



Legislation Text

File #: 2020-0170, **Version:** 1

To: Board of Supervisors

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number: Supervisor Hopkins 707-565-2241

Vote Requirement: Majority

Supervisory District(s): Fifth District

Title:

Original Jurisdiction for Manzana Apple Processing Facility Use Permit and Lot Line Adjustment / Parcel Merger Application PLP18-0026

Recommended Action:

Adopt a resolution exercising original jurisdiction over the application for a Use Permit for an apple processing facility and lot line adjustment / merger for property located at 9141 Green Valley Road, Sebastopol; APNs 130-090-020, -002, & -021. (Fifth District)

Executive Summary:

Supervisors Hopkins requests the Board of Supervisors exercise original jurisdiction over use permit and lot line adjustment/parcel merger application PLP18-0026, which proposes an apple processing facility with an approximate annual production of 31,000 cases of apple products, and a lot line adjustment / parcel merger between three parcels of 12.51, 25.59, and 0.68 acres in size, resulting in two parcels of 18.66 and 22.51 acres in size, for property located at 9141 Green Valley Road in Sebastopol; APNs 130-090-020, -002, & -021; zoned DA (Diverse Agriculture) B6 1-Dwelling Unit Per 20 Acres, M3 (Limited Rural Industrial), BH (Biotic Habitat) F2 (Floodplain) RC200/25 (Riparian Corridor 200' Development/25' Agricultural Setback) SR (Scenic Resource - Scenic Corridor), Supervisory District 5.

Discussion:

Manzana has applied for 1) a use permit for an apple processing facility with an approximate annual production of 31,000 cases of apple products (apple sauce, apple juice, and apple vinegar); and the renovation of an existing 27,000 square foot warehouse to include two new applesauce pouch production lines and the conversion of existing warehouse space into office space; and 2) a lot line adjustment / parcel merger between three parcels 12.51 acres (-020), 25.59 acres (-021), and 0.68 acres (-002) in size; resulting in two parcels 18.66 acres and 22.51 acres in size (APN -002 merged with -020), located at 9141 Green Valley Road, Sebastopol; APNs 130-090-020, -002, & -021.

The plant is proposed to operate 24 hours a day, 6 days a week (closed Sundays) with 184 total employees, in the following shifts: AM shift: Monday -Friday 6:00 a.m. to 3:00 p.m. (150 employees); PM shift: Monday-Friday 3:00 p.m. to 11:00 p.m. (22 employees), and Overnight shift: Monday - Friday 7:00 p.m. to 3:00 a.m. (12 employees on cleaning shift); and Saturdays during harvest season (July 15 to November 30) and occasionally off season as needed.

On February 13, 2020, Supervisor Hopkins submitted a written request to the Clerk of the Board asking that the Board of Supervisors take original jurisdiction over the application, in accordance with County Code section 26-92-155. The request must be considered by the full Board at a public and noticed meeting. The Sonoma County Code states that a request to exercise original jurisdiction need not state the reasons for the request. The proposed project does not require a recommendation from the Planning Commission under state law.

A request to exercise original jurisdiction stays any proceedings of lower level decision makers, such as the Board of Zoning Adjustments, until the Board of Supervisors takes action on the request for original jurisdiction.

If the Board of Supervisors approves the request to exercise original jurisdiction, then the Board hears and makes a decision on the application at a noticed public hearing. The board may approve, conditionally approve, or deny the subject application following the public hearing.

If the Board of Supervisors denies the request to exercise original jurisdiction, the appropriate lower level decision maker resumes jurisdiction over the matter and take action in compliance with applicable law.

Prior Board Actions:

None

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

PLP18-0026 is an at-cost planning application; the applicant pays the processing costs.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Board of Supervisors Resolution

Letter Requesting Original Jurisdiction

Related Items “On File” with the Clerk of the Board: