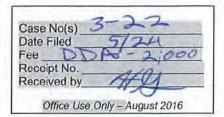
CITY OF FORT BRAGG **COMMUNITY DEVELOPMENT DEPARTMENT**

416 North Franklin Street Fort Bragg, CA 95437 Tel: (707) 961-2827 Fax: (707) 961-2802 http://city.fortbragg.com





PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the
applicable brochure available from the Community Development Department. Incomplete applications cannot be
processed until they are complete. Please note that administrative permits may require additional fees in
interested party requests a public hearing. Public hearing expenses are borne by the applicant, owner, or agent.

□ Coastal Development Permit □ Variance/Administrative Variance □ Lot Line Adjustment □ Subdivision (no. of parcels) □ Certificate of Appropriateness (COA) □ Planned Development Permit □ Certificate of Compliance PROJECT DESCRIPTION Briefly describe project as shown on proposed plans □ Rezoning □ Annexation □ Pre-application (□ Limited Term Pe □ Permit Amendment □ Permit Amendment □ PROJECT DESCRIPTION	rmit
□ Variance/Administrative Variance □ Annexation □ Lot Line Adjustment □ Pre-application 0 □ Subdivision (no. of parcels) □ Limited Term Pe □ Certificate of Appropriateness (COA) □ Permit Amendment □ Planned Development Permit	ermit ent (list permits)
	Acres nendment rogram Amendment
ASSESSOR'S PARCEL NUMBER(S) 008 154 - 01	- 00
STREET ADDRESS OF PROJECT 362 H. Frankl	
Name: Phillago Mailing Address: Phone: Pho	PYF
AGENT Phill	
City: Redwood Valley State P Zip Code:Email: _	
Name: Peterson and Sons LLC Mailing Address: Phone: 11	
PROPERTY OWNER	
City: For+ Bragg State: Zip Code: Email:	
Mailing Address:	
APPLICANT Name: T. Patrick Broderick	
Please complete this application thoroughly and accurately, and attach the requapplicable brochure available from the Community Development Department. In processed until they are complete. Please note that administrative permits minterested party requests a public hearing. Public hearing expenses are borne by the	complete applications cannot be an average additional fees if an

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT Ordinance No. 771, adopted by the Fort Bragg City Council on September 26, 1994, requires applicants for discretionary land use approvals to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing. As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapters 17.70.060 and 18.70.060 from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive [or active], but not sole, negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions. 5117122 Signature of Applicant Date SITE VIEW AUTHORIZATION I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision Property Owner Authorized Agent NOTE: If signed by agent, owner must sign "Authorization of Agent" below. **DECLARATION OF POSTING** At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application. I hereby certify that my authorized representative or I posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for: Signed (Describe location where notice is posted) Property Owner/Authorized Agent Date Hacired NOTE: If signed by agent, owner must sign "Authorization of Agent" below. AUTHORIZATION OF AGENT I hereby authorize to act as my representative and to bind me in all matters concerning this application.

I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attachments is complete and accurate. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such

Signature of Property Owner

Date

Date

misrepresentations, or for seeking of such further relief as may seem proper to the City.

5117122

Date

Property Owner

CERTIFICATION

Signature of Applicant/Agent

information or misstatements submitt	ted in support of the application, for suspending or	urate. I understand that failure to prication shall be grounde for either refusive conting a permit issued on the	sing to accept the
7. 188	517122	N3CO	5/18/2
Signature of Applicant/Agent	Date	Signature of Property Owner	Date
	he Fort Bragg City Co sign the following Inden	uncil on September 28, 1994, requir milication Agreement. Failure to sign to	
Bragg, its agents, officers, attorney Bragg Municipal Code Chapters 17. of the foregoing individuals or entitie	s, employees, boards a 70,060 and 18,70,060 fr is, the purpose of which	indemnify, release and hold harmles and commissions, as more particularly om any claim, action or proceeding brois to attach, set eside, void or annul the accompanies it. The indemnification	set forth in Fort ought against any e approval of this

splication or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to damages, costs, expenses, attorneys fees, or expent witness fees that may be assented by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive [or active], but not sole, negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

Signature of Applicant

Date

Signature of Applicant

SITE VIEW AUTHORIZATION
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Property Owner/Authorized Agent

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Property Owner Authorized Agent

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

AUTHORIZATION OF AGENT 1 1996 to act as my representative and to bind me in be positions concerning this application.

