



To: Interested Agencies

August 30, 2019

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** PLP18-0026

**Applicant Name:** Manzana Products Co. Inc. Attn: Mark Fitzgerald

**Owner Name:** Manzana Products Co. Inc.

**Site Address:** 9141 Green Valley Rd., Sebastopol

**APN:** 130-090-020

**Project Description:** Request for a Use Permit to allow for an apple processing facility with an approximate annual production of 31,000 cases of apple products (apple sauce, apple juice, and apple vinegar); a maximum of 175 employees; and, the renovation of an existing 27,000 square foot warehouse to include 1 new applesauce pouch production line and the conversion of existing warehouse space into office space on a 12 acre parcel. The plant operates 24 hours a day, 6 days a week (closed Sundays) in the following shifts: M-F 6am – 3pm (150 employees); M-F 3pm-11pm (22 employees); M-F 7pm-3am (12 employees on cleaning shift); and, Saturdays during harvest season (July 15 to November 30) and occasionally off season as needed on three parcels; 12.51, 0.68, and 25.59 acres in size.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by September 29, 2019, and should be sent to the attention of: PLP18-0026, Ross Markey ([Ross.Markey@sonoma-county.org](mailto:Ross.Markey@sonoma-county.org)). The Project Planner can also be reached at 707-565-2543.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

PRMD Management Group  
 PRMD Natural Resources  
 Health Specialist  
 Grading and Storm Water  
 Building Inspection  
 So. Co. Environmental Health  
 DTPW, Land Development  
 Regional Parks Dept

Friends of Atascadero Wetlands  
 Western Sonoma County Rural Alliance  
 BOS Dist 5 Director and Commissioners  
 Recology Sonoma Marin (Disposal)  
 State Dept of Transportation (Caltrans)  
 State Dept of Fish and Wildlife  
 State Water Resources Control Board



- [X] Fire and Emergency Services
- [X] Local Fire District – Graton FPD
- [X] Economic Development Board
- [X] Transit/BPAC
- [X] SCTA/RCPA
- [X] Sheriff Community Service Officer

- [X] State Parks and Recreation-Duncans Mills Office
- [X] Regional Water QCB: North Coast
- [X] Air Pollution Control: Bay Area AQM
- [X] Sonoma MOAG
- [X] Tribal Notification



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



# Planning Application

## PJR-001

**Application Type(s):**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.   | <input type="checkbox"/> Minor Subdivision            | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full     | <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change           |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> Lot Line Adjustment    | <input type="checkbox"/> Second Unit Permit           | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Specific/Area Plan Amendment |  |
| <input type="checkbox"/> Zoning Permit for: _____        |   |   |  |

File # PLP18-0026

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.**

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name <u>Manzana Products Co. Inc.</u>			Name		
Mailing Address <u>9143 Green Valley Rd.</u>			Mailing Address		
City <u>Graton</u>	State <u>CA</u>	Zip <u>95472</u>	City	State	Zip
Day Ph ( ) <u>823-5313</u>	Email <u>markfitzgerald@manzana.com</u>		Day Ph ( )	Email	
Signature		Date	Signature		Date
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)					
Name/Title <u>Steven Sharpe, Planner</u>			Name/Title <u>Marc J. Matulich, Architect</u>		
Mailing Address <u>818 College Ave., Suite E</u>			Mailing Address <u>1518 Jewell Dr.</u>		
City <u>Santa Rosa</u>	State <u>CA</u>	Zip <u>95404</u>	City <u>Santa Rosa</u>	State <u>CA</u>	Zip <u>95404</u>
Day Ph ( ) <u>527-5068</u>	Email <u>sharpeplanner@comcast.net</u>		Day Ph ( ) <u>523-4681</u>	Email <u>matulic@sonic.net</u>	
Signature <u>[Signature]</u>		Date <u>6-20-18</u>	Signature <u>[Signature]</u>		Date <u>6/20/18</u>
PROJECT INFORMATION					
Address(es) <u>9143 Green Valley Rd.</u>				City <u>Graton</u>	
Assessor's Parcel Number(s) <u>130-090-020</u>					
Project Description <u>Manzana Products Company requests a Use Permit to renovate an existing warehouse for office and production facilities for apple processing. (See Proposal Statement)</u>					
Acreage <u>12.51</u>			Number of new lots proposed <u>none</u>		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area <u>6</u>		Supervisorial District <u>5</u>		Latitude	
Current Zoning <u>DA B6 20 M3 BH F2 R2 200150 SR</u>		Longitude			
General Plan Land Use <u>DA 20, L1</u>			Specific/Area Plan		
S.P. Land Use			Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		File No. <u>---</u>
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Previous Files <u>2PE02-0103, ADR17-0113, CUP7168A</u>					
Application accepted by <u>H. Spencer</u>			Date <u>6-21-18</u>		
Approved by			Date		

# Supplemental Application Information

PJR-126

Existing use of property: Apple Process : Juice, Applesauce and Apple  
Vinegar

Acreage: 12.51

Existing structures on property: Warehouses, cannery and office structures

Proximity to creeks, waterways and impoundment areas: Atascadero Creek is located to West.

Vegetation on site: Landscaping and spray irrigation field.

General topography: Gentle slope to West

Surrounding uses to (Note: An adjoining road is not a use.)  
North: Warehouse / Agriculture South: Warehouse  
East: Light Ind. Manufacturing, West: Agriculture

New structures proposed (size, height, type): None

Number of employees: Full time: 181 Part time: \_\_\_\_\_ Seasonal: na

Operating days: Monday to Friday & Sat. Hours of operation: 24 hours day

Number of vehicles per day: Passenger: 60 Trucks: 19

Water source: Well Sewage disposal: Septic

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): None - all production is within buildings.

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No X If Yes, indicate area of disturbance(acres): \_\_\_\_\_  
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes X No \_\_\_\_\_

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes X No \_\_\_\_\_

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Fire water tank, fire sprinkler and emergency access around all structures.

Updated July 29, 2019

**Manzana Products Production Area  
and Office and Remodel Project  
Proposal Statement**

<u>Applicant/Owner</u>	Jean-Philippe Riblet, Technical Director Manzana Products Co. Inc. 9143 Green Valley Rd. Graton, CA 95472
<u>Project location:</u>	9141 & 9143 Green Valley Rd., Graton
<u>APN:</u>	130-090-002, 020, 021
<u>Site Size:</u>	12.51 acres (APN 130-090-020)
<u>Zoning:</u>	M3 – Limited Industrial
<u>General Plan:</u>	LI – Limited Industrial

Introduction

Manzana Products Company is the last apple processor in Sonoma County. Most local apple growers depend on Manzana for the output of their organic apples, and Manzana has committed to support them. This is why, in order to be able to pay a premium prices for the Sonoma County organic apples, (which are more expensive than the Washington state organic apples delivered to Sonoma County), Manzana is focusing its Sebastopol processing facility on the most profitable items including organic apple sauce in pouches and organic apple cider vinegar, while considering options to outsource the manufacturing of its less profitable organic apple juice items.

From an industrial standpoint, the objective is to decrease the apple juice production volume as the apple sauce and the apple cider vinegar volumes grow, in order to keep the overall Sebastopol facility activity stable. Beginning early 2019 juice and vinegar bottling is moving to another packer in the California Central Valley. By year end approximately 8,000 pallets will be moved. In 2020 Manzana is planning to move another 4,000 pallets from Sebastopol to other locations in California and Oregon reducing transportation costs of organic apples purchases in Washington. Bulk cider vinegar production is expected to grow slightly but bottling is done off site at the off-site facilities describe above. Because vinegar production requires fermented materials Manzana has obtained from Alcoholic Beverage Control (ABC). No retail sales occur at the Manzana site.

Site Characteristics and Previous Permits

Manzana Products Company's apple processing plant is located at 9141 and 9143 Green Valley Rd., Graton. The plant, located west of the intersection of Green Valley and Ross roads, has operated

here for nearly 90 years. Manzana's owns and operates on 3 contiguous parcels (APNs 130-090-002, 020, 021) totaling 38.8 acres. The primary production area, including the warehouse proposed for renovation, is located on a 12.51-acre parcel (APN 130-090-020) which is subject of this permit. The Sonoma County General Plan designates the easterly, developed area of site LI (Limited Industrial) and the westerly portion of the site (containing the wastewater pond and irrigation system) DA 20 (Diverse Agriculture 20 acres density). Current zoning on the easterly portion of the site including the existing developed area is Limited Industrial (M-3). The remainder of the site to the west is zoned DA 20, BH, F2, RC 200/50, SR (Diverse Agriculture 20-acre density, Biotic Habitat, Secondary Flood Plain, Resource Conservation 200-acre density/50-acre minimum parcel size). The attached site analysis map shows land uses in the area including manufacturing, residential and agricultural uses.

The permitted production facility comprises 9 buildings on 3 parcels with a total of approximately 143,000 square feet. Manzana is one of the last apple processing facilities in northern California. It produces apple sauce, apple juice and apple cider vinegar and has been in continuing use since 1922 and includes several buildings for warehouses, office and processing facilities. The facility was expanded in 1982 (CUP 7168A). In 2002 PRMD recognized the processing facility use as legal non-conforming. (ZPE02-0103) allowing continued use of the facilities under the code for legal non-conforming uses. A Use Permit for a 41,520 sq. ft. storage warehouse was approved and constructed in 2008 (UPE07-0047). The first pouch line was constructed per a building permit in 2013 (BLD13-2417 & BLD17-4902) In 2014 a 3,000 sq. ft. new office building was approved (DRH13-0005). Over time Manzana has updated its operations including modernizing production facilities, adding office space and solar panels. All recent production facility improvements have reduced waste and increased operational efficiency.

#### Hours of Operation and Staffing

Manzana employs approximately 175 people both full and part time. In addition to production employee functions include administration, sales/marketing, quality control, sanitation, warehouseman and driver/delivery. Over time Manzana is automating many processes which will reduce the overall number of employees.

Manzana's weekday production currently includes 2 work shifts operating 5 days a week. Day shift hours are from about 6:00 a.m. to 3:00 p.m. with approximately 150 employees on site. A second production shift works till 11:00 p.m. with approximately 22 employees working the pouch line. A night shift with 12 employees performs cleaning and sanitation functions from 7 p.m. till 3:30 a.m. An additional shift works days Saturdays during harvest season (July 15 to November 30) and occasionally off season as needed. The plant is closed on Sundays. The average number of employees on site during operations per shift is approximately 58 employees. The existing use permit allows a maximum of 99 employees.

#### Proposal

Manzana is requesting amending its existing Use Permit to allow an apple processing facility with an annual production between 24,000 to 31,000 pallets of apple products (apple sauce, apple juice, and apple vinegar); a maximum of 175 employees; and, the renovation of an existing 27,000 square foot warehouse (WH-1 on drawings) to include 1 new apple sauce pouch production line and the relocation of office in the existing Cannery building on a 12 acre parcel. The plant operates 24 hours a day, 6 days a week (closed Sundays) in the following shifts: M-F 6am-3pm (150 employees); M-F 3pm-11pm (22 employees); M-

F7pm-3am(12employeeson cleaningshift);and,Saturdaysduringharvestseason(July15toNovember 30) andoccasionallyoff season as needed. Production capacity is anticipated to remain the same as some apple juice processing is being moved off site. The following table shows existing and projected production from 2018 through 2021. Future production capacity at the Manzana facility is anticipated to be approximately 31,000 pallets annually. Manzana is working with co-packers in California’s Central Valley and Oregon to reduce on -site apple juice bottling line production by approximately 15,000 pallets per year by 2021.

**MANZANA PRODUCTION 2018-2021 – Pallets Per Year**  
**(Maximum production projected to be 31,000 pallets per year)**

<i>Packer</i>	<i>Products Pallets</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>
<i>Manzana</i>	Jar Line	9,179	9,333	9,333	9,333
<i>Manzana</i>	Cup Line	3,296	3,626	3,989	4,387
<i>Manzana</i>	Pouch Line 1	3,289	4,020	5,025	5,025
<i>Manzana</i>	Pouch Line 2	-	1,005	2,010	4,020
<i>Manzana</i>	Bottling Line	13,747	6,000	4,000	2,000
<b>Total Pallets</b>		<b>29,511</b>	<b>23,984</b>	<b>24,357</b>	<b>24,765</b>
<i>Co Packer</i>	<i>Location</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>
<i>Off-site</i>	Stapleton, California	0	8,000	8,000	8,000
<i>Off-site</i>	Hood River, Oregon	0		4,000	7,000
<b>Total Pallets</b>		<b>0</b>	<b>8,000</b>	<b>12,000</b>	<b>15,000</b>

The project and facility upgrades include the following components:

- Convert the interior of an existing storage warehouse (WH-1) into a mixing/packing area (no building addition) to include the following shown on Sheet # A):
  - Batch/Mixing area to mix apple puree with ingredients before the packaging line
  - Pouch line able to pack variety packs which will bring a very significant competitive advantage.
  - Cleaning in place equipment which recycles water and chemicals, thus significantly reducing consumption and waste
- Upgrade the fire sprinkler system from 85,000-gallon storage capacity to a 240,000-gallon storage capacity. This upgraded system will require new pumps, new distribution loop and pipes and a new well. A new pump house will be built to house the pumps and water equipment at the same location. (see sheet # A1)
- Upgrade the electrical service to supply the existing plant and new project with 480 V. Most of

the plant is still in 208 V. (see sheet # A1)

- Replace an old boiler with a new one and upgrade the steam transfer lines with insulated pipes and to create the condensate insulated return pipes in order to save energy. (see sheet # A1)
- Replace old air compressors with new compressors providing better energy efficiency and noise reduction.
- Install pipes rack between buildings to hang all electrical lines and remove the old lines from the ground for food safety reasons. (see sheet # A-1)
- Several juice storage tanks are located on an adjacent non production parcel owned by Manzana. A Lot Line Adjustment application will be filed to align the parcels with the storage tanks. The Lot Line Adjustment will be processed in tandem with this Use Permit application. (see sheet # A1)
- Replace and relocate existing Cannery production building restrooms, laboratory and breakroom in compliance with approved building permit issued May 2018. Replace and relocate 2 cannery building offices and add 2 new offices in the mezzanine area above the new restroom area. The proposed offices restrooms, lab and breakroom will replace existing facilities located near the center of the production building. The existing restrooms, offices and laboratory will be demolished. The new offices and laboratory will be an expansion of existing offices on the north end of the production building. New offices will be located above new permitted ground floor restrooms and be accessed from existing adjacent offices. See table below and plans Sheets A2 & # A3)

**PROPOSED CANNERY PRODUCTION BUILDING RESTROOMS, BREAK ROOM, LAB AND OFFICE RELOCATION**

<i>Location</i>	<i>Room</i>	<i>Floor</i>	<i>Existing sq. ft.</i>	<i>Proposed sq. ft.</i>
<i>Central</i>	Restrooms	1st floor	320	
	Offices	2nd floor	320	
	Laboratory	2nd floor		
<i>North side</i>	Breakroom	1st floor	618	520
	Office 101	1st floor		84
	Restrooms	1st floor		400
	Laboratory	2nd floor	480	482
	Office 201	2nd floor	148	535
	Offices	2nd floor		
<b>TOTAL</b>			<b>1886</b>	<b>2021</b>
<b>Increase</b>				<b>135</b>
				<b>7%</b>

Proposed renovations including the new pouch line, moving juice processing off site, and sanitation improvements are anticipated to reduce wastewater production. New equipment will permit recycling of sanitation function waste water.

Traffic

Vehicular traffic consists of employee vehicles and delivery trucks. Trips per day have remained constant for many years. Employee traffic is higher for the first shift and lower for the late day second and night shifts. There are approximately ten visitor vehicles as there are no retail sales at the site. Vehicular traffic generation is projected to be unchanged with new production lines operating

Current peak-season traffic per day includes 23 incoming trucks for apple delivery, tankers for delivery of vinegar and apple juice and supply trucks for glass and other supplies. Truck traffic is anticipated to be reduced slightly as juice processing is relocated to other production facilities off site. The following table shows existing and projected truck traffic.

**MANZANA TRUCK TRAFFIC ANALYSIS 2017 - 2021**

	Activity	Units	2017	2018	2019	2020	2021
Trucks	<i>Finished cased products</i>	pallets	32,249	29,511	23,984	24,357	24,766
		trucks	2,481	2,270	1,845	1,874	1,905
	<i>Juice and vinegar bulk to Stapleton</i>	Trucks		0	291	291	291
	<i>Finished bulk products</i>	trucks	909	651	833	833	833
	<i>Pomace trucks</i>	trucks	217	188	177	202	190
	<i>Apple trucks</i>	trucks	1,759	1,585	1,544	1,763	1,720
	<i>Materials delivered</i>	trucks	372	341	277	281	286
		<b>Total trucks/year</b>		<b>5,737</b>	<b>5,034</b>	<b>4,966</b>	<b>5,244</b>
	<b>Total trucks/day</b>		<b>23</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>21</b>

Truck scheduling and overnight parking rules will be implemented including formalizing apple delivery schedules and appointments for local and non-local apple suppliers. Overnight truck parking will only be permitted in the parking area west of the existing warehouse building to reduce noise and vibration impacts on neighboring residences. Truck parking, north of Green Valley Rd. in the existing parking area surrounding the storage warehouse will be prohibited a night. A security camera system will monitor and assist security staff with overnight parking enforcement.

In addition to reduce overnight truck parking, traffic to Manzana for product shipment, bulk deliveries, apple deliveries will be by appointment during daytime operating hours from approximately 6:00 a.m. to 4 p.m. weekdays. A schedule for finished product shipment, bulk delivery and shipment is currently in effect. Beginning July 2019 apple deliveries will be scheduled by appointment.

Manzana will prioritize full truck load shipments from Graton to production and storage facilities to reduce partial truck load shipments. Long term Manzana is working to divert traffic from Graton plant by creating direct routes between Washington, Oregon and California Central Valley facilities. Average daily truck traffic is anticipated to be reduced from 23 trucks per day in 2017 to 21 truck per day by 2021.

Circulation and Parking

Entry to and departure from the site is from Green Valley Rd. using existing driveways on the north and south side of the roadway. Trucks containing apples are routed north circulating around an existing warehouse to weigh scales before crossing the road to apple drop off/storage areas on south side of Green Valley Rd. Empty trucks circulate through the production area south, then north to exit onto Green Valley Rd. Directional signs assist drivers through the route. During harvest season trucks often stack in queues for weigh scales on the north side of Green Valley Rd. Manzana requires trucks be shut down and not idling while in the scale queue. Other trucks enter the site by the existing driveway on the south side of the road to delivery areas, then exit after circulating around the production area back to

## Green Valley Rd.

Existing parking is located on and off site totaling 152 spaces. Parking on the site and adjacent Manzana owned parcel totals 135 spaces. An additional 17 spaces are located off site fronting Ross Rd adjacent to a Manzana storage warehouse. County parking codes require 179 spaces however actual parking utilization is much lower due to processing automation, carpooling, rideshares, walking, biking and use of public transportation. The proposed production area and office renovations are not anticipated to increase the need for additional parking.

## Greenhouse Gas Reduction

Manzana has incorporated several steps to reduce and mitigate potential greenhouse gas emissions. These include the following

- Replacing antiquated processing and packaging equipment with new more energy efficient equipment including the new sauce pouch lines, upgrading electrical and water systems and installing processing water recycling equipment. All new equipment will
- Solar panels are operating on the warehouse building and produce approximately 50% of power needed for production and processing. The panels total 30,000 sq. ft and with a capacity of 393 kw. Manzana will consider opportunities for additional solar capacity when new buildings are proposed for construction.
- All new construction will comply with CAL GREEN Tier I standards with the goal of reducing energy consumption by 15%.
- All new construction will be low impact as it will occur within existing buildings.
- New bathrooms will contain water saving fixtures.
- New production and processing facilities will reduce truck traffic trips to and from the Manzana site.
- Manzana management will educate its employees and visitors on sustainable practices including turning lights off, keeping thermostats a constant temperature and the benefits of alternative transportation including public transit, carpooling and bicycle commuting.
- Production equipment sanitation wash water is recycled and reused.
- Employee bike parking will be constructed.
- Manzana will consider constructing shower facilities for employees who bike to work.

