



July 26, 2018

Manzana Products Co. Inc.  
Attn: Mark Fitzgerald  
9143 Green Valley Road  
Graton, CA 95472

Re: Notice of Project Status  
File No.: PLP18-0026  
Address: 9141 Green Valley Rd., Graton  
APN: 068-020-030

We have completed our initial review of the above referenced application for a request for a Planning Project for a Use Permit and Design Review with Hearing to renovate an existing 27,000 square foot warehouse to include 4,000 square feet of office space (8,000 total over two floors) and 23,000 square feet of processing space to accommodate 4 applesauce pouch production lines on a 12 acre parcel. Based upon the information submitted, we have determined that your application is incomplete and cannot be processed until additional information is provided. The following lists the information that will be required prior to initiating further processing of the permit including additional information that is needed to complete environmental review.

#### Required Submittal Items

General:

1. Site Plan:
  - a. Page A-1 of the site plan submitted on 6/21/18 does not indicate the proposed expansion area of the warehouse shown on page A-2. All pages of the site plan must be consistent with each other and with the proposal statement for the project. A-1 also shows an area identified as, "Future Applesauce Pouch Room" and on A-2 it is identified as, "Batch Room."
  - b. The site plan should include the square footage and dimensions of the proposed expansion area of the warehouse.
  - c. Elevations that show the proposed expansion area are required.
  - d. Future applesauce pouch lines (4) shown on sheet A-2 need to be shown in detail.



2. Proposal Statement:

- a. Please see the revised Use Permit Application Requirements posted on the Permit Sonoma Website, 7/10/2018 and provide the information from the following sections within the revised Proposal Statement. Please ensure that the following items are addressed:

<https://sonomacounty.ca.gov/PRMD/Instructions-and-Forms/PJR-010-Use-Permit-Application-Requirements/>

- i. Constraints Analysis
  - ii. Proposed Project
  - iii. Housing Plan
  - iv. Circulation Plan
  - v. Utilities and Services
  - vi. Proposed Design
- b. The Proposal Statement should state that this project is a revision to a previously approved Use Permit that allowed for canned goods storage in the subject warehouse on the site.
- c. The Proposal Statement should include the proposed phases for expansion of production (1 pouch line equals x cases of finished goods) with forecasted production maximums that can be considered under this Use Permit application. If the project is to be phased; the Use Permit can only grant a 4-year buildout time horizon. The scope of project should be designed to be completed within that timeframe.

Environmental Review:

The following lists items that will be needed to begin the environmental review process. However, additional information may be needed to complete environmental review or to address any issues that are identified. It is our intention to work closely with your project team to resolve any environmental issues as soon as possible. If potential environmental impacts are identified that cannot be fully mitigated, an Environmental Impact Report (EIR) will be required.

1. Traffic Study – How will increased production increase the number of truck trips and number of employees driving to and from work?
2. Biologic Resource Assessment – The subject parcel is located in an area with a reported sighting of Golden Larkspur, a federally listed endangered species. Habitat modification



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due to change in the hydrologic regime due to increased runoff and wastewater should be addressed as well as any wetland delineation.

3. Noise Study – Will increased truck traffic and production increase noise pollution generated from the site?

The County's policy is to require peer review of technical reports submitted by project applicants (traffic, hydrology, noise).

If an EIR is required, the cost for consultant services will be based on the consultant selected from a Request for Proposals process. An additional deposit covering the full cost of these services will be required once the consulting firm is selected and the scope of work is defined.

#### Key Issues:

Although the items listed above must be received prior to processing your application, our preliminary review identified several key issues that could affect the design of the project or even result in denial of your permit application. We would welcome an opportunity to meet with you and your project team to discuss these issues further and evaluate possible options or alternatives that may meet your project objectives.

1. Phasing: Buildout must be complete within 4 years if the project is to be phased. This aspect of the project should be carefully designed to allow for planned future production as the Use Permit process will be considering the maximum production planned by the applicant when the buildout of the pouch processing lines is complete. If it is infeasible to add all future pouch lines with this Use Permit, then a revision can be filed in the future to request the additional pouch lines when the applicant is ready to install them.
2. The number of parking spaces provided appears to fall short of what is required by Sonoma County Code Sec. 28-86-010. Further parking analysis may be needed in conjunction with a traffic study to substantiate the claims made about employee commuting behavior made in the proposal statement submitted 6/21/18.
3. Traffic: Public comment received concerning the Administrative Design Review (ADR17-0117) of the façade change for the warehouse indicated that the neighbors surrounding the project site are concerned with what impact increased production may have on increased truck trips and traffic on Green Valley Rd. The applicant should consider working with the neighbors to ensure that their concerns are heard and addressed. Please see the enclosed address list of neighbors who will be receiving notification concerning this project. Please see the enclosed list of neighbors within 300 feet.



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Please submit all the required information within 90 days from the date of this letter. Your cooperation and prompt attention to complete this application would be greatly appreciated. If you have any questions regarding this request or need some clarification or additional time to compile the information, please contact me via email [ross.markey@sonoma-county.org](mailto:ross.markey@sonoma-county.org) or by phone (707) 565-2543.

Sincerely,

Ross Markey  
Project Planner

:rm

Enclosed: Neighbors Within 300 Feet Labels

c: File No. PLP18-0026



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