5/23/22

Property Owner

Date

Planning Commission Application Form Addendum

Project Description-Tall Man Brewing

The proposed business will be a taproom brewery to be located at 362 N. Franklin St. Fort Bragg and will be called Tall Man Brewing, A taproom is a very small brewery which provides its beer directly to consumers in the same building that it is produced. There will be very limited food service (snacks, prepackaged foods) without a kitchen. The business plan is simple and straightforward: Production of beer for onsite sale and consumption. There will be no packaging of beer into bottles, cans, or kegs for off sale. We will augment income from beer sales with retail merchandise such as T-shirts, hoodies, hats etc. The size of the brewhouse will be 7 - 10 barrels which equates to 217-310 gallons per batch. To put this in perspective, the local regional brewery, North Coast Brewing Co., has a 56-barrel brewhouse, producing 1,736 gallons of wort per batch. Annual production for the Tall Man taproom is estimated to be about 500 barrels for the first year. For reference, North Coast Brewing Co. has produced as much as 68,000 barrels in a year. Breweries typically use 3-4X the amount of water than the volume of beer they produce. Using water conservation measures, I expect to be closer to the 3X factor putting water use from brewery operations at about 46,500 gallons a year, 3,875 gallons a month. However, there will be seasonality to water use with the summer months concentrating use rates. I have experience producing beer, as I am currently the Brewmaster of North Coast Brewing Co., where I have been employed since 1992, and can even-out these fluctuations and flatten the peaks. I have 30 years' experience brewing beer and have worked with John Smith and Fort Bragg's Public Works Department for years. Tall Man Brewing will utilize protocol used at NCBC to divert brewing waste stream from the drains, collect tank cleaning detergents and re-use rinse water, limiting water consumption and reducing over-all water use and effluent. Food service will be limited to snacks and pre-packaged fare so water consumption typical to restaurants will be avoided. We expect to have typical seasonal customer flows with heavy traffic in the summer months. The capacity of the service area will accommodate up to 100 patrons at a time during peak summer season. Being that the location is in the Central Business District I expect much of these patrons to have arrived on foot, minimizing the need for a large parking area. Additionally, the peak flow of business will occur on weekends and towards the end of the business day when parking spots are not competing with other types of business activity. Public parking lots are available nearby: Adjacent and east of the brewery at Footlighters, across Laurel and to the North behind City Hall, a block to the Northwest alongside NCBC and the large public lot at the Skunk train a block to the Northwest (see attachment).

I expect that this business to be an exciting new draw to the downtown area for tourists and locals alike and I can't wait to get it started.

Thank you,

Patrick Broderick



From: Terrence P. Broderick Jr.

To: Gurewitz, Heather

Subject: Addendum to Project Description for Tall Man Brewing Inc.