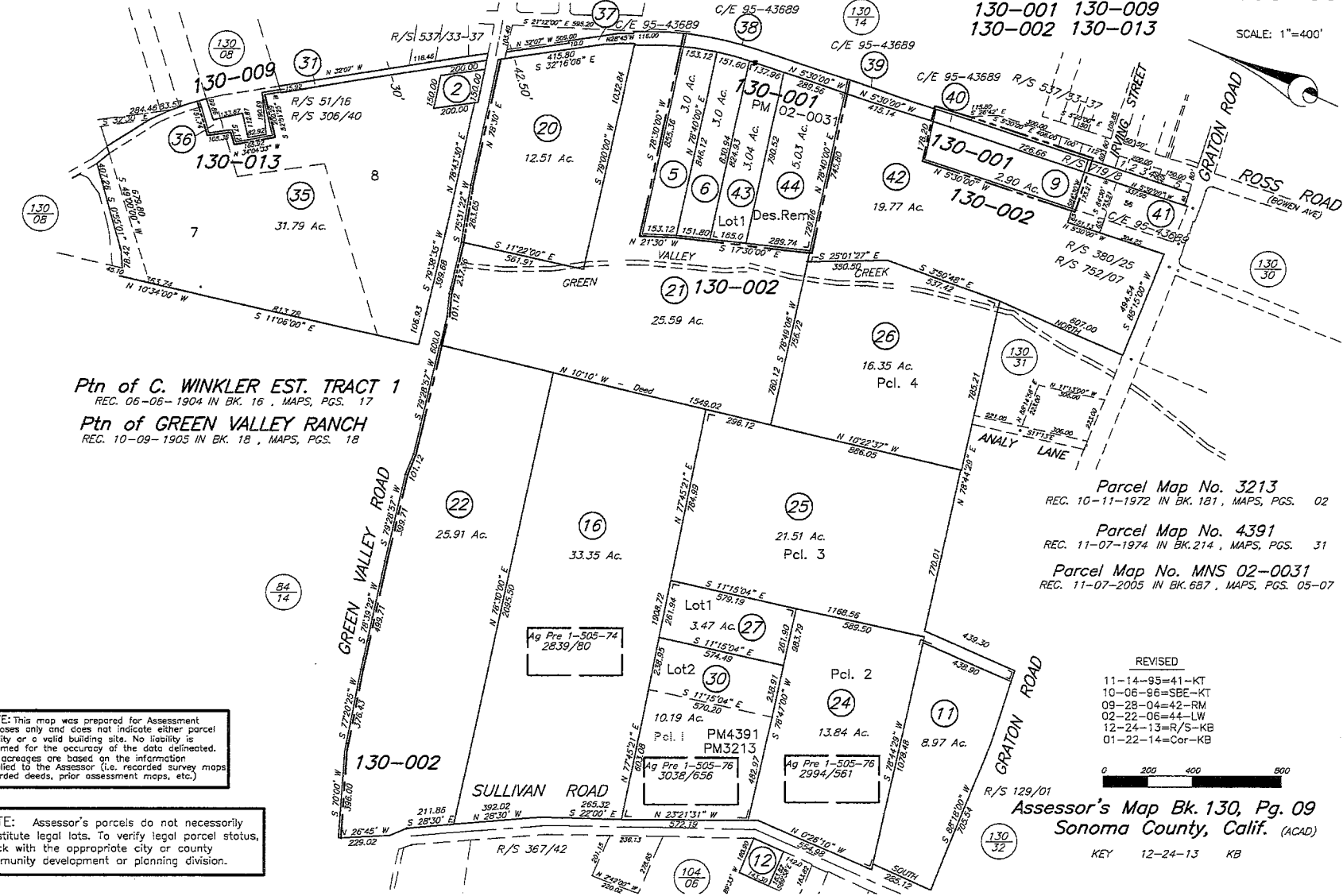


# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
130-001 130-009  
130-002 130-013

130-09

SCALE: 1"=400'



Ptn of C. WINKLER EST. TRACT 1  
REC. 06-06-1904 IN BK. 16 , MAPS, PGS. 17  
Ptn of GREEN VALLEY RANCH  
REC. 10-09-1905 IN BK. 18 , MAPS, PGS. 18

Parcel Map No. 3213  
REC. 10-11-1972 IN BK. 181 , MAPS, PGS. 02  
Parcel Map No. 4391  
REC. 11-07-1974 IN BK. 214 , MAPS, PGS. 31  
Parcel Map No. MNS 02-0031  
REC. 11-07-2005 IN BK. 657 , MAPS, PGS. 05-07

REVISED  
11-14-95=41-KT  
10-06-86=SBE-KT  
09-28-04=42-RM  
02-22-06=44-LW  
12-24-13=R/S-KB  
01-22-14=Cor-KB



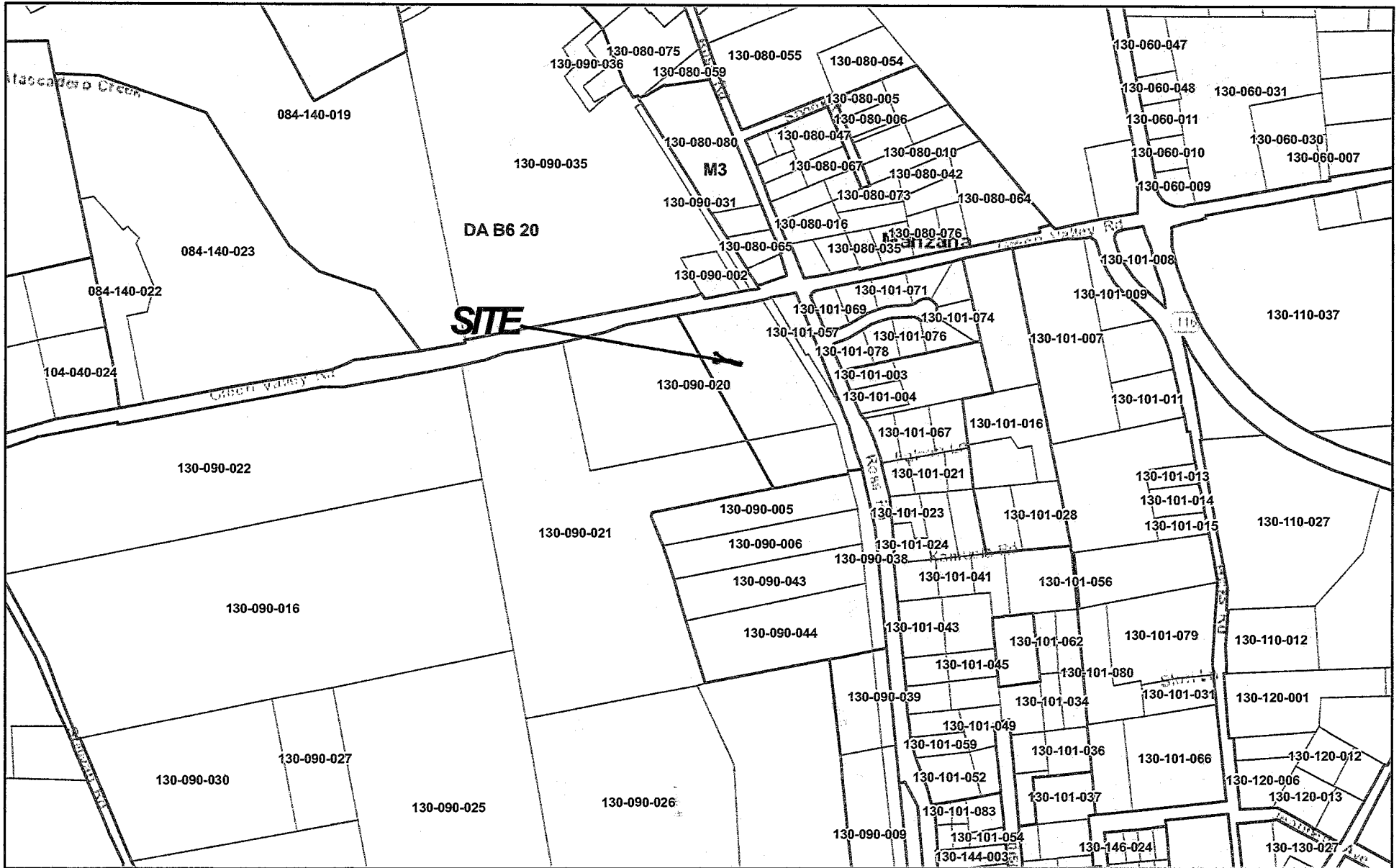
Assessor's Map Bk. 130, Pg. 09  
Sonoma County, Calif. (ACAD)

KEY 12-24-13 KB

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

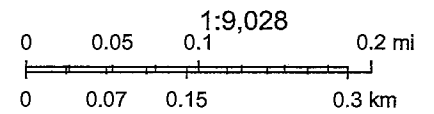
NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

