



ENVIRONMENTAL IMPACT QUESTIONNAIRE

This form is processed as part of a development application. There is no fee for this form.

To be completed by project applicant. Information provided on this form will be used to help analyze potential environmental effects of your project.

Project Name: Labcon - Fisher Dr. **Date filed:** 07/26/22

A. General Information

** Please check with a planner for any items you are unsure about.*

1. List and describe any related permits and/or public agency approvals required for this project, including those required by City, Regional, State, or Federal agencies (i.e., U.S. Army Corps of Engineers, California Department of Fish & Game, etc.):

SPAR / CEQA - City of Petaluma Planning Commission

Lot Merger - City of Petaluma Planning Commission

Rezoning - City of Petaluma Planning Commission & City Council ratification

2. Is this site listed on the State Hazardous Waste and Substances Sites List?

☐ Yes ☒ No

3. Previous approvals or submittals related to this project, including any Preliminary Review:

Project Name: Labcon

File Number: PLPR-2022-003 Date of previous approval/review: 06/21/22

Project Name: _____

File Number: _____ Date of previous approval/review: _____

4. If the project involves a Variance, Conditional Use Permit, Rezoning, or General Plan Amendment application, clearly state the characteristics of the project which trigger the need for such an application:

Rezoning: Lot merger of Petaluma IZO -Busniess Park & Lakeville Business Park PCD parcels.

The newly merged single parcel will become Petaluma IZO Business Park-BP.

B. Project Description

1. Proposed use of the site (provide a detailed description or attach a project narrative):

See attached Project Description.

2. Site size (in acres): merged lots +/-16.34 acres (in square feet): merged lots +/-711,507 SF

3. Square footage of proposed construction: 176,657 SF

4. Number of floors of construction: one story w/mezzanine Building height: 40'

5. Amount of off-street parking provided: 290 stalls (existing & new) to be developed at this time*
*maximum future parking = 702 stalls

6. Proposed construction schedule. Include phases if development is incremental:

<u>Spring 2023</u>	<u>Begin construction (Building Permit issued)</u>
<u>Spring 2024</u>	<u>Occupancy</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. **For proposed Residential use:**

Number of units:	<u>N/A</u>
If single family – total square footage:	<u>N/A</u>
If multi-family – unit sizes:	<u>N/A</u>
Range of sale or rental prices:	<u>N/A</u>
Household sizes expected:	<u>N/A</u>

8. **For proposed Commercial use:**

Type of Commercial use	<u>N/A</u> (e.g. Neighborhood Commercial, Highway Commercial, etc.)
Neighborhood/City/regionally oriented area:	<u>N/A</u>
Square footage of sales area:	<u>N/A</u>
Square footage of loading facilities:	<u>N/A</u>

9. **For proposed Industrial use:**

Estimated number of employees per shift:

Day shift = +/-135 - Night shift = +/-40

Square footage of loading facilities:

9 existing dock high + 5 existing grade level

3 new dock high + 3 new grade level

20 total proposed loading bays

10. **For proposed Public/Institutional use:**

Describe type of use:

N/A

Estimated number of employees per shift:

N/A

Estimated occupancy:

N/A

Square footage of loading facilities:

N/A

Community benefits to be derived from project:

N/A

11. **For proposed Mixed Use:**

Describe type of use:

N/A

Square footage of each type of use:

Ratio of parking provided for each type of use:

Note: If an Initial Study or Environmental Impact Report is required, the applicant is required to pay the consultant fee plus 25% administrative overhead and actual cost of staff time and materials.

C. Environmental Effects

Are any of the following items applicable to the project or will the project result in any of the potential impacts identified below?

Respond to each question and attach additional sheets with explanations and information on any item checked "yes".

1. ☐ Yes ☒ No Will there be a change in existing features of any bays, tidelands, or hills, or substantial alteration of ground contours, including any grading (also see Question #6)?
2. ☐ Yes ☒ No Will there be a change in quality or quantity of any ocean, bay, lake, stream, river, marsh, or ground water, or alteration of existing drainage patterns.
3. ☐ Yes ☒ No Will there be a change in scenic views or vistas from existing residential areas or public lands or roads?
4. ☐ Yes ☒ No Will there be a change in development patterns, scale, or character of the area in the vicinity of the project?
5. ☐ Yes ☒ No Is the site on filled land or has a slope of 10 percent or more?
6. ☒ Yes ☐ No Will there be a change in topography due to grading? If yes, provide the existing average slope. Indicate the greatest change in elevation due to grading.
Average slope = 2%. Elevation change = +/- 7'
7. ☒ Yes ☐ No Will the project result in the removal or damage to any trees or rock outcroppings?
Predominately non-protected small diameter trees; see Arborist Report and Landscape plans.
8. ☐ Yes ☒ No Will the project result in significant amounts of solid waste or litter?
9. ☐ Yes ☒ No Use or disposal of potentially hazardous materials, such as toxic substances, medical wastes, flammable materials, or explosives.
10. ☐ Yes ☒ No Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.
11. ☐ Yes ☒ No Will there be a change in existing noise or vibration levels in the vicinity (use of heavy equipment, pneumatic tools, significant truck traffic, etc.)
12. ☐ Yes ☒ No Will there be a change in demand for municipal services, including police, fire, schools, water, sewer, etc.
13. ☐ Yes ☒ No Will there be a change in existing circulation patterns or result in substantial amounts of additional traffic?
14. ☐ Yes ☒ No Will there be a substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?
15. ☒ Yes ☐ No Is the site adjacent to, or within the vicinity of, any creeks, wetlands, the Petaluma River, parks, marsh, agricultural lands, open space, or airport?
Adjacent to Adobe Creek.
16. ☒ Yes ☐ No Have any prior environmental studies been completed for the project site? Studies

would include noise, geologic or geotechnical, traffic, hydrology, tree preservation, cultural resources, etc. If yes, please list and provide copies.