Date: Sunday, June 5, 2022 9:21:49 AM

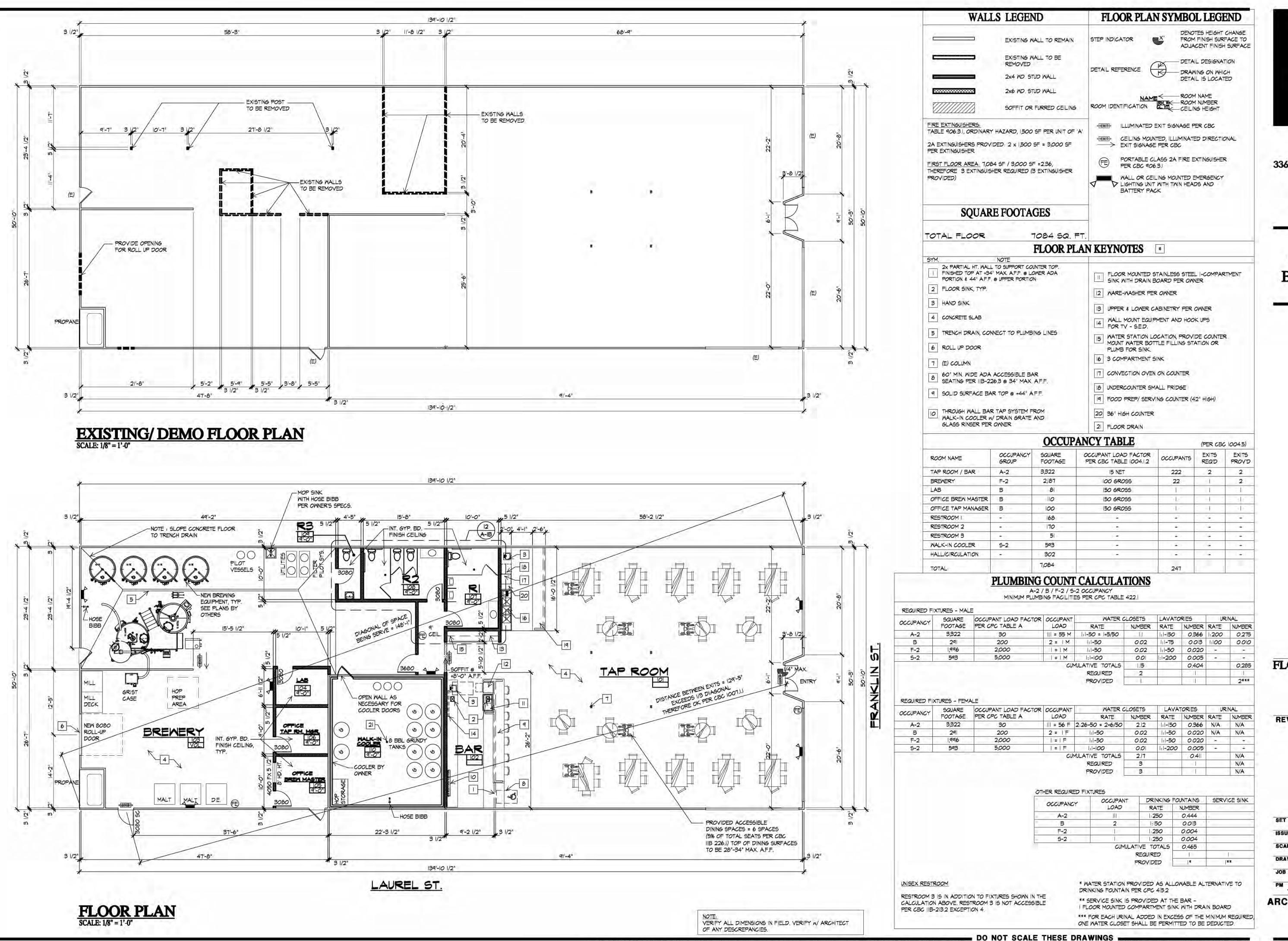
Hello Heather,

I would like to add a bit more information to my project description regarding the food service that we will provide to our customers. We will not have a full kitchen, in fact we will be lacking many elements of a kitchen such as ovens, stoves, deep fryers and the like but we will still have hot food available that the customer can order at our sales counter. We will have a hot dog/sausage/veggie dog rotisserie and possibly pizza which arrives frozen and is reheated in a small counter-top oven provided by the pizza manufacturer. I have seen other taproom breweries with this arrangement and it suits their needs well. Heggies Pizza out of Minneapolis is one such company that provides a simple oven and frozen gourmet pizza (https://heggiespizza.com/). Other simple food ideas we are considering are sausage/cheese plates, sometimes referred to as a ploughman plate, with cold cuts and sliced fruits. We may collaborate with Roundman's for such an item. We will also have hot pretzels which are always a hit in breweries. These types of foods pair well with beer and should be popular with our guests. By limiting the sophistication of the food service we will put less of a burden on the waste stream leaving our facility and use far less water.

Let me know if you'd like additional information.

Take care,

T. Patrick Broderick



architects

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513 925.634.7000 sdgarchitectsinc.com

TALL MAN
BREWING T.I.
FORT BRAGG, CA

FLOOR PLANS

REVISIONS

ARCHITECTURAL - SHEET

A-1A



City of Fort Bragg Industrial Wastewater Permit Application Public Works Department 416 North Franklin Street Fort Bragg, CA 95437 (707) 961-2823

All industries discharging industrial wastewater to the City of Fort Bragg must be permitted dischargers, subject to the discharge limits in the Municipal Code in the industrial waste ordinance or submit this completed application for an individual wastewater discharge permit to amend those requirements. Municipal Code § 14.17.020 describes these Permit Application Requirements.

