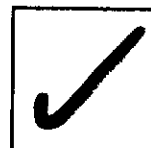




Type



Plans

DRH13-0005

Permit Number

9141

Street Number

GREEN VALLEY RD

Street Name

GRA

Community Code

130-090-020

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: DRH13-0005**

**Project Address:** 9141 GREEN VALLEY RD GRA

**Cross Street:** ROSS RD

**APN:** 130-090-020

**Description:** REQUEST FOR DESIGN REVIEW FOR A NEW OFFICE

**Printed:** Thursday, October 10, 2013  
**Initialized by:** MGROSCH  
**Activity Type:** C-DRH 1301  
**PCAS #:**

**Owner:** MANZANA PRODUCTS CO INC  
C/O MARK FITZGERALD  
PO BOX 209  
SEBASTOPOL CA 95473-0209  
707 823 5313

**Applicant:** MATULICH MARC  
1518 JEWELL DR  
SANTA ROSA CA  
707 523 4681

95404

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
337	EH REV 335/36 ALL OTHR	025015-3355	1,597.00	.00	.00
1044	DR CIS LEV2 W/ HRG @CST	025015-3808	3,985.00	.00	.00
			<b>\$5,630.00</b>	<b>\$0.00</b>	

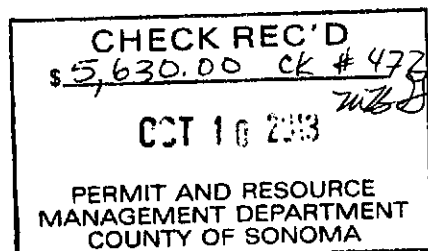
**Total Fees:** \$5,630.00

**Total Paid:** \$0.00

**Balance Due:** \$5,630.00

Refunds will not be authorized unless circumstances  
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Planning Application

PJR-001

File#: DRH13-0005

## Type of Application:

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance       | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance    |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance          | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Other:      |
| <input type="checkbox"/> Cert. of Modification        | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           |                                      |
| <input type="checkbox"/> Coastal Permit               | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment |                                      |
| <input type="checkbox"/> Design Review Admin.         | <input type="checkbox"/> Major Subdivision         | <input type="checkbox"/> Use Permit                   |                                      |

## Applicant (Contact Person):

Name: MARK FITZGEROLD  
Mailing Address: PO BOX 209  
SEBASTOPOL CA 95473  
City/Town: 823 5313 State: 823 5218 Zip:  
Phone: markf@manzanaproducts.com  
email: mark fitzgerald  
Signature: 10-5-13 Date:

## Owner, if other than Applicant:

Name: SUZU KAI DO  
Mailing Address: SAME AS APPLICANT  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
email: S. Kaido  
Signature: 10-5-13 Date:

## Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name: MARC MATULICH  
Mailing Address: 1518 JEWELL DR  
SANTA ROSA CA 95404  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
ARCHITECT  
Title: 523 4681 523 1437  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
email: matulic@sonic.net

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
email: \_\_\_\_\_

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
email: \_\_\_\_\_

## Project Information:

Address(es): 9141 GREEN VALLEY RD  
130 090 020

Assessor's Parcel Number(s): NEW OFFICE BUILDING

GRATON  
City/Town: 12.51  
Acreage:

## Project Description:

(Please attach additional sheet(s) if needed)

Site Served by Public Water? ☐ Yes ☒ No Site Served by Public Sewer? ☐ Yes ☒ No Number of new lots proposed: 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 6 Supervisorial District: 5 Current Zoning: DA B6 20, M3 BR F2 SR General Plan Land Use: DA 20 LI  
Specific Plan: W. Sebastopol S.P. Land Use: \_\_\_\_\_ Needs CEQA Review? ☐ yes ☒ no

## Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: N/A  
Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☐ no; Penalty applicable? ☐ yes ☐ no; Civil Penalty Factor: \_\_\_\_\_

Previous Files: ADR13-0062, WPE02-0148, ZPE02-0103

Application accepted by: MB Borch Date: 10-10-2013

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

# Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

MARC MATULICH  
Applicant Name

Marc Matulich  
Applicant Signature

SUZIE KAIDO  
Owner Name

Suzi Kaido  
Owner Signature

10 - 5 - 2013  
Date

DRH13-0005  
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

10

**MATULICH • ARCHITECT**

1518 jewell drive  
707 523-4681

santa rosa, ca 95404  
fax 707 523-1437

25 November 2013

Cynthia Demidovich  
PRMD

Re: Manzana Office Building

The reason the owners have chosen the building site on Green Valley is that the office must be located where it has visual control of all traffic entering or exiting the plant. Visitors must be able to easily and safely access the office. All lands to the west are zoned DA, to the east is the cannery building and south is filled with warehouse and tanks. This location will give the plant manager full view of trucks entering and leaving the facility. Employee safety is an important issue. By moving the office away from the truck scale we minimize the cross traffic of the big rigs entering the scales.

In 2012 we investigated adding a second floor to the existing office. After structurally testing the existing office from the 1950's we found that this proved to be unfeasible plus it did not give the additional area that is needed. All areas within the existing facility are being used to the maximum now. There just is not any room to add on within the existing footprint.. The cannery is scheduled to upgrade the existing equipment that dates back to the 1930's with new high tech fruit processing equipment and fully accessible employee restrooms and changing areas. These needed improvements will take all available space. The best, safest and most logical site for the new office is in the area that we have designated in front of the west warehouse.

