SPECIAL PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 9, 2021

PRESENTATIONS

STAFF PRESENTATION

ITEM #2 PH 21-101

Proposed Development of a New Industrial Campus with Two Industrial Buildings Measuring Approximately 233,000 Square Feet and 155,000 Square Feet and Related Site Improvements Requiring Major Site Plan Review and Conditional Use Permit Approval and Review and Approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Former Berkeley Farms Site Located at 25450-25550 Clawiter Road (Assessor Parcel Numbers 439-0080-001-00 and 439-0080-003-14). George Condon on behalf of Dermody Properties (Applicant); DPIF2 CA 25 Clawiter Road LLC (Property Owner)

DEVELOPMENT SERVICES

Berkeley Farms Redevelopment Project
25450-25550 Clawiter Road

Leigha Schmidt
Acting Principal Planner

December 9, 2021
Planning Commission

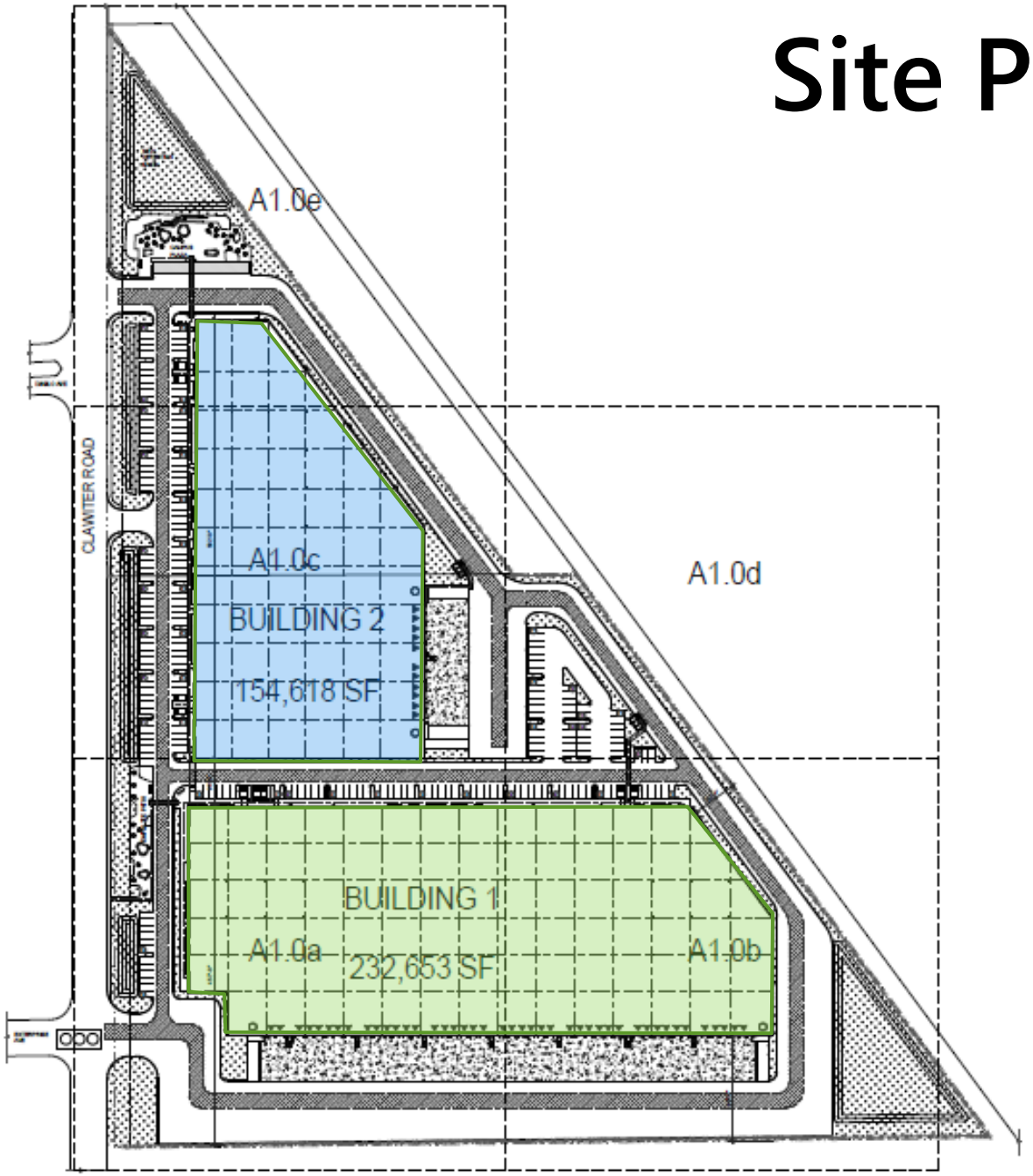
Project Site

Proposed Project

Development Program

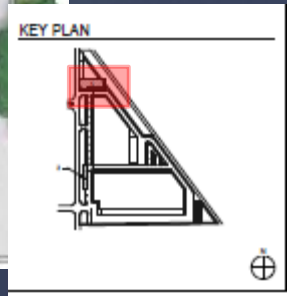
- Master Site Plan Review & Conditional Use Permit
- Two speculative warehouses totaling approximately 233,000 sq. ft. & 155,000 sq. ft. each
- Two employee amenity areas totaling approximately 15,822 sq. ft.
- 17% site landscaping
- 230 parking stalls dispersed throughout site
- Uses will be manufacturing, warehousing or other uses listed in the Industrial districts regulations