ESA-Phase I; Geotechnical Report; Traffic Report; Cultural Resources Study; Arborist Report; Biological Resources Report

17. ☐ Yes ☒ No Is the site potential habitat for threatened or endangered fish, wildlife, or plant species?

18. ☒ Yes ☐ No Are there existing structures on the site? If so, please explain their current use and age.

Existing building 1973; Labcon distribution & storage addition 2017-18; Steris medical sterilization tenant improvements-2015-16

19. ☐ Yes ☒ No Will any structures be demolished?

20. ☒ Yes ☐ No If the site is vacant, provide information on the previous use.

Fisher Drive Lots 2-8; vacant property

21. ☐ Yes ☒ No Is the site or structure of known historical or cultural significance?

22. ☐ Yes ☒ No Is the site within an historic district?

21. Provide a statement indicating willingness to comply, if the project is required to comply with the City's phase II storm water program and management plan.

Labcon North America will comply with the City of Petaluma Phase II storm water program and management plan.

22. Please attach labeled photos of the site and the surrounding area.

Attached plan sheets A0, A3, A4

Please note that, depending upon the nature of the application, additional studies or analysis may be required including, but not limited to, traffic, tree preservation, noise, and soils.

Declaration Required

I hereby certify that the statements furnished above and in the attached exhibits, if applicable, present, to the best of my ability, the data and information required for this initial evaluation of this project, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Signature of ☒ Applicant / ☐ Property Owner

26 July 2022

Date

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 2nd 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 2nd 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.

REVISIONS:	BY:

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AS SUBMITTED FOR:
ARCHITECTURAL REVIEW
PRINT DATE:
JULY 26, 2022

A PROPOSED
NEW BUILDING FOR:
labcon
NORTH AMERICA
FISHER DRIVE
PETALUMA, CA 94954
APN: 005-028-XXX

NEIGHBORHOOD
CONTEXT MAP



**GREG
LEDOUX
ASSOCIATES,
INC.**
48 N. SIERRA AVE.
COTATI, CA
(707) 748-8855

SH	DATE:
JULY 26, 2022	
JOB NO.	SCALE:
210202	1" = 100'-0"

AO

OF 22 ARCH. SHTS.

REVISIONS:	BY:

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SITE PHOTOS
(CONTINUED)

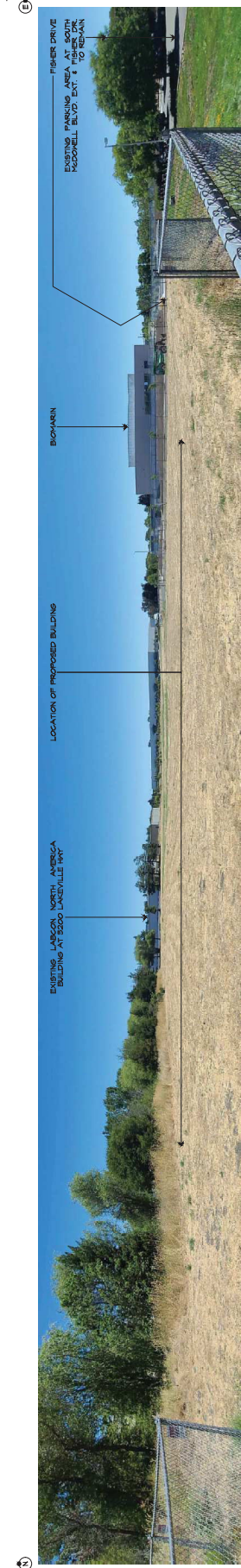


GREG LEDOUX ASSOCIATES, INC.
48 W. SIERRA AVE.
COTATI, CA
(707) 748-6655

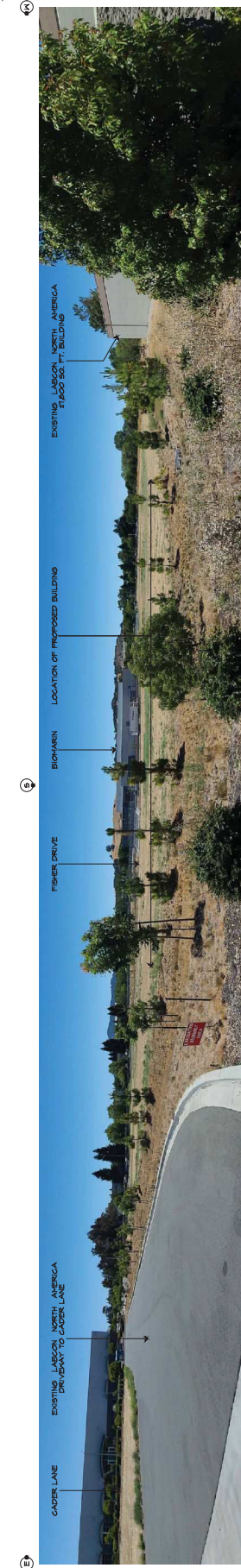
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AS NOTED:	OF 22 ARCH. SHEETS



7 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET AS FOR PANORAMIC SITE PHOTO LOCATION)



8 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET AS FOR PANORAMIC SITE PHOTO LOCATION)



9 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET AS FOR PANORAMIC SITE PHOTO LOCATION)



10 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET AS FOR PANORAMIC SITE PHOTO LOCATION)

SITE PHOTOS (CONTINUED)

SCALE: NONE