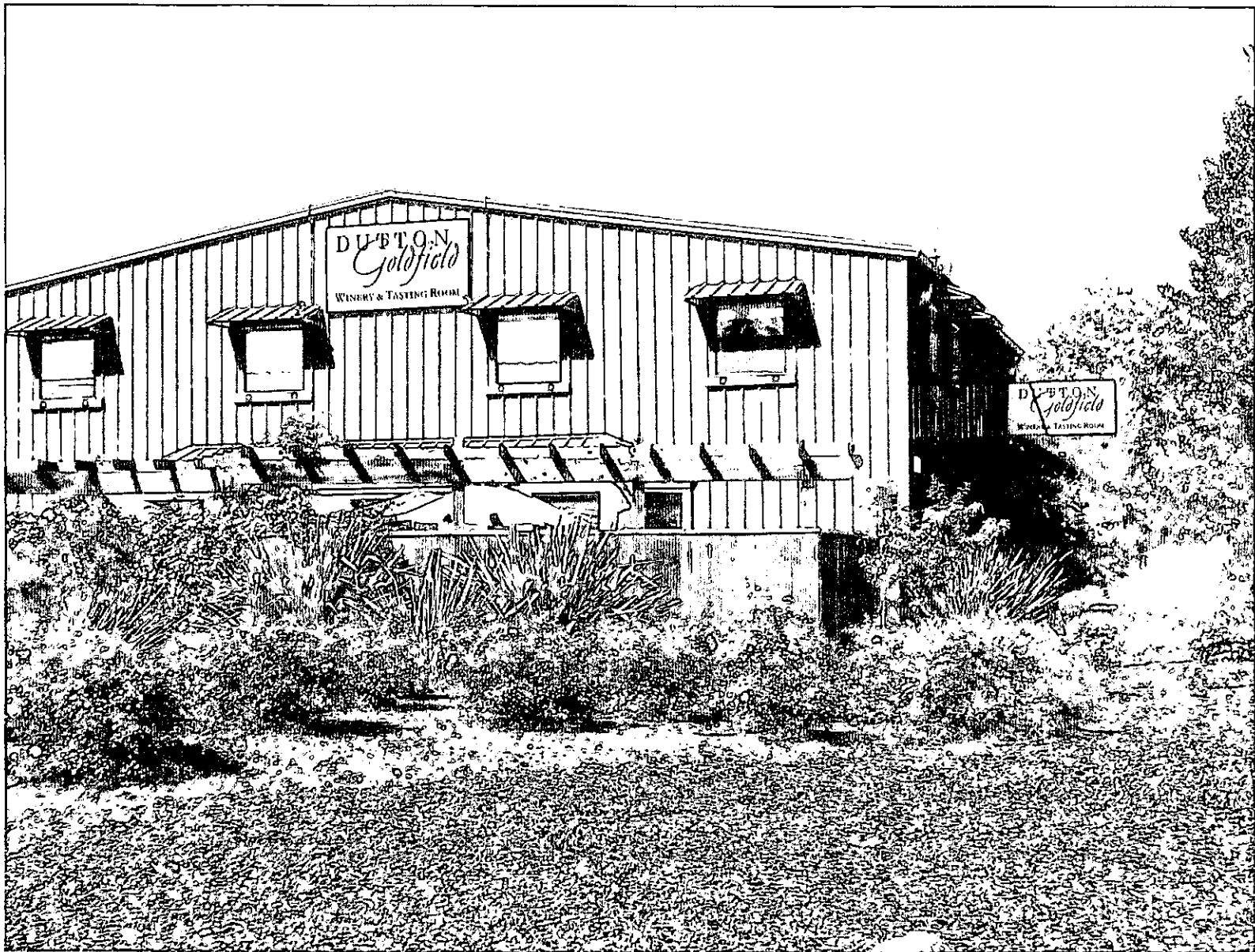
I hope this gives additional insight to the owners' decision to locate the new office where they have.