Site Plan

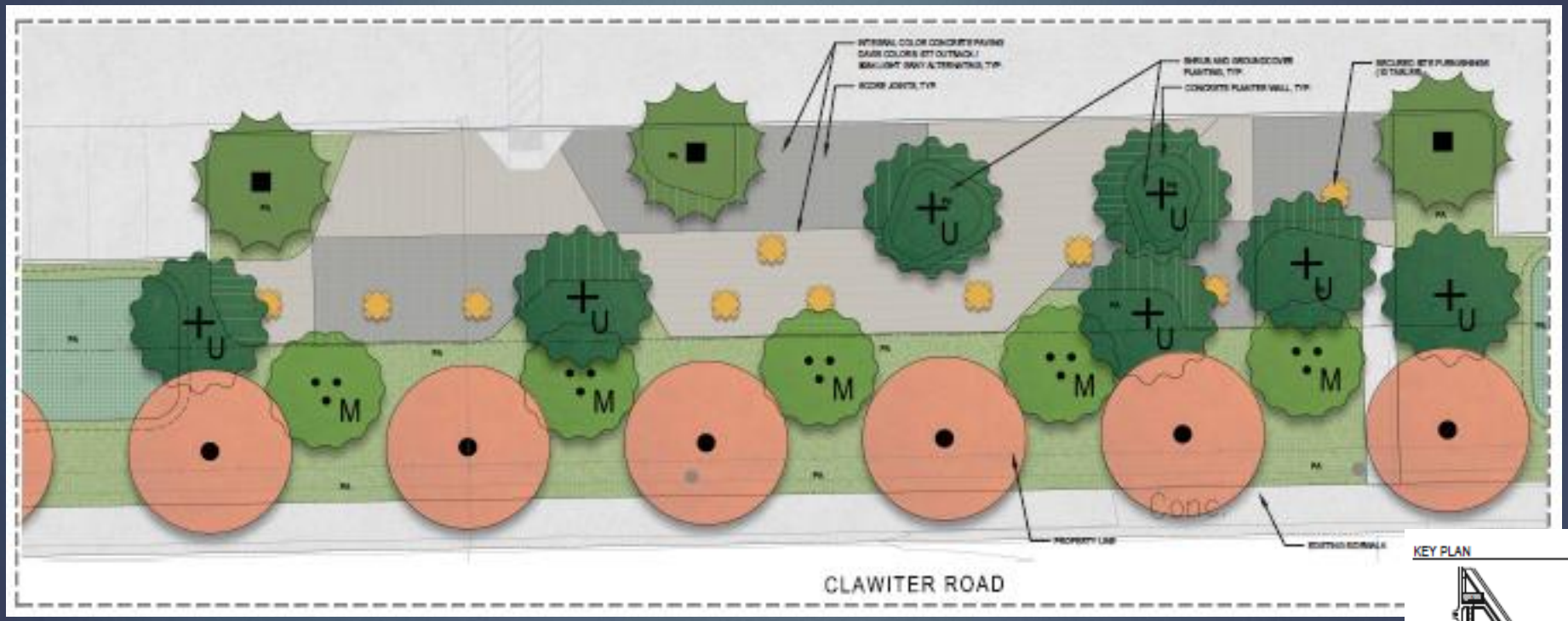


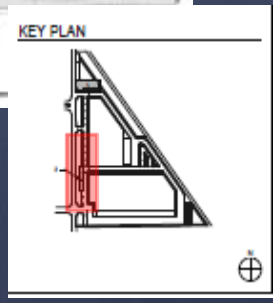
OVERALL SITE PLAN

Amenity – Campus Plaza (North)



Amenity – Employee Patio South





Campus Employee Amenity

Elevations & Details

Western Elevation – Perspective of southern building from Clawiter Road

Elevations & Details

Northern Elevation – Perspective of northern building and Campus Employee Amenity from Clawiter Road

Elevations & Details

Building Entrance Detail and Employee Patio Amenity

Environmental Analysis

Mitigated Negative Declaration

- An Initial Study prepared for the project found potentially significant impacts in the areas of Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gases, Hazards & Hazardous Materials, Transportation and Tribal Cultural Resources; and, found less than significant impacts in all other areas.
- The IS/MND contained a full description and analysis of the proposed development and identified mitigation measures to reduce all of the impacts in the subject areas listed above to a level of less than significant.

