape will be strictly native in this location and include large native oak trees, buckeye trees and shrubs that provide habitat potential for the existing wildlife.

The irrigation will utilize a rain catchment source.

Since the creek is a great place to visit and enjoy it lends itself to be a destination for the users at this site. An outdoor picnic area is proposed along the property boundary adjacent to the creek and will provide a relaxing and quiet place for employees to have lunch or take a break. Amenities such as a permeable decomposed granite patio area with picnic tables, benches, landscaping and pergolas for shade will be provided.

This facility will have lighting on the building as well as on site. Site lighting will include pole lighting in the parking areas and bollard lighting along pedestrian-oriented areas. All lighting will be dark sky friendly and will have glare shields with down casted lighting. To see more information on the lighting, see the photometric study done by 16500 Lighting.

The landscape design will be drought tolerant, mostly native species of trees and plantings, utilizing recycled water or rain captured water for irrigation. The irrigation will be low volume drip and meet the MWELo requirements as well as the City of Petaluma Water Conservation Ordinance. See appendix A for MAWA Calculations.