Respectfully,

Marc Matulich  
Project Architect

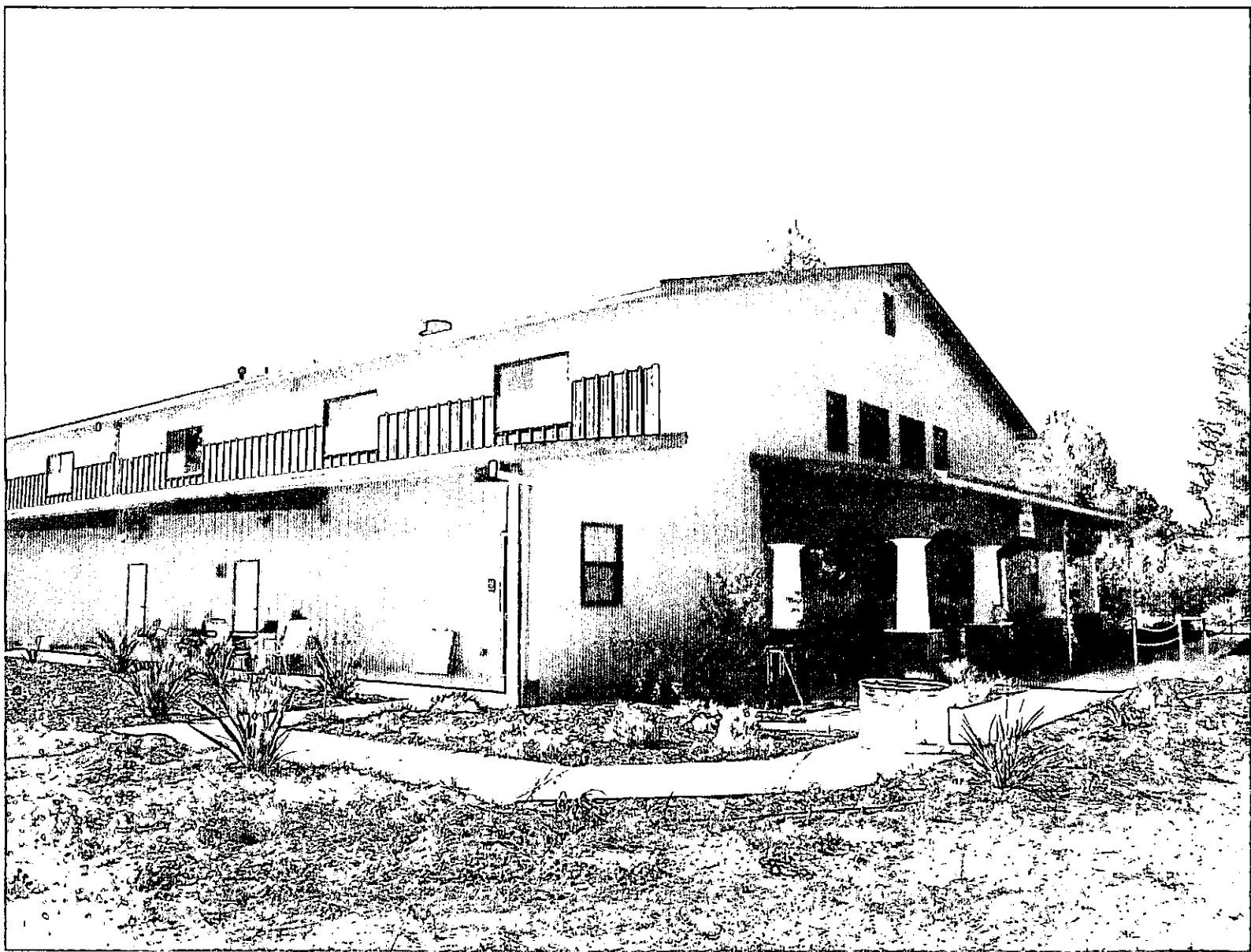


ACROSS THE STREET FROM MANZANA  
GRN VLY RD & ROSS RD



GRATON RD # 116 N





5566 HWY 116 N KOZLOWSKI FARMS

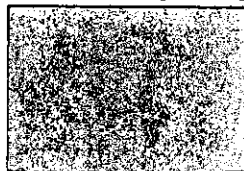
# AEP Span Standard Colors & Coating Systems

The DuraTech® standard colors and coating systems combines the corrosion protection of Zincalume® with a highly durable Cool resin technology to reduce the demand for energy and provide excellent color retention.

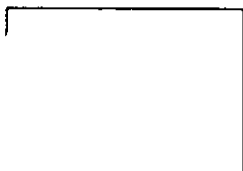


## DuraTech® 5000 Colors

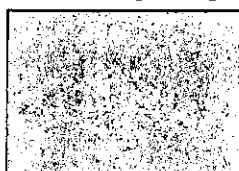
Zincalume® Plus (unpainted)  
SRI: 32 • 24ga, 22ga & 20 ga



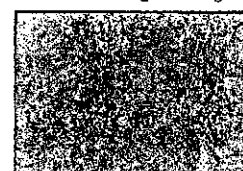
Cool Zinc Grey  
SRI: 39 • 24ga & 22ga



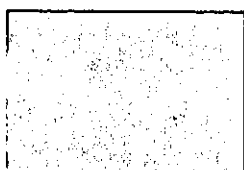
Cool Parchment  
SRI: 57 • 24ga & 22ga



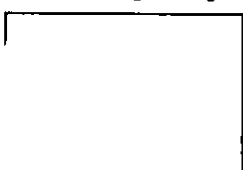
Cool Regal White  
SRI: 85 • 24ga & 22ga



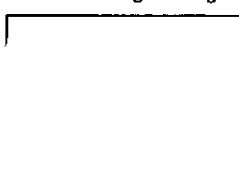
Cool Dark Bronze  
SRI: 36 • 24ga & 22ga



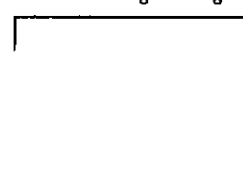
Cool Sierra Tan  
SRI: 57 • 24ga & 22ga



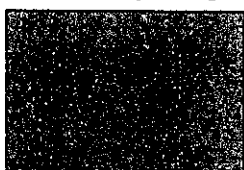
Cool Weathered Copper  
SRI: 38 • 24ga & 22ga



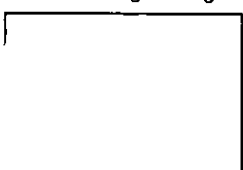
Cool Tahoe Blue  
SRI: 30 • 24ga & 22ga



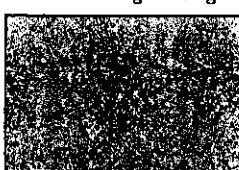
Cool Colonial Red  
SRI: 35 • 24ga & 22ga