# Permit Sonoma: Zoning & Land Use



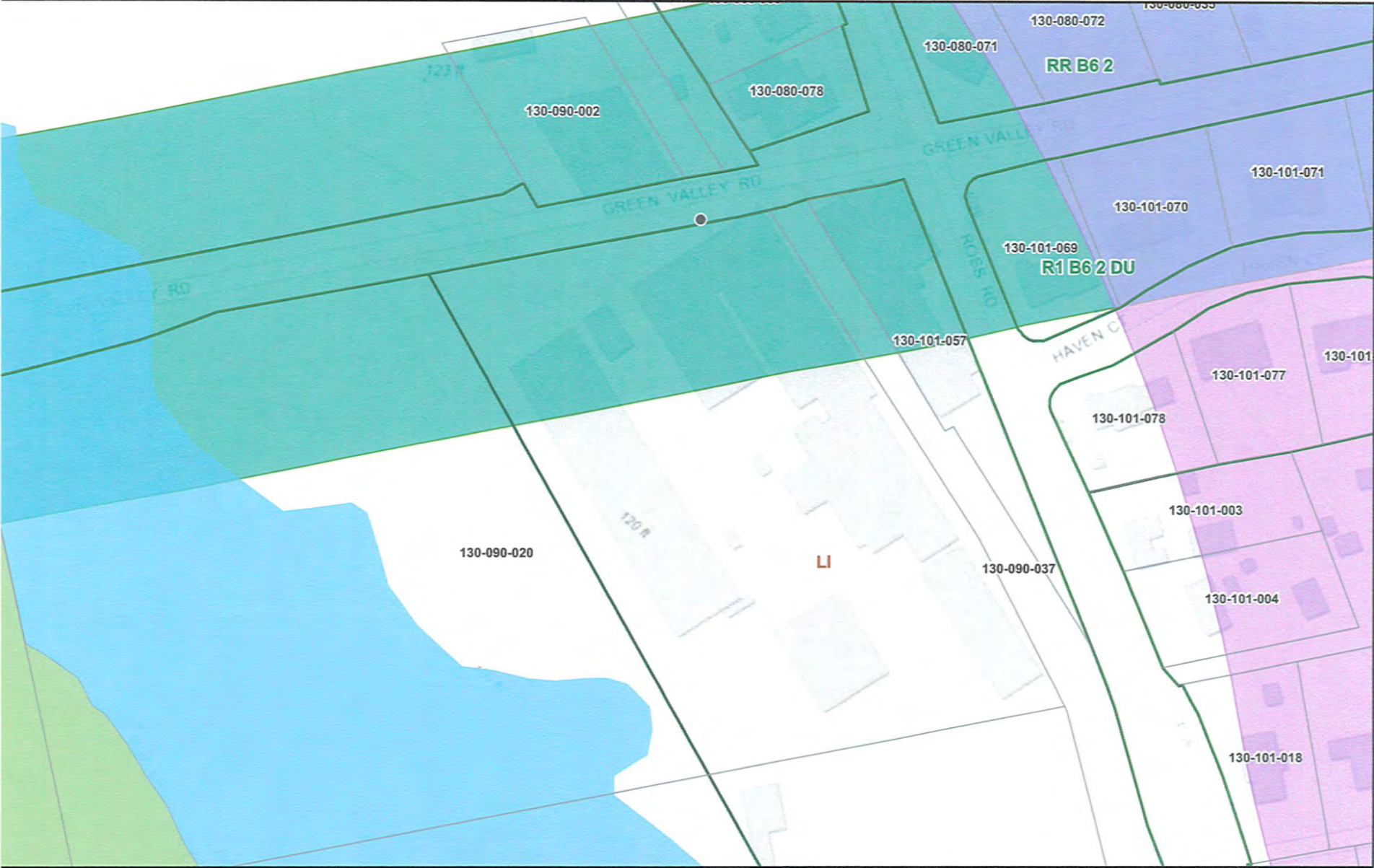
May 23, 2018

- Parcels
- Base Zoning



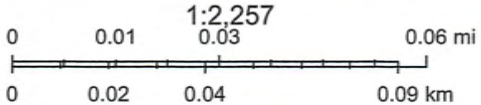
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

# Permit Sonoma: Zoning & Land Use



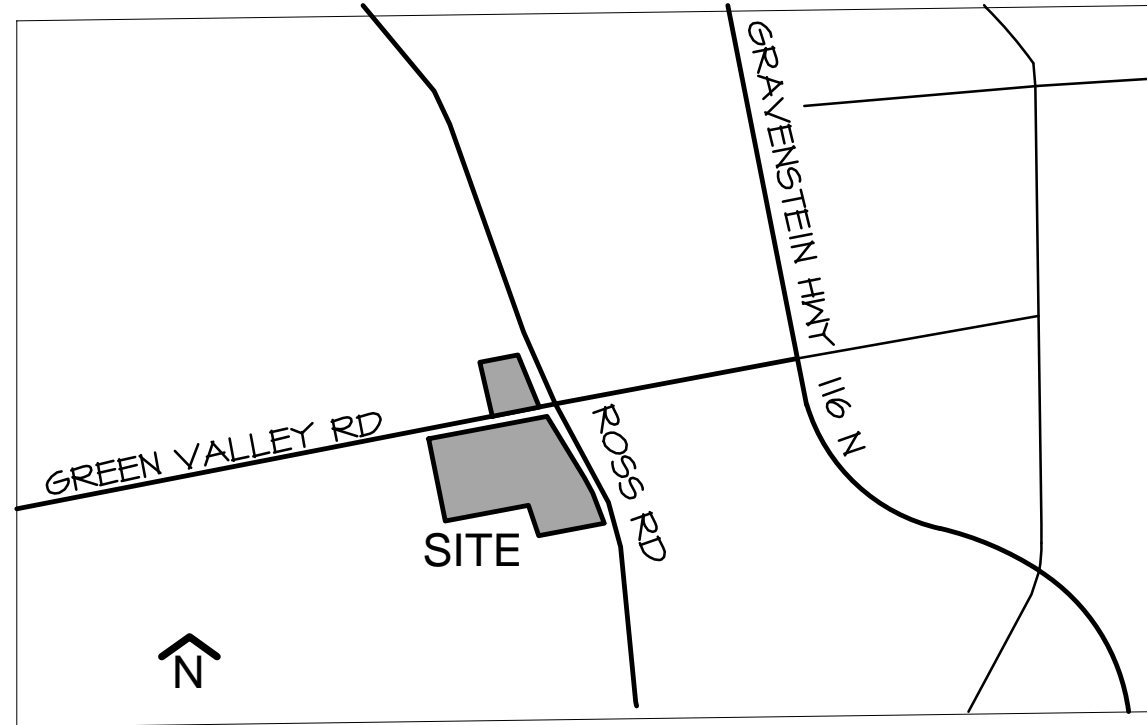
May 8, 2018

- Parcels
- Biotic Habitat BH
- Scenic Resource SR
- Base Zoning
- Floodplain F2
- Land Use
- Local Guidelines LG

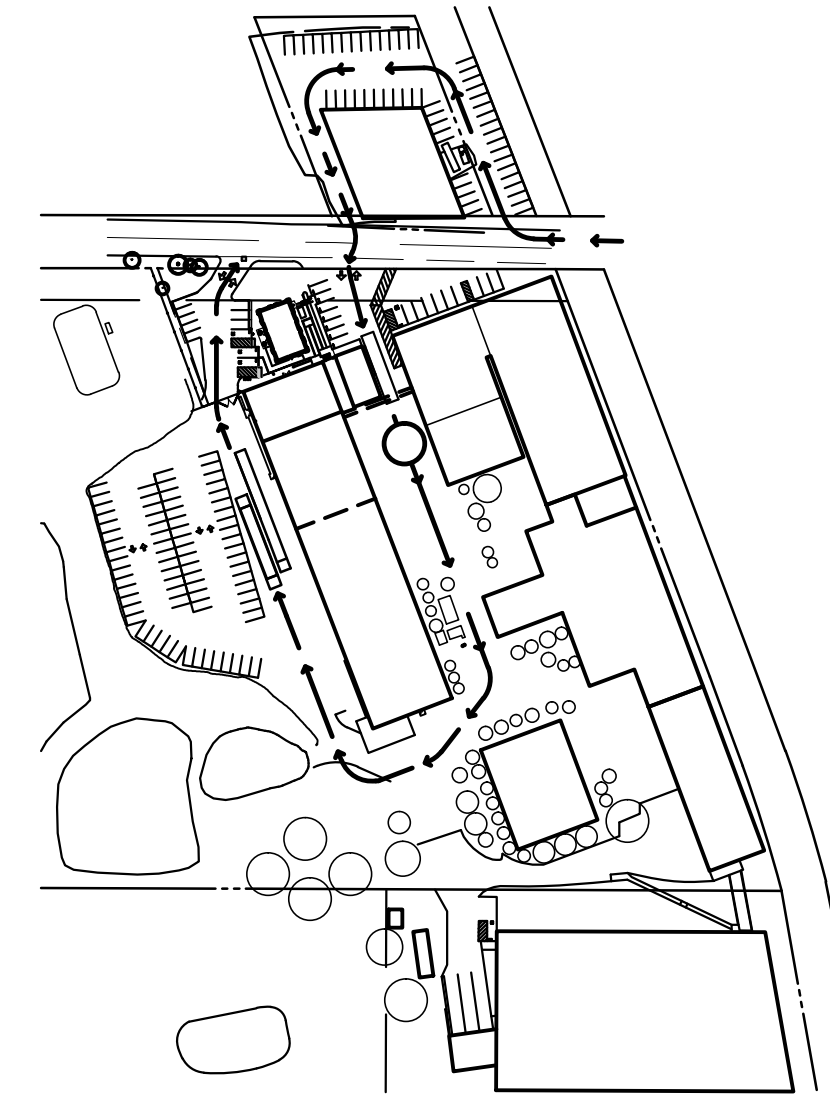
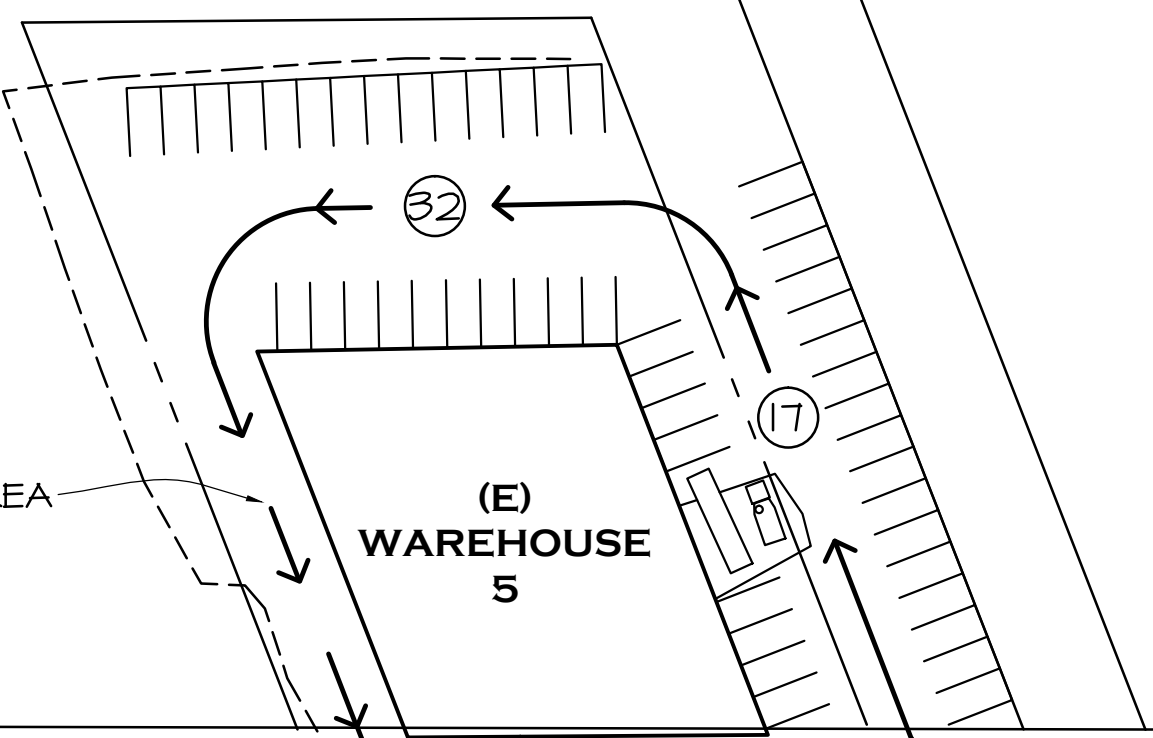


