



CITY OF FORT BRAGG

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MEMORANDUM

DATE: May 13, 2009

TO: Honorable Planning Commissioners

FROM: Chris Carterette, Senior Planner

SUBJECT: North Coast Brewing Company – Special Conditions Modification

Staff has determined, through discussions with the applicant and a further review of the record, that additional information must be gathered and analyzed to determine what capacity fees and/or water retrofit fees are required for this development. Therefore, staff recommends that Special Conditions 1 and 2 be struck and replaced with a new Special Condition 1, below. Condition 3 and 4 would be renumbered as 2 and 3.

1. The applicant will pay appropriate water and sewer capacity fees if and when production exceeds 40,000 Barrels per year.
- ~~2. If the Brewery increases its use of water or waste water output above current levels, the Public Works Director shall levy appropriate additional Capacity Fees based on the increase in water use or sewer output.~~
- ~~3. If the Brewery increases its sewer strength, the Brewery shall either pay additional capacity fees or treat their effluent on site to reduce the overall wastewater strength to pre-project levels.~~
2. Prior to issuance of the building permit, for the installation of the new fermentation tanks, the Brewery shall submit a sampling plan to the Public Works Department for approval.
3. Upon request of the City Waste Water Treatment Facility staff, the Brewery shall supply Waste Water Treatment Plant staff with production schedules and data that can be used to determine wastewater flows, biochemical oxygen demands and total suspended solids levels, on a daily, weekly, and/or monthly basis as needed.