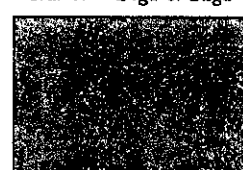
Cool Marine Green  
SRI: 45 • 24ga & 22ga



Cool Old Town Gray  
SRI: 41 • 24ga & 22ga



Cool Red  
SRI: 49 • 24ga & 22ga



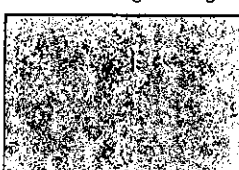
Cool Forest Green  
SRI: 29 • 24ga & 22ga



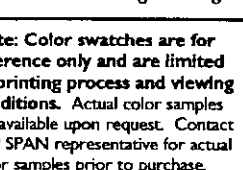
Cool Terra-Cotta  
SRI: 41 • 24ga & 22ga



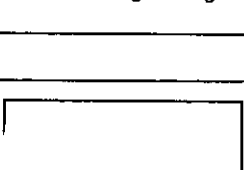
Cool Regal Blue  
SRI: 30 • 24ga & 22ga



Cool Leaf Green  
SRI: 29 • 24ga & 22ga



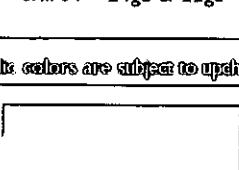
Cool Matte Black  
SRI: 30 • 24ga & 22ga



Cool Hemlock Green  
SRI: 30 • 24ga & 22ga



Cool Jade Green  
SRI: 31 • 24ga & 22ga

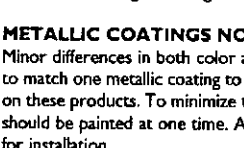


Note: Color swatches are for reference only and are limited by printing process and viewing conditions. Actual color samples are available upon request. Contact AEP SPAN representative for actual color samples prior to purchase.

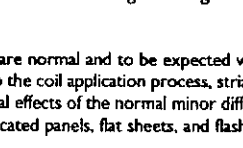
SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

## DuraTech® mx Colors (Metallic colors are subject to upcharge)

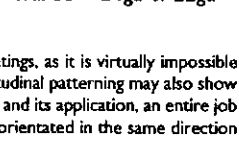
Cool ZACtique® II ✓  
SRI: 36 • 24ga & 22ga



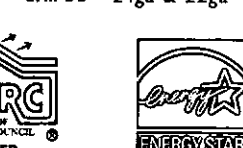
Cool Metallic Silver  
SRI: 59 • 24ga & 22ga



Cool Metallic Champagne  
SRI: 53 • 24ga & 22ga



Cool Metallic Copper  
SRI: 58 • 24ga & 22ga



### METALLIC COATINGS NOTE:

Minor differences in both color and appearance are normal and to be expected with metallic coatings, as it is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation.



FOR MORE INFORMATION VISIT US ONLINE TODAY AT [WWW.AEPSPAN.COM](http://WWW.AEPSPAN.COM)

Sales and Technical Support: 800-733-4955, 253-333-4955 fax 253-272-0791

## Solar Reflectivity (R) & Solar Reflectance Index (SRI) by Color

Solar reflectivity or reflectance is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates total reflectance. Energy Star requires an initial SR value of 0.25 or higher for steep slope (>2:12) roofs and 0.15 or greater after three years. Low slope roofs require an initial SR value of 0.65 or higher and 0.50 or greater after three year.

The Solar Reflectance Index is used for compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements a roofing material must have a SRI of 29 or higher for steep slope (>2:12) roofing and a SRI value of 78 or higher for low slope roofing.

MANZANA PRODUCTS OFFICE BLDG.

9141 GREEN VALLEY RD.



VIEW EAST CANNERY

**MATULICH • ARCHITECT**

1518 Jewell drive

santa rosa, ca 95404

707 523-4681

fax 707 523-1437

## Cynthia Demidovich

---

**To:** matulic@sonic.net  
**Subject:** FW: DRH12-0005

---

**From:** Ken Tam  
**Sent:** Wednesday, February 26, 2014 11:24 AM  
**To:** Cynthia Demidovich  
**Cc:** 'Steven Schmitz'; Mitch Simson  
**Subject:** RE: DRH12-0005

Hi Cynthia,

Regional Parks concur with TPW's comments. Here are our comments:

- The improved driveway is located next to an existing earth berm; can a portion of the berm be cut back to improve sight distance?
- It appears that a portion of the existing bench/picnic area may be located within the Green Valley Road right of way
- Regional Parks has future plans to develop a Class I bike path paralleling Green Valley Road that connects the two existing segments of Class I bike paths; this proposal would require the removal of existing vegetation (ie the 3 Monterey pine trees) within the public road right of way; this removal will also include plants that will be installed by the applicant within the public right of way. Please inform the applicant.

Thanks  
Ken

Kenneth Tam, Park Planner II  
Sonoma County Regional Parks Department  
2300 County Center Drive, Suite 120A  
Santa Rosa, Ca 95403  
707-565-3348 work  
707-579-8247 office fax  
707-565-3642 planning fax  
[ken.tam@sonoma-county.org](mailto:ken.tam@sonoma-county.org)

---

**From:** Mitch Simson  
**Sent:** Tuesday, February 25, 2014 8:20 AM  
**To:** Cynthia Demidovich  
**Cc:** 'Steven Schmitz'; Ken Tam  
**Subject:** FW: DRH12-0005

Hi Cynthia,

Please include a condition requiring an encroachment permit for installation of landscaping within the Green Valley Road right-of-way. Plants should be no taller than 3 feet in order to preserve sight distance at the driveways and trees should be set back sufficiently from the edge of pavement to provide the same. Thanks,

Mitch

MANZANA PRODUCTS OFFICE BLDG.