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

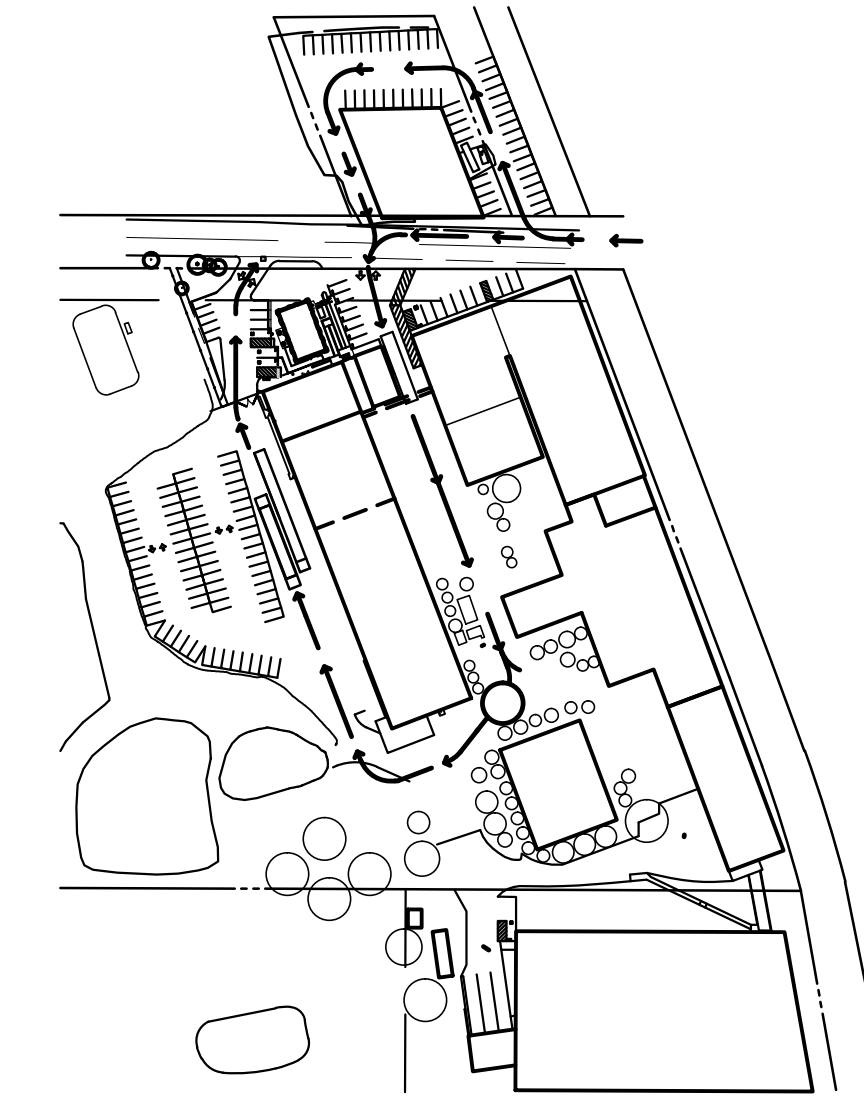
**VICINITY MAP**



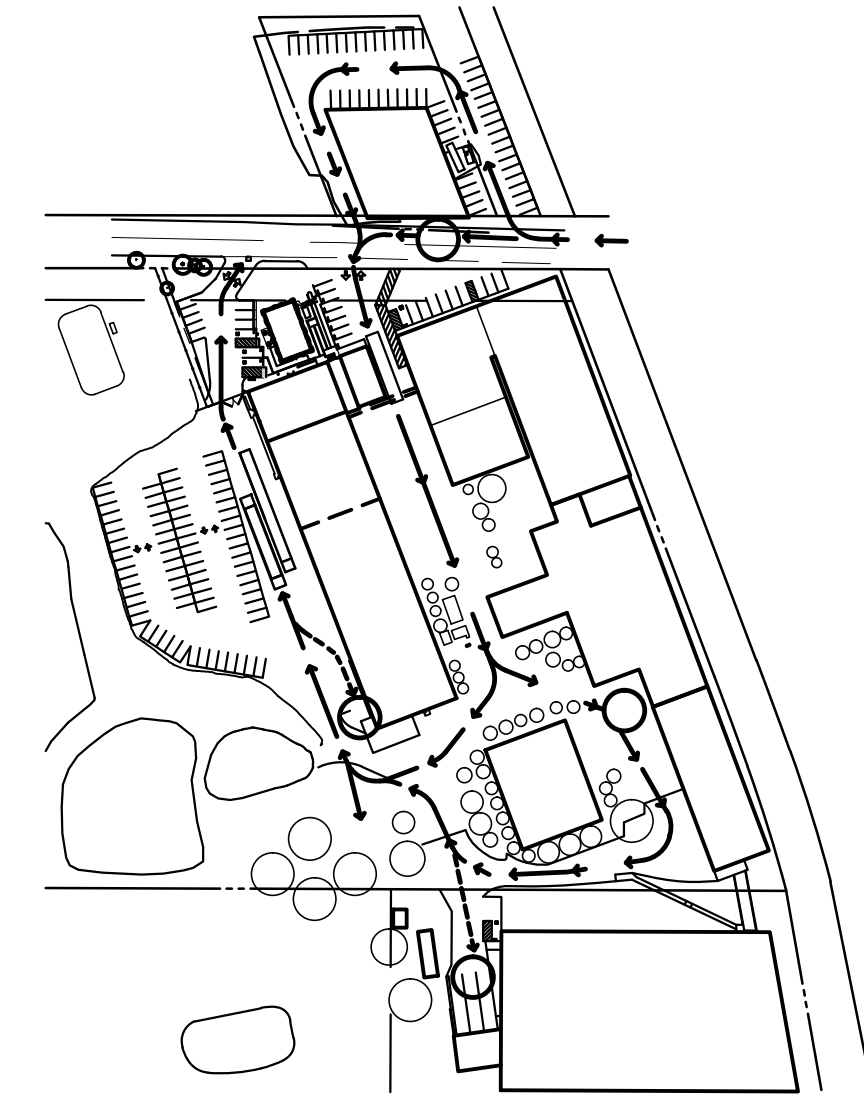
TRUCK HOLDING AREA FOR ENTRY SCALE



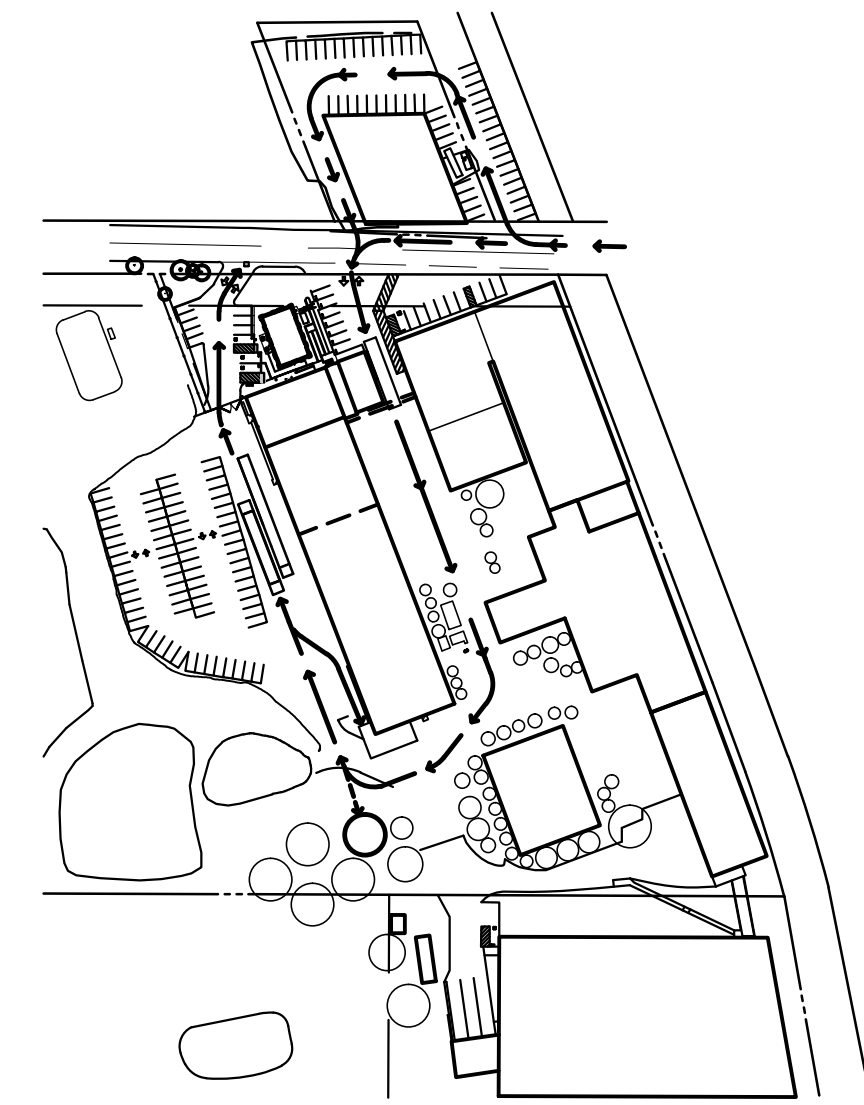
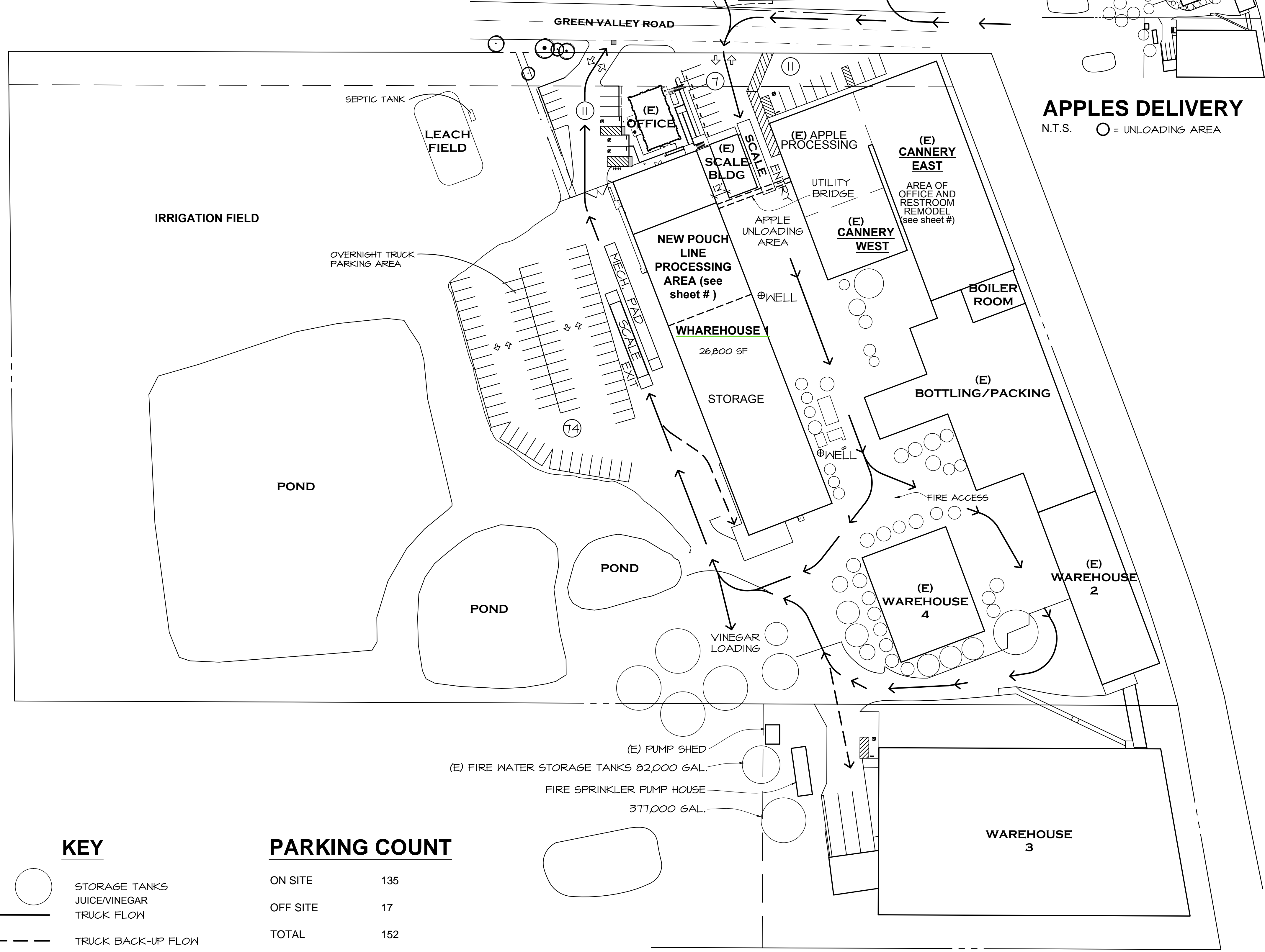
**APPLES DELIVERY**  
N.T.S. ○ = UNLOADING AREA



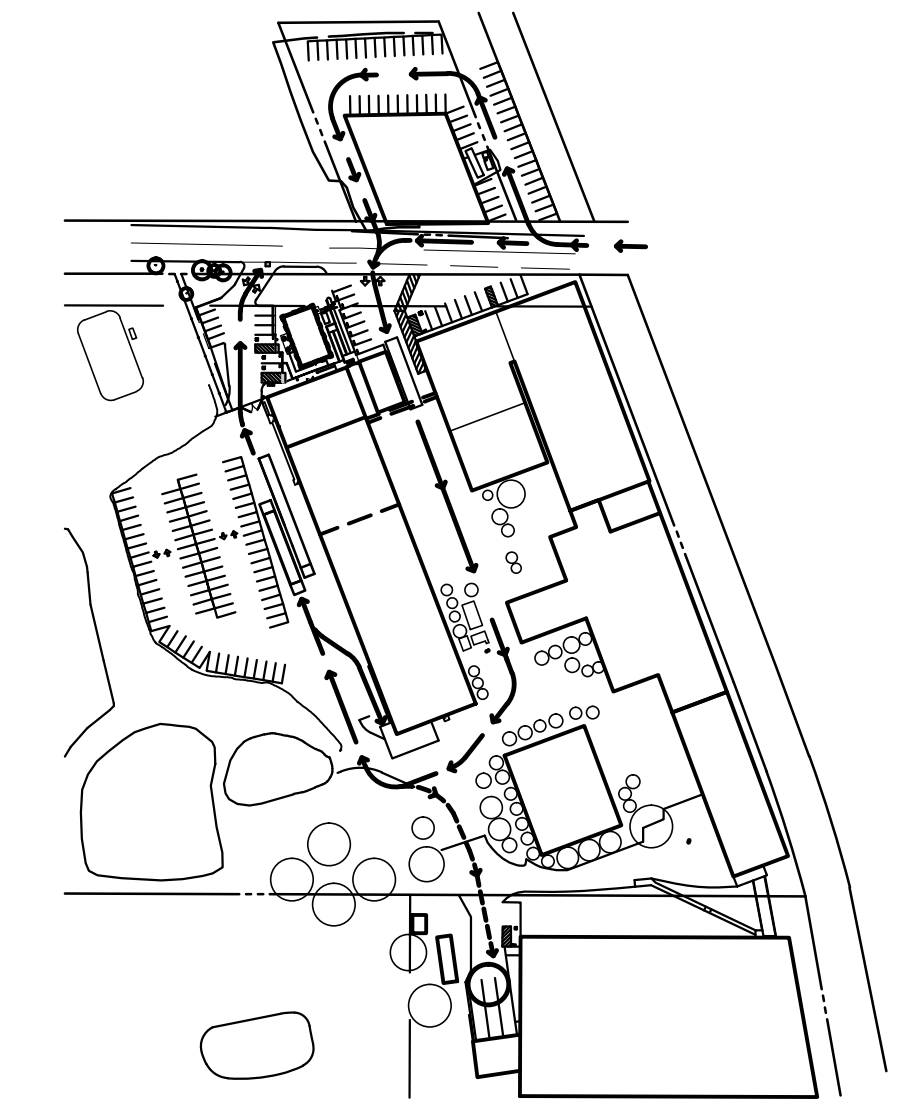
**HARD CIDER DELIVERY**  
N.T.S. ○ = UNLOADING AREA



**PACKAGING DELIVERY**  
N.T.S. ○ = UNLOADING AREA



**VINEGAR LOADING**  
N.T.S. ○ = LOADING DOCK



**FINISH PRODUCT LOADING**  
N.T.S. ○ = LOADING DOCK

**KEY**

- STORAGE TANKS
- JUICE/VINEGAR
- TRUCK FLOW
- - - TRUCK BACK-UP FLOW
- ① PARKING TOTAL

**PARKING COUNT**

ON SITE	135
OFF SITE	17
<b>TOTAL</b>	<b>152</b>

**SITE PLAN - WITH PARKING & TRUCK TRAFFIC FLOW**

SCALE: 1" = 50'-0"



