



**Proposal Statement
New Neilmed warehouse building
June 24, 2022**

Applicant/Agent: **Del Starrett Architect**
3663 North Laughlin Road suite 207
Santa Rosa, CA 95403

Owner: **Neilmed Pharmaceuticals Inc.**
601 Aviation Blvd.
Santa Rosa CA, 95403

Location: **Lot 7 Aviation Blvd, Santa Rosa, CA**

APN: 059-430-007

Site Size: 4.29 Acres

Zoning: Business Park Industrial

Proposal: Proposed new 106,465 Sq. ft. two story warehouse building with 3,025 +- sq. ft. of it being office use. Eight recessed loading dock areas and three surface level loading doors. The building footprint is 106,465 Sq. Ft.

1. PROJECT DESCRIPTION
1.1 SETTING

The proposed building fronts on to the new section of Aviation Boulevard and is adjacent to the existing Neilmed Offices and warehouse buildings.

Existing Uses

Open Business Park land.

Topography

Topographically the subject property is a generally flat site.

Vegetation

Site vegetation consists primarily of native grasses

Drainage

The site generally drains in the southwesterly direction. A grading and drainage plan has been provided by Brelje and Race.

Surrounding Land and Land Uses

The property site and surrounding lands are mostly existing Industrial uses.

To the North existing warehouse and industrial building occupied by Neilmed.

To the East industrial park land open land.

To the West, Existing warehouse, and industrial buildings.

To the South, Aviation Boulevard, and open land

1.2 PROJECT STATEMENT

The purpose for the warehouse is to supplement the company's existing warehouse buildings on the adjacent properties.

Deliveries from UPS, FEDEX, and US Mail are anticipated to the office area.

Semi Truck deliveries will be to the loading facilities on the north side of the building.

They would utilize existing roadways and the existing driveway to access the site from Aviation Blvd.

1.3 DETAILED PROJECT DESCRIPTION

Site Plan

Building will be accessed from new driveways off Aviation Blvd

The office area and main entry is accessed on the south side of the building. This is where the office parking is provided. The four disabled access parking spaces are in this area. Parking for six bikes is provided.

Truck access Semi truck deliveries will be to the recessed dock areas on the north side of the building. Two semi trucks per day are anticipated. One smaller box truck is anticipated per day that would use the surface level loading doors adjacent to the recessed dock areas.

Trucks will enter onto the site at the new driveway access. They can fully pull onto the site and to the northeast east area and back into the docks. On departure they can pull ahead and turn east or west to the driveway. Brelje and Race has provided a truck movements study that shows that the proposed movements work properly.

Parking requirements in the Airport Business Park is one parking space for every 2,000 Sq. Ft. of Warehouse space and one parking space for every 275 Square feet of office space. Per the tabulations on the site plan 64 parking spaces are required and 64 parking spaces are provided

An outdoor Lunch area with shade trellises and landscaping is located adjacent to the Employee break room on the North east side. This area is provided for employees in the adjacent NeilMed buildings as well. Pedestrian crossings link it to the existing buildings.

A 500 square foot caretaker living unit is planned near the main entrance.

Waste Disposal

Sanitary wastewater will be discharged into the existing sewer. There are no drains in the warehouse floor area.

No Industrial wastewater is anticipated

Water Supply

Water supply will be provided by an existing water main.

Hours of Operation:

The warehouse days and hours of operations are as follows:
Weekdays 5:00 am to 12:00 midnight.

Number of Employees:

Thirty employees are anticipated at this building.

Architecture

The warehouse is proposed to be precast concrete panels for the exterior walls.

The building is 40 feet tall. There are two floor levels / stories. Warehouse first floor and offices on a second-floor area.

These are served by two stair wells, and Passenger elevator.

The central ground floor element of the South elevation is the office entry. The office entry area has projected Facia shade area. Storefront Glass and entry door are at this shade area.

The building will be Tex-coated with the color scheme depicted in a color rendering.

The upper-level south elevation has an observation balcony. There are various window openings at the upper level for daylighting purposes.

Windows frames are aluminum with dual glazed high energy efficiency glazing.

The roof will have skylights proposed for day-lighting the warehouse.

Future solar collectors are anticipated.

Lighting

All exterior lighting fixtures will have sharp cut offs to protect adjacent property from glare and conform with Dark Sky requirements.

General site lighting at employee parking and site circulation is proposed to be on daily from 6:00 pm to 1:00 am and longer in some areas for security. A fixture and photometric plan have been provided.

Drainage and Grading

A grading and drainage plan is provided by Brelje and Race Civil Engineers.

Trash Enclosure

Trash is collected and placed in the new trash enclosure on the northeast side of the site for pick up by the local Waste pickup Company. This is a Split face concrete block wall with a metal roof structure and steel framed gate doors.

Signage

The primary signage consists of wall mounted address identification as required by the Fire Department. This is the only signage proposed.

Water Usage

Water will be used for purposes as follows:
Restrooms, fire protection and Irrigation.

Bicycle parking is provided at the front entry as show on the site plan and details.

Workers may store bikes inside as well. A rack is provided near the entry.

Existing Trees

There are small existing trees along the north property line on the property site and are shown on the Landscape plan.

Landscaping

A landscape planting and irrigation plan for the project has been included for review.

Biological

A Biological Recourses Study Report has been prepared by Dana Riggs Principal Biologist with Sol Ecology, Inc. Dated March 31,2022 and is included in the submittal package.

Traffic

A traffic report will be provided by Dalene J. Whitlock of W-Trans.

Cultural Recourses Study

A Cultural Recourses study is provided by Tom Origer and Associates dated June 21, 2022

GHG Reduction

GHG Reduction Plan

NeilMed Pharmaceuticals will take a leading role in reducing the risks of climate change by implementing actions that save money, improve productivity, and lower greenhouse gas (GHG) emissions. The operations will be conducted in a manner that will help the County reach its target goals.

GHG Sources

Stationary: Combustion emission sources are stationary sources that combust fuel, like a natural gas hot water heater for an office building or an oil burning boiler. Emissions result from the actual combustion of the fuels to produce useful products, like heat and hot water.

Mobile: Mobile sources, like organization-owned and employee cars and heavy-duty vehicles, generate emissions by burning fuel.

Refrigeration and Air Conditioning: Leakage Refrigeration and Air Conditioning (AC) Equipment sources can vary in size based on the type of organization. Emissions from refrigeration and AC devices in facilities or vehicles are caused by the leakage of chemicals with global warming impact during use, maintenance, and/or disposal of the device. They are often small sources for office-based organizations. For example, a small office building may have one rooftop air conditioning unit while a grocery store chain may have several rooftop air conditioning units per store as well as a multitude of other refrigeration equipment.

GHG Reduction Action Plan

- Set thermostat to 68 degrees
- Use day lighting
- Unplug equipment and turn off computers when not in use
- Install LED lighting
- Provide secure bicycle parking and employee storage area
- Hiring from local employee workforce
- Promote employee carpooling and ridesharing
- Promote public transportation, including Smart Train use
- Install HVAC equipment that uses zero Chlorofluorocarbons (CFCs) and Halons