9141 GREEN VALLEY RD.



VIEW WEST

IRRIGATION FIELD

**MATULICH • ARCHITECT**

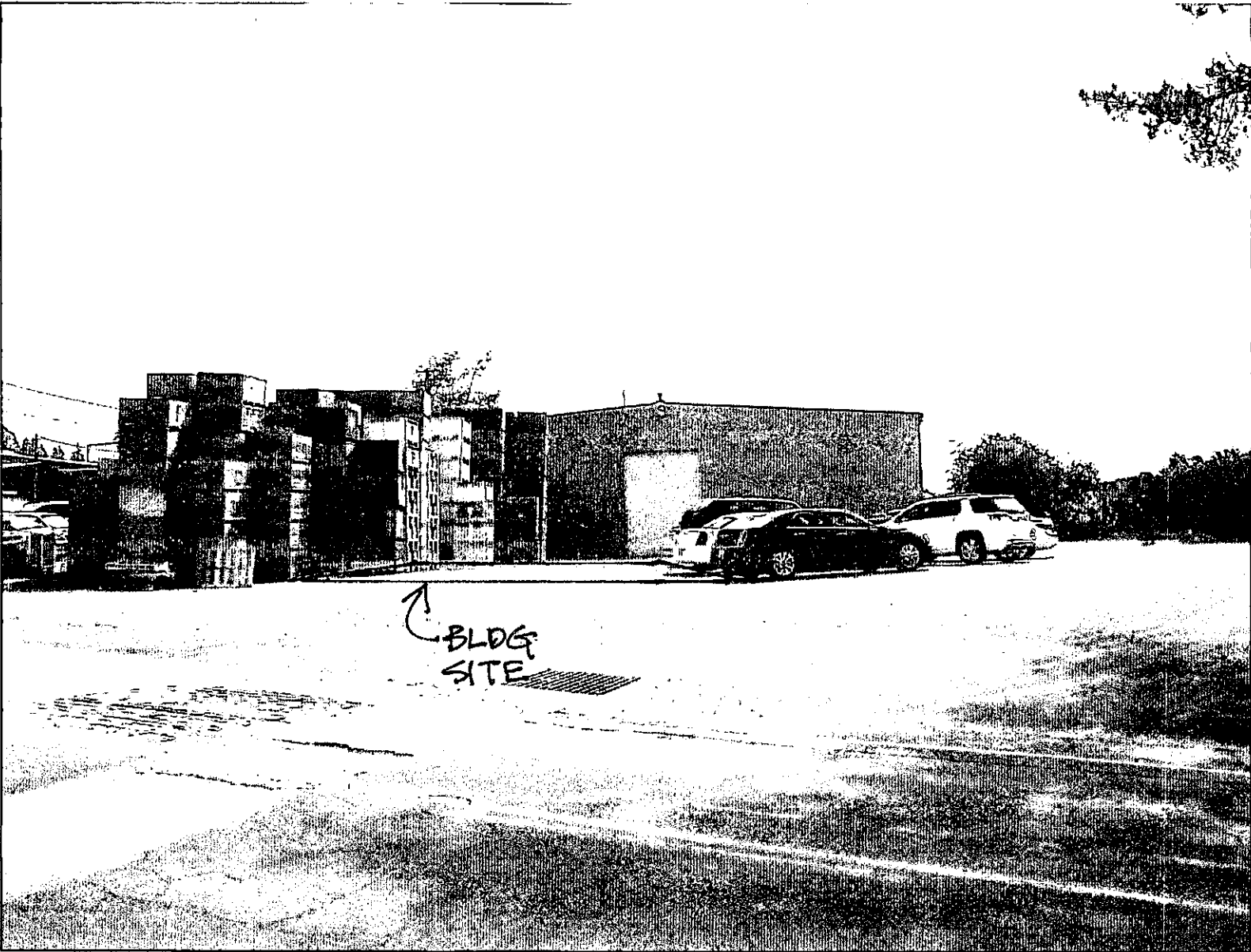
1518 Jewell Drive

707 523-4681

Santa Rosa, CA 95404

fax 707 523-1437

MANZANA PRODUCTS OFFICE BLDG  
9141 GREEN VALLEY RD.



VIEW SOUTH BLDG. SITE & WAREHOUSE

**MATULICH • ARCHITECT**

1518 Jewell Drive  
707 523-4681

Santa Rosa, CA 95404  
fax 707 523-1437

MANZANA PRODUCTS OFFICE BLDG.  
9141 GREEN VALLEY RD.



VIEW NORTH - ORCHARD & WAREHOUSE

**MATULICH • ARCHITECT**  
1518 Jewell drive      santa rosa, ca 95404  
707 523-4681      fax 707 523-1437



## Cynthia Demidovich

---

**From:** Cynthia Demidovich  
**Sent:** Friday, November 01, 2013 1:21 PM  
**To:** 'Marc'  
**Subject:** RE: PRMD Webmail: Manzana Site

Marc,

I do need the justification in writing as to why this is the only location for the new office on the project site. It's a larger parcel with a lot of space to locate the office outside of the Scenic Corridor. The justification has to be very convincing and factual. The Zoning Code is pretty clear about the construction of new structures in a Scenic Corridor.

