

**MEMORANDUM**

**Date:** 26 June 2019  
**To:** Design Review Committee  
**From:** Brian Keefer, Project Planner  
**Subject:** File No. **DRH18-0007:** Final Design Review  
Address: 21950 Carneros Lake Lane, Sonoma  
APN: 128-680-009

**Project Proposal:**

Final Design Review request for a new 20,000 square foot industrial warehouse building on a vacant 1.88 acre parcel in the Carneros Business Park.

**Background:**

On 19 April 2001, the Sonoma County Planning Commission adopted a Mitigated Negative Declaration and approved a 17 lot industrial park subdivision of the 53 acre parcel at 21988 Eighth Street East, Sonoma; APN 128-381-032, just south of the Sonoma Skypark. The subject parcel is one of the parcels created through the 17-lot subdivision.

While the previously adopted mitigation plan is still in effect, and is the guiding document for development in the park, Permit Sonoma prepared a new Initial Study and Mitigated Negative Declaration to address information that could not have been known for the adoption of the prior environmental document in 2001. There is a stream along the western property line. To satisfy project 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"). This Plan established setbacks to the stream, and Permit Sonoma issued a determination letter on 22 November 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. There are existing shared access roads at the southern and eastern edge of the parcel, and an existing bridge over the stream at the northwest corner. The application complies with the Plan and does not propose encroachment into the established stream setbacks.

The initial study identified potential environmental impacts to air quality, cultural resources, and hydrology. Mitigation measures included in the Mitigated Negative Declaration reduce these impacts to a less than significant level, and the applicant signed a mitigation acceptance letter that is on file at Permit Sonoma.



The Design Review Committee performed a preliminary design review on 07 November 2018, and provided recommendations including adjusting the color pallet to achieve a more subtle accent treatment, and requested the applicant bring color material samples to the final design review meeting.

The applicant's responses include:

1. Revised color pallet.
2. Replaced loading dock with landscaping, as expected tenant will not require the loading dock.
3. Provided Site Improvement Plans.
4. Provided revised Landscaping and Irrigation plans.

**Recommendation:**

Approve a Resolution adopting a Mitigated Negative Declaration and granting Final Design Review subject to Conditions of Approval.

**Attachments:**

- |                            |                                    |
|----------------------------|------------------------------------|
| 1. Proposal Statement      | 8. Lighting Cut Sheets             |
| 2. Site Improvement Plans  | 9. Bike Rack Cut Sheet             |
| 3. Site Plan               | 10. Location Map                   |
| 4. Exterior Elevations     | 11. Assessor's Parcel Map          |
| 5. Exterior Rendering      | 12. USGS Quad Map                  |
| 6. Revised Irrigation Plan | 13. Draft Resolution               |
| 7. Revised Planting Plan   | 14. Draft Conditions of Approval   |
|                            | 15. Mitigated Negative Declaration |

