



**CITY OF FORT BRAGG**

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**DATE:** July 7, 2022  
**TO:** Heather Gurewitz; Associate Planner  
**FROM:** Chantell O'Neal, Assistant Director; Engineering  
**SUBJECT:** PW Comments for UP 3-22 Tallman Brewing at 362 N Franklin Street

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1. **Wastewater Discharge Agreement Required:**

- a. Chapter 14.16 of the Municipal Code state no pollutants shall be introduced in the sanitary sewer works and establishes maximum allowable concentrations for potentially toxic materials. This code section details allowable thresholds for toxic materials, prohibits pollutants, which may affect pH and establishes limitations to oxygen-demanding pollutants (BOD, etc.). The purpose of the discharge agreement will be to monitor to ensure effluent wastewater meets requirements of the districts treatment regulations and applicant must show processes achieve performance standards. Monitoring shall be required for any discharge including:
  - i. effluent from wash station process;
  - ii. all sinks; and
  - iii. any sloped floor areas for catch basin or floor drains.
- b. Prior to final inspection and issuance of a certificate of occupancy, a Wastewater Discharge Agreement must be finalized and signed. The discharge agreement shall provide detailed information regarding how the sampling of the waste stream will be performed to confirm compliance with discharge thresholds.

2. An **Industrial General Permit (IGP):** is required from the State Water Board. Applicant shall submit documentation of IGP requirements prior to issuance of City Business License.

3. **Backflow Required:** A backflow device will be required on all water connections. A double check Detector Assembly will be required for any dedicated fire suppression line(s). A Reduced Pressure Zone backflow device will be required for primary service line for industrial process water. The location of the backflow device(s) shall be determined during the building permit application process. A backflow prevention packet will be provided to the applicant for installing appropriate devices.

4. **Grease trap:** This project may be subject to the installation of a grease trap if the County Environmental Health Inspectors require one to be installed as part of the food permit and/ or it's determined the food preparation area will introduce grease into the sanitary

sewer in quantities that could affect the Waste Water Treatment Facility. See Fort Bragg Municipal Code 14.16.100.

5. **Water/Sewer:** The projected water use associated with this business is equivalent to approximately two (2) single-family homes and a sewer equivalent of three (3) homes when strictly evaluated by volume. There is sufficient capacity in the City's water distribution system and sewer collection system to support the project.

a. **Connection fees:** If a new lateral or upsized lateral is required to supply water services to the facility (fire or domestic), a cost will be incurred based on the current connection fees described in the City's fee schedule.

i. *Please let the Public Works Engineering Department know if there is a need for new or separate service connections or additional water meters at this location as soon as possible.*

ii. *Expect delays with installation of new laterals.*

b. **Capacity fees:** In accordance with Resolution 4564-2022 and ID Resolution 467-2022 which waives fees for new or expanding businesses in the Central Business District; **No water/sewer capacity fees** will be required for this sites change in use. Below is the estimated cost of the project, if those fees were collected. These calculations exclude the restaurant area, since staff analysis of the proposal [which lacks a kitchen area] concluded the impacts associated with that space was minimal.

**Water capacity fees** \$14,587.65

**Sewer capacity fees** \$15,652.00

**Total Customer Savings:** \$30,239.65

c. **Production Limitations:**

i. The business license approval for Tallman Brewing shall include a Special Condition that limits total beer production to 1,000 barrels of beer annually. In the event that Brewery expands their operations beyond the 1,000 barrel brewing system, the applicants shall submit a new business license application to the Community Development Department for modification to the facility's barrel production limitation.

ii. In the event that Tallman Brewing expands their operations beyond the 1,000-barrel brewing system, the applicants shall submit an application to the Community Development Department for modification to the facility's Use Permit.

iii. If the business plan is modified to include a full service kitchen for food preparation, capacity fees shall be re-calculated at that time to include the increased impact to the water system and this may trigger a re-evaluation of the Use Permit.

ci. **Best Available Technology:**

i. Project construction shall meet or exceed minimum requirements listed in 14.06.080 of the Fort Bragg Municipal Code for installation of best available technologies for water savings and sewage treatment methods.

6. **Secondary Containment Required:**

a. All liquid materials shall be provided secondary containment and adequate buffer zones to protect public health, safety, and sewer treatment works.

7. **Waste/Organics Management:**

- a. No liquid waste shall be discharged into a public or private body of water, storm drain system, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the City, waste water discharge agreement, and/or Regional Water Quality Control Board.
- b. The applicant shall supply the City with an organic waste disposal plan including transportation and storage.
- c. Illicit Discharge Response Plan; the applicant shall submit a detailed spill response plan.
- d. Illicit Discharge Reporting; In the event of a release of a hazardous material the person shall immediately notify emergency response officials of the occurrence via emergency dispatch services (911). In the event of a release of non-hazardous materials, the person shall notify the Public Works Department in person or by phone or email no later than 5:00 p.m. of the next business day.

8. **Circulation, Access, & Frontage:**

- a. Delivery Trucks, no delivery trucks shall park or stand on N. Franklin Street for loading or unloading at this location.

9. **Other Agency Permits:**

In addition to the above, please be advised that the following permits from other agencies may also be required. Contact these agencies to discuss their permitting requirements, timeframes, and costs.

- a. County Department of Public Health: Food Facility Permit
- b. Alcohol & Beverage Control: Liquor License
- c. State Board of Equalization: Retail Sales Permit
- d. Fort Bragg Fire Department: Fire Sprinkler Review/Inspection
- e. Mendocino County Air Quality Management District: Air Quality Permit

Contact Assistant Director Engineering, Chantell O'Neal, 707-961-2823 x 133 or by email at [coneal@fortbragg.com](mailto:coneal@fortbragg.com).