Cynthia

-----Original Message-----

**From:** Marc [<mailto:matulic@sonic.net>]  
**Sent:** Monday, October 28, 2013 9:22 AM  
**To:** Cynthia Demidovich  
**Subject:** PRMD Webmail: Manzana Site

A visitor to your website sent you the following message:

**Visitor Name:** Marc  
**Email Address:** [matulic@sonic.net](mailto:matulic@sonic.net)

**Feedback Subject:** Manzana Site

**Feedback Description:** Are you okay with the office location? Mark is adamant that there is no other site that works. Do you still need a letter from him? I just want to follow up.

**MATULICH • ARCHITECT**

1518 jewell drive  
707 523-4681

santa rosa, ca 95404  
fax 707 523-1437

1 November 2013

Cynthia Demidovich  
PRMD

Re: Manzana Office Building

The reason the owners have chosen the building site on Green Valley is that the office must be located where it has visual control of all traffic entering or exiting the plant. Visitors must be able to easily access the office. All lands to the west are zoned DA, to the east is the cannery building and south is filled with warehouse and tanks. This location will give the plant manager full view of trucks entering and leaving the facility.

Respectfully,

Marc Matulich  
Project Architect

## Cynthia Demidovich

---

**From:** matulic@sonic.net  
**Sent:** Friday, November 01, 2013 3:32 PM  
**To:** Cynthia Demidovich  
**Subject:** RE: PRMD Webmail: Manzana Site  
**Attachments:** Manzana site letter.doc

Here's the letter. Thanks

> Marc,  
>  
> I do need the justification in writing as to why this is the only  
> location for the new office on the project site. It's a larger parcel  
> with a lot of space to locate the office outside of the Scenic  
> Corridor. The justification has to be very convincing and factual.  
> The Zoning Code is pretty clear about the construction of new  
> structures in a Scenic Corridor.  
>  
> Cynthia  
>  
> -----Original Message-----  
> From: Marc [<mailto:matulic@sonic.net>]  
> Sent: Monday, October 28, 2013 9:22 AM  
> To: Cynthia Demidovich  
> Subject: PRMD Webmail: Manzana Site  
>  
> A visitor to your website sent you the following message:  
>  
> Visitor Name: Marc  
> Email Address: [matulic@sonic.net](mailto:matulic@sonic.net)  
>  
> Feedback Subject: Manzana Site  
>  
> Feedback Description: Are you okay with the office location? Mark is  
> adamant that there is no other site that works. Do you still need a  
> letter from him? I just want to follow up.  
>  
>  
>

FILE: DRA 13-0005  
Monzona Products Co Inc  
Applicant  
9141 Green Valley Rd  
Graton  
Site Address

AFFIDAVIT OF NOTICING

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ on \_\_\_\_\_  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true  
and correct.

\_\_\_\_\_  
(Date) (Signature)

\*\*\*\*\*

I, William T. Passaretti, mailed the attached notice to:

✓ the County Clerk's Office on 1/31/14

the newspaper on N/A

✓ to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on 1/31/14

I declare under penalty of perjury under the laws of the State of California that the foregoing is true  
and correct.

1/31/14 \_\_\_\_\_  
(Date) (Signature)

FILE: DRH 13 - 0005  
Manzana Products Co Inc  
Applicant  
9141 Green Valley Rd  
Oratom  
Site Address

**AFFIDAVIT OF NOTICING**

I, SCOTT HUNSPERGER, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location) on three telephone poles  
along Green Valley Road near project site and west of project site  
on 1130/14  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

1130/14  
(Date)

Scott J. Hunsperger  
(Signature)

\*\*\*\*\*

I, William T. Passaretti, mailed the attached notice to:

\_\_\_\_\_ the County Clerk's Office on \_\_\_\_\_

\_\_\_\_\_ the newspaper on \_\_\_\_\_

\_\_\_\_\_ to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on \_\_\_\_\_

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

# NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department has received application **DRH13-0005** from Manzana Products Company Inc, requesting Design Review with Hearing for a new 3,000 square foot two-story office for an agricultural processing and storage facility on a 12.51 acre parcel located at 9141 Green Valley Road, Graton; APN: 130-090-020; Zoning: DA (Diverse Agriculture), B6-20 acre density, BR (Biotic Resource), F2 (Floodplain), SR (Scenic Resource) / M3 (Limited Rural Industrial District); Supervisorial District No. 5 .

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303 Class 1, because it is the construction of a new 3,000 square foot office for an existing agricultural processing storage facility. .

The **Sonoma County Design Review Committee** will conduct a public hearing to consider an action on the project and/or Conditions of Approval at **2:00 p.m. on February 19, 2014**, in the PRMD hearing room at 575 Administration Drive, Room 102A, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Design Review Committee at the hearing or in written form delivered to the Design Review Committee prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Cynthia Demidovich at 707-565-1754, or via email to [Cynthia.Demidovich@sonoma-county.org](mailto:Cynthia.Demidovich@sonoma-county.org). In addition, you may contact the project applicant directly (Mark Fitzgerald/707 823 5313/[markf@manzanaproducts.com](mailto:markf@manzanaproducts.com)).