A permit application fee of \$101, must accompany the application for the preparation of the Wastewater Discharge Agreement. The Wastewater Discharge Agreement will drafted based on the submitted information contained herein and is subject to special monitoring requirements as specified in the permit, including periodic sampling once commenced.

Please Answer all Questions or use N/A:

Section 1: Business Information

1.	Business Name: Tall Man Brewing Inc.
2.	Discharge Address: 342 N. Franklin Phone No:
3.	Mailing Address (if different than above)
4.	Facility Manager / Owner: 1. Patrick Broderick Title: owner
5.	Date Operation is scheduled to begin; NOU 22 (hopeful)
6.	Standard industrial classifications (SIC) code: 2082 mait beverages
7.	Days / Hours of Operation: Mon - Fri production
8.	Average Number of Employees: 5 - 7
9.	Business activities at this facility that generate industrial wastewater (check all that apply):
	() Gas Station () Auto Repair / Maintenance () Engine Steam Cleaning () Other Steam Cleaning () Enclosed Washer Parts Washing () Warehouse () Machine Shop () Soak Tank Cleaning () Car / Truck Washing () Body Repair / Painting () Retail / Wholesale of Auto Parts () Warehouse () Other:
10.	Chemicals / Fuel used at your facility (check all that apply): () None () Hot Tank Chemicals (Caustic) () Solvents () Oil / Grease () Gasoline () Other:

	estimate (est.) Business Name:
1.	Average amount of water purchased (per water bill):ccf / month* see note in item 20 for estimates.
a.	Water Utility / Account Number: 362 N. Franklin St.
b.	If water / sewer charges are paid by someone other than your business, give name and address:
ctio	on 2: Business Information Volumes and Characteristics of wastewater to be discharged
TE	: The use of diluting water to meet discharge standards is strictly prohibited.
2.	Describe the proposed wastewater treatment methods used in your facility (Check all that apply): () Interceptor (Clarifier) () Oil / Water Separator () Evaporator () Precipitation (Chemical Treatment) () Other:
3.	Describe treatment methods (e.g., design flow rate, physical design, vendor and model number): cmdc sieve manual determination of pH and neutralization before release.
	Flow Measurement. Information showing the measured average daily and maximum daily flow, in gallons per day, to the sanitary sewer works from regulated process streams: Max (Mun = 262 Sallens (0.35 ccf) average = 37.3 Sall
	Wastewater Discharge: a. Average and 30-minute peak wastewater flow rates, including daily, monthly and seasonal variations, if any: 54 mmer: 76.6 Sal/day av3- winter 9 sal/day b. Average volume per batch 262 sallons per batch waste water c. Time of discharge Days of week: Su M Tu W Th F Sa - could be any day d. Hours: 6 am to 6 pm e. Do you maintain a batch discharge log? Yes X No
	We can /we w: 11 wastewater from sink or bathroom): () Cleanout () Sample Box () Interceptor (Clarifier) () Other: D) Drain Inlet
7. () () () ()	A. Disposal of wastes not discharged to the sanitary sewer: Recycle - waste type:
Na	B. Transportation of wastes: ame of Waste Hauler: Ansporter License/Registration Number:

C. Receiving Facility:	1
Name of Facility:	
Address	
D. Onsite Storage: Chemicals () Drum-waste type: Jank Cleaning defensents - Caustic to	
D. Onsite Storage:	1
() Diulii - Waste type. Tariff Clearters	rcia
() Bin - waste type: to be retained in stainless tanks	5
() Bulk Tank -waste type: up to 100 sallons each	^
() Other - waste type:	
Average amount stored: 200 Sallens	
Average storage time: maintained & Tuis Level	
If storage on site, is the storage site secondarily contained? (Y/N)	
Is there a drainage system for runoff of surface water? (Y/N)	
Describe: sloped floors to trenen drain with	1
central discharge drawn inlet which	car
Selvent Management Blow. be plugged.	
. Solvent Management Plan:	
HNo solvents are used	
() Solvents are used, but not discharged to the sanitary sewer	
() Waste solvents are collected and hauled away	
() Solvents are treated and discharged to the sanitary sewer	
() Other:	
List all other environmental control permits issued to your facility (e.g., Hazardous Waste Generator Permit, Waste Discharge Permit, Stormwater Permit, Air Quality Permit): Name of Permit: Permit No. Haz mat (County)	
The above information is accurate to the best of my knowledge and is based on (check one): () Current Operating Data () Best Estimate Based On	
() Current Operating Data () Best Estimate Based On <u>Revendue calculator - 515 bb1 beer annual</u> () Other <u>515 bb1 x 31 3al = 15,965 x 3 = 42 565 541 /12 = 3,9a</u>	1 4-1
() Current Operating Data () Best Estimate Based On <u>Revendue calculator - 515 bb1 beer annual</u> () Other <u>515 bb1 x 31 3a1 = 15,965 x 3 = 42 565 541 /12 = 3,9a</u>	1501
() Other SIS bol x 31 sal = 15,965 x 3 = 47,895 sal. /12 = 3,99	1501
() Current Operating Data (E) Best Estimate Based On Revendue Calculator - 515 bb1 beer annual () Other SIS bb1 x 31 sal = 15,965 x 3 = 47,895 sal. /12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (1501 533 CCF
() Current Operating Data () Best Estimate Based On <u>Pevendue Calculator</u> - 515 bb1 beer annual () Other <u>515 bb1 x 31 3al = 15,965 x 3 = 47,895 5al.</u> /12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (ion 3: Submittals	1 4-1
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() Current Operating Data (a) Best Estimate Based On <u>Pevendue Calculator</u> - 515 bbl beer amual () Other <u>515 bbl x 31 341 = 15,965 x 3 = 47,895 541.</u> /12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (ion 3: Submittals Business Description: A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production).	15a1 533 CCF MON
() Current Operating Data (E) Best Estimate Based On <u>Pevendue Calculator</u> - 515 bbl beer amual () Other <u>515 bbl x 31 3al = 15,965 x 3 = 47,895 5al.</u> /12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (ion 3: Submittals Business Description: A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production).	15a1 533 CCF MON
() Current Operating Data (B) Best Estimate Based On Revendue Calculator - 515 bbl beer annual () Other SIS bbl x 31 3al = 15,965 X 3 = 47,895 5al. /12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (ion 3: Submittals Business Description: A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production). (an use alpha Wastewater Sample: Provide the lab analytics from a waste water sample representative of	1501 533 CCF MON
() Current Operating Data (i) Best Estimate Based On Revendue Calculator - 515 bb1 beer amusic (i) Other SIS bb1 x 31 3al = 15,965 x 3 = 47,895 5al./12 = 3,99 If this is a new business and not operational use best estimate based on proposed operation (ion 3: Submittals Business Description: A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production).	1501 533 CCF MON

1. The categorical pretreatment standards applicable to each regulated process and any new categorically regulated processes for existing sources.

Chapter 14.16 as determined by a laboratory approved by the District and include:

Measurement of Pollutants.

2	The results of source it	Business Name:	3/6
2. of r	The results of sampling and analysis identifying the	nature and concentration,	and/or mass

- of regulated pollutants in the discharge from each regulated process.
- 3. Instantaneous, daily maximum, and long-term average concentrations, or mass, where required, shall be reported.
- Sampling must be performed in accordance with procedures set out in § 14.18.130.
- 23. Flow Chart: Draw a diagram showing the major processes, which generate wastewater. Indicate the flow of materials and water, into and through the major processes, and to the treatment and final discharge. Indicate any wastes, which are not discharged to the sanitary sewer.
- 24. Site Layout: Draw the building, mechanical, and plumbing layout of your facility. Include the plumbing of process waters from each wastewater generating process to the treatment system.

Show the flow of water from the treatment system to the sanitary sewer.