Mitigated Negative Declaration

- A Notice of Intent to Adopt a MND was filed with the County Clerk, posted in the newspaper, libraries & website and mailed to all property owners and interested parties on September 24, 2021.
- The IS/MND was circulated for a 30-day public review from September 24 though October 25, 2021.
- During the comment period, the City received 51 written comment letters requesting that an Environmental Impact Report be prepared for the project.
- 47 comment letter pertained to the use of the site as an Amazon Last Mile Delivery Station.

Mitigated Negative Declaration

- Four letters pertained to the construction and future operation of the site and questioned construction assumptions; and questioned analysis & mitigations related to vehicle trips, GHG analysis, hydrology & water quality and cumulative impacts among other comments.
- Responses to all comments were provided in a comprehensive Response to Comments (RTC) document included as Attachment VII to the staff report.
- As detailed in that RTC document and in the staff report, staff and the CEQA consultant believe that the analysis, impacts and mitigation measures comply with CEQA Guidelines and no additional analysis is warranted.

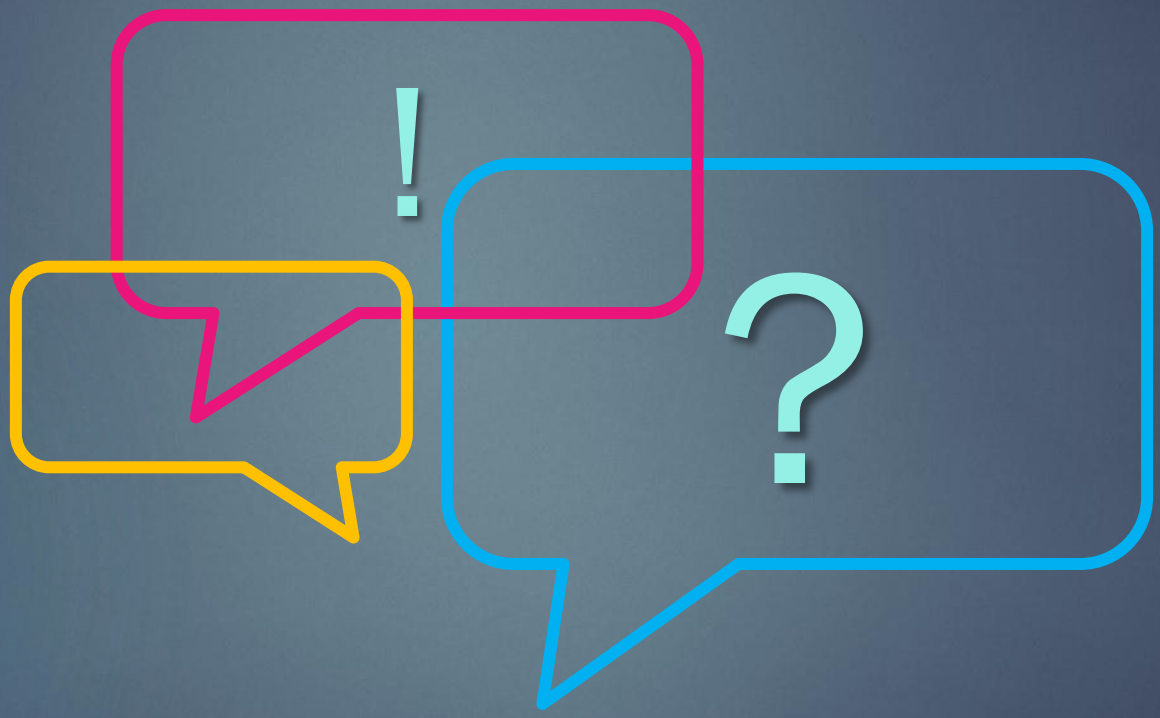
Findings

- The development is consistent with General Plan Goals and Policies & the purpose, intent and standards of the IG (General Industrial) District.
- The site is designed to create a cohesive visual relationship between the buildings, landscaping, pedestrian and vehicular circulation and employee amenities to create an industrial campus that is suitable to the scale of the site. The architecture features primary entrances oriented toward the street frontage, substantial glazing and sculptural design elements.
- The proposed campus signals significant reinvestment in the site and in the industrial area as a whole.
- Future uses would be subject to the Performance Standards set forth in the Industrial Districts regulations minimizing potential nuisances associated with potential future uses.

Conditions of Approval

- Future uses shall follow the use regulations set forth in the IG District with the Exception that a Truck Terminal and/or Amazon Last Mile Delivery Station is prohibited at the site.
- The employee amenity areas shall be developed in accordance with the size, placement and furniture and features as proposed in the plans.
- All Mitigation Measures were made conditions of approval of the project.
- Roadway dedications and fair share contributions to future improvement of Clawiter Road, bicycle improvements & nearby signal installation.

Staff Recommendation

That the Planning Commission Approve Major Site Plan Review & Conditional Use Permit to Construct an Industrial Campus with Two Buildings Over 150,000 Square Feet and Related Site Improvements; and Approve the Initial Study/Mitigated Negative Declaration and Adopt the Mitigation Monitoring and Reporting Program Prepared for the Project.

Questions & Discussion