Date Posted: January 31, 2014



# **Sonoma County Design Review Committee STAFF REPORT**

## **Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

**FILE:** DRH13-0005  
**DATE:** February 19, 2014  
**TIME:** 2:00 pm.  
**STAFF:** Cynthia Demidovich, Planner III

**Appeal Period:** 10 calendar days

### **SUMMARY**

**Applicant/Owner:** Manzana Products Co. Inc.

**Location:** 9141 Green Valley Road, Graton  
APNs: 130-090-020 Supervisorial District No.: 5

**Subject:** Preliminary Design Review

**PROPOSAL:** Preliminary Design Review for a new 3,000 square foot office building

**Environmental Determination:** Categorical Exempt from CEQA per Section 15303 Class 1 the construction of new 3,000 square foot office for an existing agricultural processing and storage facility

**General Plan:** DA (Diverse Agriculture), LI (Limited Industrial), 20 acre density

**Ord. Reference:** 26-50-010(e)

**Zoning:** DA (Diverse Agriculture), B6-20 acre density, BR (Biotic Resource), F2 (Floodplain), SR (Scenic Resource) / M3 (Limited Rural Industrial District)

**Application Complete for Processing:** November 25, 2013

**RECOMMENDATION:** Provide design details and address comments as noted.

### **ANALYSIS**

#### **Background:**

The Manzana apple processing facility is one of the last operating apple processing facilities in Sonoma County, and has been in operation since 1922. The hours of operation for the existing apple processing facility are 6:00 a.m. to 6:00 p.m. The number of employees will remain the same at 35 employees during off season and 99 employees during the peak season. The peak season starts in the middle of July and finishes in December. The applicant is not proposing to increase the number of employees. The current production capacity is approximately 400,000 cases of product produced from the apples. The applicant

## **ANALYSIS**

### **Background:**

The Manzana apple processing facility is one of the last operating apple processing facilities in Sonoma County, and has been in operation since 1922. The hours of operation for the existing apple processing facility are 6:00 a.m. to 6:00 p.m. The number of employees will remain the same at 35 employees during off season and 99 employees during the peak season. The peak season starts in the middle of July and finishes in December. The applicant is not proposing to increase the number of employees. The current production capacity is approximately 400,000 cases of product produced from the apples. The applicant is not proposing to increase the current production capacity of the facility. The applicant is proposing construction of a 3,000 square foot office building for the apple processing facility.

### **Project Description:**

Design Review for a new 3,000 square foot office building for an existing apple processing and storage facility on a 12.51 acre parcel. The new office building will be a two story building and each floor will be approximately 1,500 square feet in size. The building will include reception, eight offices, meeting rooms, storage, break rooms and restrooms. Parking will be off street on the west side of the new structure for a total of 21 parking spaces. The applicant is proposing 30 feet of landscaping in front of the proposed new building. The hours of operation for the existing apple processing facility are 6:00 a.m. to 6:00 p.m. The number of employees will remain the same at 35 employees during off season and 99 employees during the peak season.

### **Site Characteristics:**

The site is improved with an existing apple processing and storage facility and includes several structures for processing and storage. Atascadero Creek passes along the west property boundary line and is a habitat for riparian vegetation and wetlands. Waste water ponds are located on-site and just west of the processing facility. The site is accessed from Green Valley Road and served by a private septic system and a private well.

### **Surrounding Land Use and Zoning:**

The proposed new office building is located in the central Graton area where there is a concentration of existing commercial and industrial uses. The following commercial/industrial uses are adjacent to the project site or in the near vicinity of the project site: located to the immediate north is a wood working facility; further north is another wood working facility which is adjacent to the existing apple processing facility; an automotive shop is located east of the project site across Ross Road; a machine shop and manufacture/warehouse is located further north on Ross Road. Further north, south, east, and west, the area is developed with single family dwellings, and the cultivation of vineyards and orchards.

## **DISCUSSION OF ISSUES**

### **Issue #1:** Site Design

The proposed new office building is subject to the SR (Scenic Resource – Scenic Corridor) zoning setbacks of the maximum of 200 feet from the center line of Green Valley Road. The proposed office building is located approximately 55 feet from the center line of Green Valley Road which does not meet the SR (Scenic Resource – Scenic Corridor zoning setbacks).

The applicant indicates this is the only location the new office building can be constructed due to the existing site constraints. The portion of the site located to the east is currently developed and built out with an agriculture processing and storage facility. The west portion of the site is developed with wastewater ponds and Atascadero Creek is located west of the ponds. Large trucks enter the site from a



driveway off of Green Valley Road just west of the existing office. The trucks travel in a circle around the office and storage building and are weighed on a scale located just east of the existing office building. Employees working at the existing office must have visual control of all trucks entering and exiting the site to ensure vehicular safety for the trucks and pedestrians. In addition visitors' must be able to enter and exit the office in a safe manner without obstruction the path of travel for the trucks entering and exiting the site. By moving the office away from the path of travel of the trucks and the weight scale, cross traffic would be minimized. In addition, the applicant investigated adding a second floor to the existing office built in the 1950's and concluded it would not be feasible.

The applicant is proposing to install approximately 30 feet of landscaping in front of the new office building in order to provide screening as viewed from Green Valley Road.