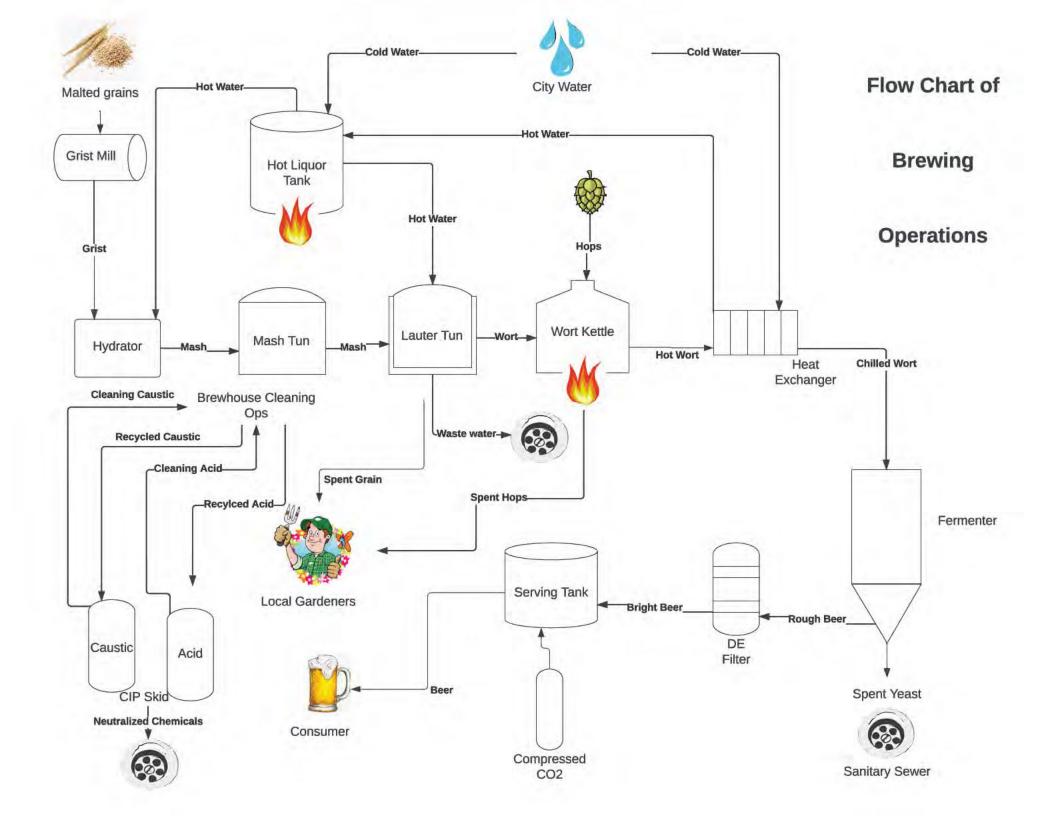
Show monitoring equipment, sampling point, all discharge drains, and sewers, and appurtenances by size, location and elevation.