**MANZANA PRODUCTS CO.**  
9143 GREEN VALLEY ROAD GRATON, CA

**USE PERMIT**

**MATULICH ARCHITECT**

1518 JEWELL DRIVE  
SANTA ROSA, CA 95404

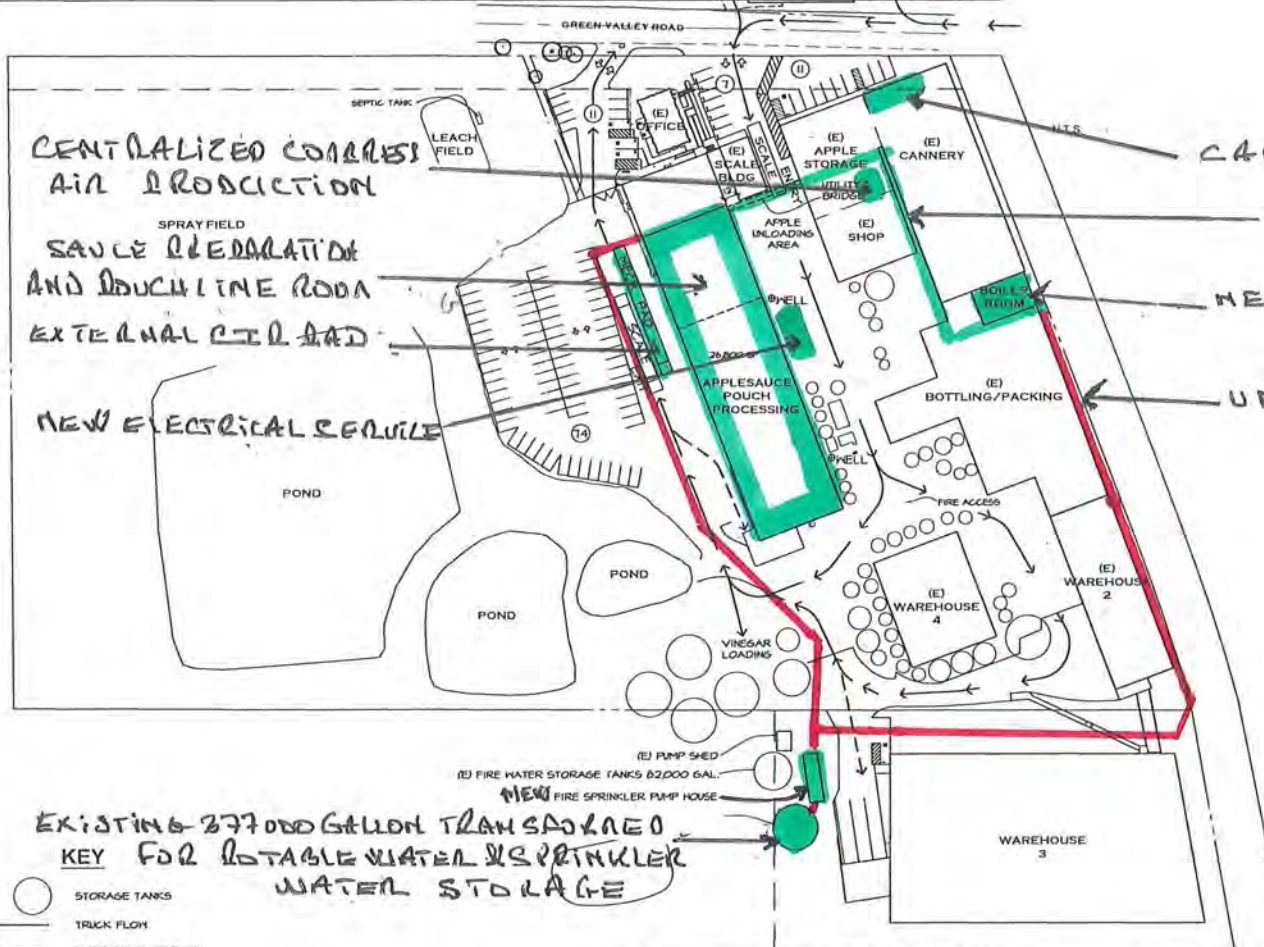
matulich@sanic.net  
707-523-4681  
707-523-1437 FAX

DATE: 2-8-14 SHEET

**SITE PLAN PARKING & CIRCULATION**

**A1**

VICINITY MAP



CANNERY BATH ROOMS & OFFICES  
 ABOVE GROUND PIPES & SPRINKLER LINES  
 NEW BOILER ROOM  
 UNDERGROUND SPRINKLER LOOP

CENTRALIZED COMBUSTION AIR PRODUCTION  
 SAUCE REDUCTION AND DUCTLINE ROOM  
 EXTERNAL CTR. AND  
 NEW ELECTRICAL SERVICE

EXISTING 277000 GALLON TRANSFERRED  
 KEY FOR POTABLE WATER & SPRINKLER  
 WATER STORAGE

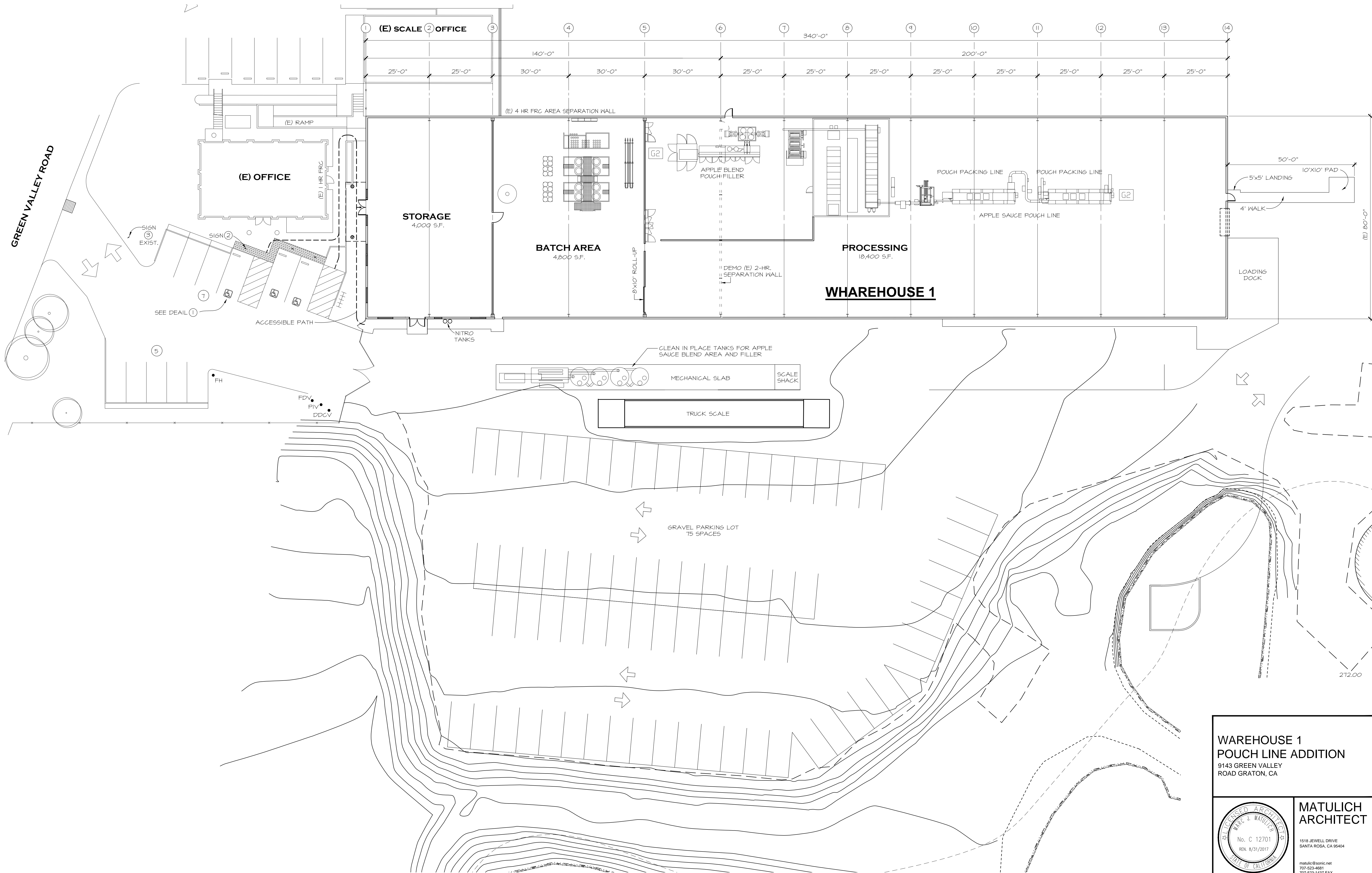
(E) FIRE WATER STORAGE TANKS 82,000 GAL.  
 NEW FIRE SPRINKLER PUMP HOUSE

- STORAGE TANKS
- TRUCK FLOW
- - - TRUCK BACK-UP FLOW
- ① PARKING TOTAL

SITE PLAN - PROTECTS LOCATIONS  
 SCALE: 1" = 50'-0"

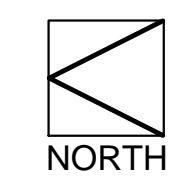
SCOPE OF WORK

MANZANA PRODUCTS CO. 9143 GREEN VALLEY ROAD GRATON, CA	
USE PERMIT	
	MATULICH ARCHITECT
	DATE: 3-2-11 SHEET: A-1



**WAREHOUSE 1 POUCH LINE ADDITION & PARTIAL SITE PLAN**

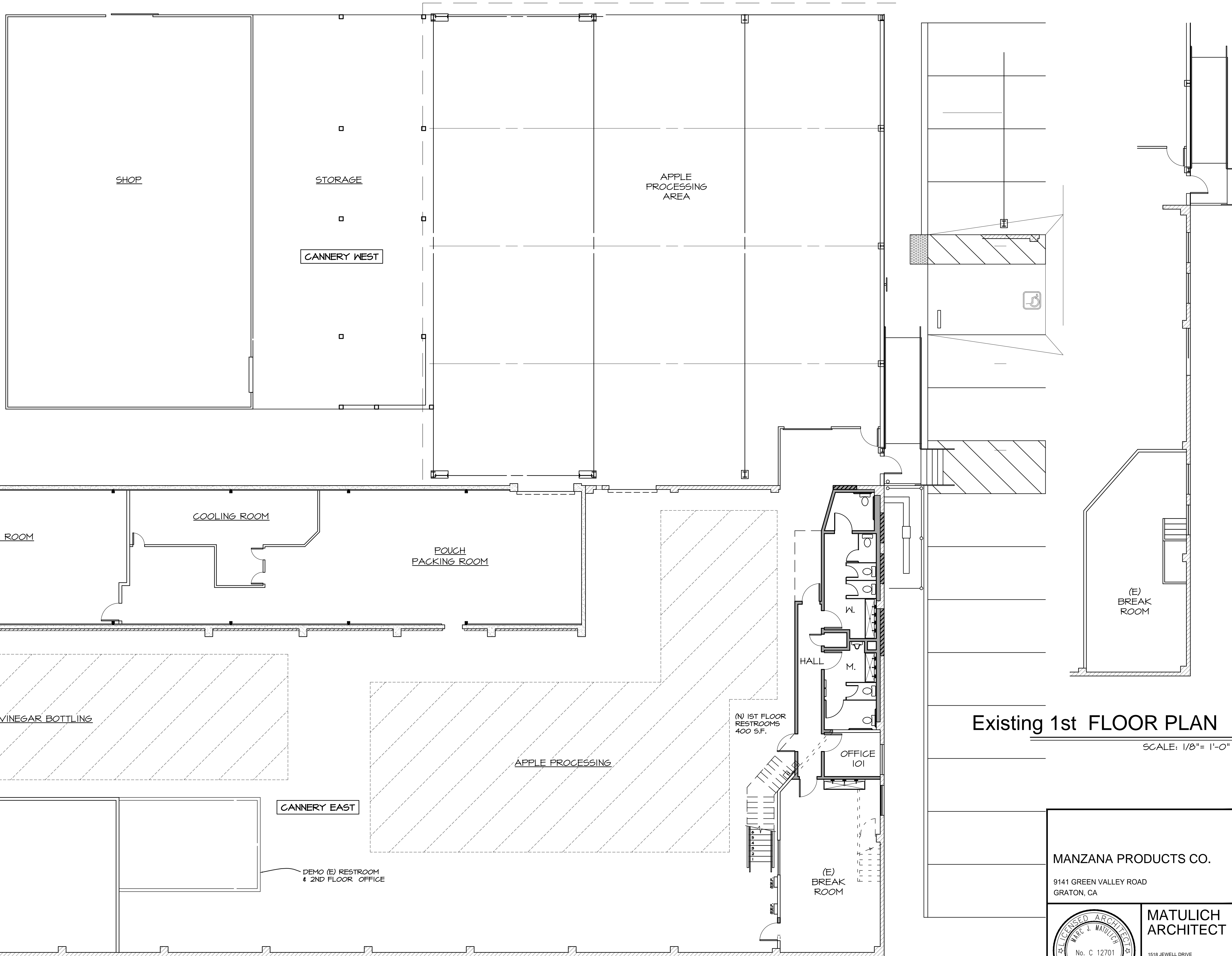
SCALE: 1/16" = 1'-0"