**Issue #2:** Exterior Materials

The proposed exterior materials are green and gray metal siding with a Solar Reflectance Index (SRI) of 29 and 36. Solar reflectivity or reflectance is the ability of a material to reflect solar energy from its surface back into the atmosphere. To meet LEED requirements a roofing material must have a SRI of 29 or higher. Reflective materials are discouraged in scenic resource combining districts.

**STAFF RECOMMENDATION**

Provide design details and address comments as noted.

**LIST OF ATTACHMENTS**

EXHIBIT A: Proposal statement (2)

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**Separate Attachment for Commissioners:** Exterior Color Samples, Aerial Photo, and full size maps including:

Preliminary Grading Plan  
Site Plan (2)  
Floor Plans  
Elevation Plan  
Section Plan

## **PROPOSAL STATEMENT**

Manzana Products Co Inc, located at 9141 Green Valley Road, proposes the construction of a new office building. The office will be located in front of an existing warehouse just west of the current office building. This space is currently used as a gravel apple bin storage area. The new structure will be a two story building with 1,500 sq.ft. per floor. It will have a reception, eight offices, meeting rooms, storage, break rooms and restrooms. Parking will be off street on the west side of the new office. There will be fourteen spaces including a van accessible space. The existing office parking will remain just east of the new building. This is an additional seven spaces, for a total of twenty-one parking spaces. In front of the office will be thirty feet of landscaping with a new entry sign near Green Valley Road.

The structure will be a pre-engineered steel frame with two different metal panel profiles for siding and a metal roof.

The existing truck traffic will not change. Additional car traffic will minimal since the new building will house offices for employees already working on site at various locations.

The existing office building will remain as the truck scale office. This building will be replaced sometime in the future, but that has not yet been determined.

**MATULICH • ARCHITECT**

1518 Jewell drive

707 523-4681

santa rosa, ca 95404

fax 707 523-1437

**DESIGN REVIEW COMMITTEE RECORD OF ACTION****February 19, 2014**

Item No.? Time: 2:00 p.m. File: DRH13-0005  
 Applicant: Manzana Products Co. Inc. Staff: Cynthia Demidovich  
 Cont'd from: N/A  
 Env. Doc: N/A  
 Proposal: Preliminary Design Review for a new 3,000 square foot office building.  
 Location: 9141 Green Valley Road, Graton  
 APN: 130-090-020 Supervisorial District: 5  
 Zoning: DA (Diverse Agriculture), LI (Limited Industrial), 20 acre density

Public Hearing: Yes

**PEOPLE PRESENT:**

Design Review Committee: Don MacNair, Jim Henderson, Melinda Grosch  
 Staff: Cynthia Demidovich  
 Applicant: Marc Matulich  
 Others: Mark Fitzgerald, Suzi Kaido

**PROJECT DESIGN:** Preliminary Review

<b>ACTION:</b>	<b>Project Design Needs Revision (see attached comments)</b>	<b>Project Design Approved (subject to comments and conditions attached)</b>	<b>Bring Back on Consent Prior to Issuance of Building Permit</b>	<b>Project continued to:</b> _____	<b>Bring Back to Staff Prior to Issuance of Building Permit</b>
Site Plan	_____	_____	_____	_____	_____
Architecture	_____	_____	_____	_____	_____
Landscaping	_____	_____	_____	_____	_____
Signs	_____	_____	_____	_____	_____
Grading	_____	_____	_____	_____	_____
Exterior Lighting	_____	_____	_____	_____	_____
Fence Design	_____	_____	_____	_____	_____

**VOTE:** Don McNair: Aye Jim Henderson: Aye Melinda Grosch: Aye  
 Ayes: 3 Noes: 0 Absent: 0 Abstain: 0

**DESIGN REVIEW RECORD OF ACTION SHEET  
COMMENTS & CONDITIONS**

**Applicant:** Manzana Products Co. inc.  
**Address:** 9141 Green Valley Road, Graton

**File:** DRH13-0005  
**Date:** February 19, 2014

**Project Description:** Preliminary Design Review for a new 3,000 square foot office building for an existing apple processing and storage facility on a 12.51 acre parcel. The new office building will be a two story building and each floor will be approximately 1,500 square feet in size. The building will include reception, eight offices, meeting rooms, storage, break rooms and restrooms. Parking will be off street on the west side of the new structure for a total of 21 parking spaces. The applicant is proposing 30 feet of landscaping in front of the proposed new building. The hours of operation for the existing apple processing facility are 6:00 a.m. to 6:00 p.m. The number of employees will remain the same at 35 employees during off season and 99 employees during the peak season.

~~NOTE:~~ The applicant is urged to respond under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Final Design Review.

**SIGNS**

1. Backlit glass does not meet the sign ordinance.

Response: ELIMINATED IT

**LANDSCAPING**

1. The applicant shall apply for an Encroachment Permit for installation of landscaping within the Green Valley Road right-of-way. Plants shall be no taller than 3 feet to preserve sight distance at the driveways and trees should be set back sufficiently from the edge of pavement to provide adequate site distance.

Response: REVISED LANDSCAPG. PLANS TO COMPLY

2. Regional Parks has future plans to develop a Class I bike path paralleling Green Valley Road that connects the two existing segments of Class I bike paths; this proposal would require the removal of existing vegetation (i.e. the 3 Monterey pine trees) within the public road right of way; this removal will also include plants that will be installed by the applicant within the public right of way.

Response: FINE W/ MANZANA