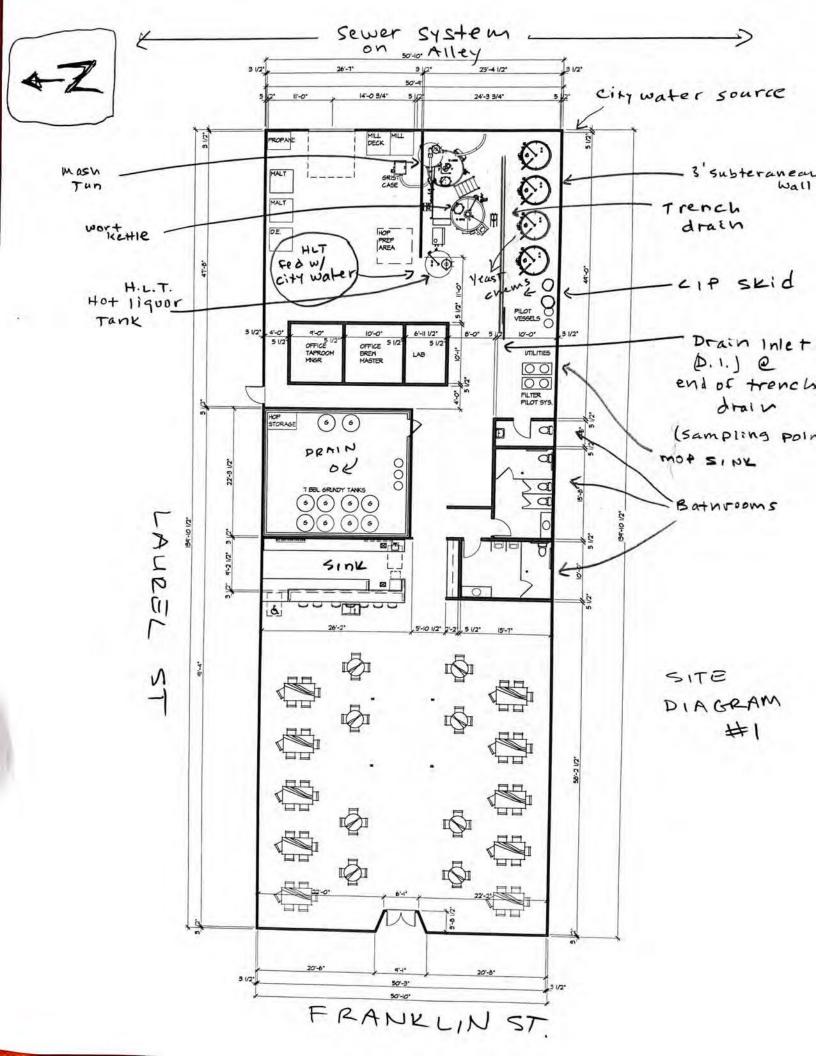
CERTIFICATION STATEMENT

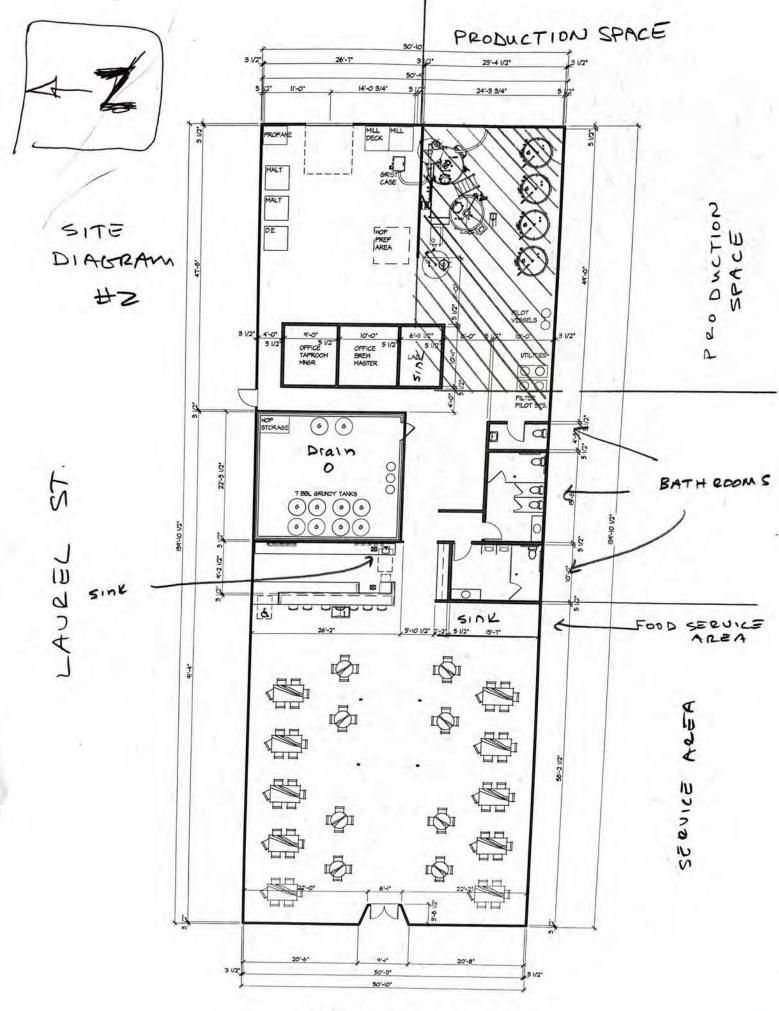
"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment for knowing violations. "

CERTIFIED BY: AN OWNER / EXECUTIVE OFFICER

Name (Print or Type)	e ri ck	
Signature PREPARED BY:	Date Date	2/22
Name (Print or Type)	Title	
Signature	Date	







FRANKLIN ST.