<p><b>WAREHOUSE 1 POUCH LINE ADDITION</b> 9143 GREEN VALLEY ROAD GRATON, CA</p>	
	<p><b>MATULICH ARCHITECT</b></p> <p>1518 JEWELL DRIVE SANTA ROSA, CA 95404</p> <p>matulich@maric.net 707-523-4681 707-523-1437 FAX</p>
<p>DATE: - <b>WAREHOUSE 1 &amp; PARTIAL SITE PLAN</b></p>	<p>SHEET <b>A</b></p>

MANZANA CANNERY BUILDING

EXISTING 1ST FLOOR	EXISTING 2ND FLOOR
RESTROOMS ..... 320 S.F.	OFFICE / LAB..... 320 S.F.
BREAKROOM ..... 618 S.F.	OFFICE ..... 148 S.F.
TOTAL ..... 938 S.F.	LAB ..... 480 S.F.
TOTAL EXISTING ..... 1,886 S.F.	TOTAL ..... 948 S.F.
PROPOSED 1ST FLOOR	PROPOSED 2ND FLOOR
RESTROOMS ..... 400 S.F.	OFFICES ..... 535 S.F.
OFFICE 101 ..... 84 S.F.	LAB ..... 482 S.F.
BREAK ROOM ..... 520 S.F.	TOTAL ..... 1,017 S.F.
TOTAL ..... 1,004 S.F.	TOTAL ..... 1,017 S.F.
TOTAL PROPOSED ..... 2,021 S.F.	
NET GAIN ..... 135 S.F.	



Existing 1st FLOOR PLAN  
SCALE: 1/8"= 1'-0"

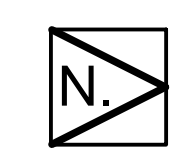
PROPOSED 1ST FLOOR CANNERY PRODUCTION BUILDING LAYOUT

MANZANA PRODUCTS CO.  
9141 GREEN VALLEY ROAD  
GRATON, CA







**MATULICH ARCHITECT**  
1518 JEWELL DRIVE  
SANTA ROSA, CA 95404  
matulich@msarc.net  
707-523-4681  
707-523-1437 FAX

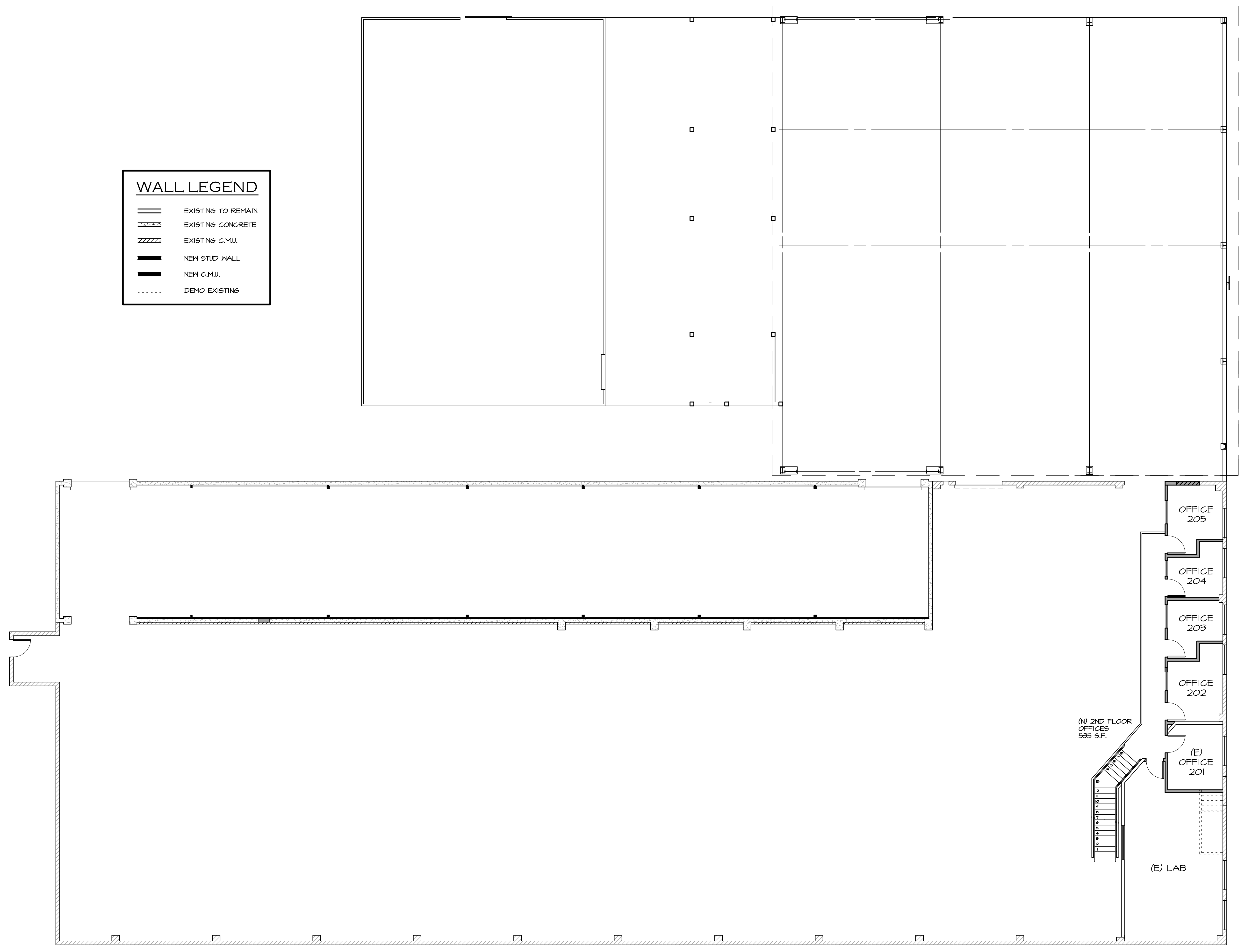
EXERCISE ARCHITECT  
MARC J. MATULICH  
No. C 12701  
REN. 8/31/2018  
STATE OF CALIFORNIA

DATE: - SHEET  
**A2**

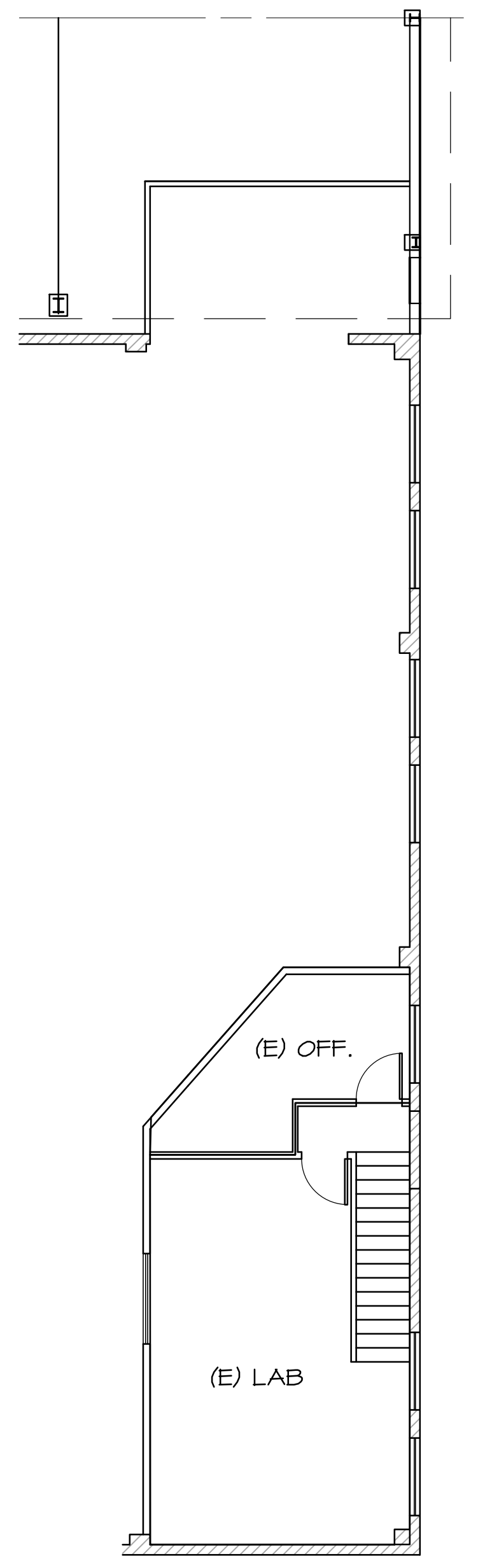


**WALL LEGEND**


	EXISTING TO REMAIN
	EXISTING CONCRETE
	EXISTING C.M.U.
	NEW STUD WALL
	NEW C.M.U.
	DEMO EXISTING



**PROPOSED 2ND FLOOR CANNERY PRODUCTION BUILDING LAYOUT**



**Existing 2nd FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

<p><b>MANZANA PRODUCTS CO.</b> 9141 GREEN VALLEY ROAD GRATON, CA</p>	
	<p><b>MATULICH ARCHITECT</b> 1518 JEWELL DRIVE SANTA ROSA, CA 95404 matulich@barric.net 707-523-4681 707-523-1437 FAX</p>
DATE: -	SHEET
<b>A3</b>	

