



Staff Report to the Zoning Administrator

Application Number: **111051**

Applicant: Robin Brownfield

Agenda Date: August 19, 2011

Owner: Timothy J & Kristin E Taylor Trustees

Agenda Item #: 1

APN: 050-161-07

Time: After 10:00 a.m.

Project Description: A proposal to add a brewery with a maximum annual production of 50,000 gallons, within an existing non-conforming structure (used primarily for a firewood business); allow public tasting to occur within the tasting room; and allow two signs to exceed the zone district sign size limit.

Location: The property is located on the north side of Freedom Blvd, approximately one mile north of its intersection with Buena Vista Road (2536 Freedom Blvd.).

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Requires an Agricultural Development Permit and a Variance to allow two signs, totaling about 19 square feet in size, to exceed the 12 square feet limit allowed in the zone district.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111051, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA
determination) | G. Program Statement |

Parcel Information

Parcel Size:	4.06 acres (estimate)
Existing Land Use - Parcel:	Firewood business
Existing Land Use - Surrounding:	Agriculture and Residential
Project Access:	Freedom Blvd.
Planning Area:	Eureka Canyon

Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No ground disturbance
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: No ground disturbance; Corralitos Creek at rear of parcel
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: No new impervious area; existing drainage to creek
Archeology: Mapped as archeological resource, but no ground disturbance

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire Protection District
Drainage District: XX

History

Permit 93-0234 CDM, allowed for a change of use on the subject parcel from a truck repair, body shop, parts store and tire service to a commercial firewood processing and sales business. According to the program statement submitted with the current application (Exhibit G), Pacific Firewood mills, boxes and bags firewood products which are then delivered to retailers, including parks and campgrounds throughout California. A few customers pick up firewood on-site.

The current proposal is to locate the brewery, which will produce between 20,000 and 50,000 gallons of beer annually, inside an existing warehouse which is primarily used to house the firewood business. A local varietal of hops is proposed to be grown along the south side of the warehouse which will be incorporated into the beer to be made on-site. Besides tenant improvements and minor improvements to the parking lot, no construction is proposed and no additional land will be used for non-agriculture purposes.

Project Setting

The subject parcel's frontage is on Freedom Boulevard, an arterial roadway lined with commercial agriculture, agriculture support businesses, and residences. Most of the land in the area is zoned Commercial Agriculture, as is the subject parcel, but there are also pockets of

residentially zoned land.

An approximately 11,000 square foot parking lot is located at the front of the subject parcel. The warehouse is set back about 70 feet from the front property line. Behind the warehouse is a dwelling and the area where logs are cut and split into firewood. At the back of the subject property is Corralitos Creek. On the parcel directly to the north of the subject parcel is a dwelling and to the south is an agricultural field.

Zoning & General Plan Consistency

The subject property is a parcel of approximately four acres, located in the CA (Commercial Agriculture) zone district, a designation which allows agricultural uses. The proposed brewery, which was evaluated as a winery for zoning purposes, is an allowed use within the zone district and the zoning is consistent with the site's (A) Agriculture General Plan designation.

Brewery

The proposed brewery is composed of a tasting room, bathrooms to serve the public, and a brew house. The proposed tasting room is about 890 square feet in size and the brew house is about 778 square feet. The brewery will produce no more than 50,000 gallons of beer per year. No food is proposed to be served at the brewery.

As noted above, the proposed brewery was evaluated against the requirements for wineries. For wineries proposed on parcels of less than 10 acres within the CA zone district and with a proposed production of between 20,000 and 50,000 gallons per year, a public hearing is required. In addition, the proposed use must meet the requirements and limitations detailed in County Code Section 13.10.637 (Wineries). All wineries, regardless of zone district, must meet the 12 requirements of the ordinance. The proposed brewery complies with these requirements as described in Development Permit finding two (Exhibit B).

Finally, for wineries proposed on Commercial Agriculture land, as is the case with the proposed brewery, the proposal must comply with the maximum lot coverage limitation. Since the brewery will occupy an existing building, no additional lot coverage is proposed.

Parking and Circulation

Parking for the brewery is proposed to be fulfilled with a parking plan as allowed by County Code Section 13.10.553(a). A parking plan is reasonable in this case because Pacific Firewood and the proposed brewery do not have overlapping hours. Pacific Firewood is open Monday through Friday from 9 AM to 4 PM, and Saturday 9 AM to noon, while the brewery is proposed to be open to the public Monday through Friday 4:30 PM to 9 PM, and Saturday and Sunday 12 AM to 10 PM. The program statement indicates that the two brewers will be on-site from 7 AM to 5 PM daily.

Based upon the County Code parking ratios specified in Section 13.10.552 (b), the firewood business would require seven parking spaces (five spaces for the warehouse portion of the business and two spaces for the office portion). A truck repair area is also shown on the floor plan which, alone, would require eight parking spaces. In the most conservative parking

scenario, then, the Pacific Firewood and truck repair area would require 15 parking spaces¹, which, together with the proposed two “brewer” parking spots would total 17 required parking spaces.

The proposed brewery requires nine parking spaces. Given the non-overlapping hours of Pacific Firewood (including the truck repair) and the brewery, staff supports a total parking requirement of 17 spaces. Nineteen parking spaces are shown on the plan. A condition of approval is included limiting the number of compact spaces to 10% of the total as is required by County Code Section 13.10.553(e), although the property owner may add additional compact spaces as long as the required 17 spaces conform to County Code. Additional space for employee parking is located behind the gate leading to the rear of the parcel.

The proposed site plan was reviewed and preliminarily accepted for its compliance with accessibility requirements. Although revisions to the parking plan in Exhibit A may be required to meet those requirements and to reduce the number of compact spaces, the large size of the parking area eliminates feasibility as a concern. An added benefit of a parking plan is that no additional paving will be required on this CA-zoned land.

The parking lot circulation will be significantly improved with this plan. Currently, the parcel’s 214 feet of frontage is not well defined; vehicles may enter and exit at almost any point along the frontage. With this plan, the entrance/exit will be defined which will create a more orderly and, therefore, safer access to the subject parcel. A condition of approval is included requiring the installation of a curb along the frontage of the subject parcel to clearly demarcate the driveway.

Sign Variance

Two sections of the County Code govern the proposed sign on the subject parcel—County Code Sections 13.10.580 (Signs) and 13.10.637 (Wineries). Both limit the sign size to 12 square feet in size. The proposed brewery sign is about 8.75 square feet which alone would comply with the County Code. However, the existing Pacific Firewood sign is about 10 square feet in size, for a total sign area of about 19 square feet. Because this total exceeds the 12 square feet limit, a variance is required.

In this case, a variance is warranted given the parcel’s location along a major arterial roadway with relatively high rates of speed. The posted speed limit is 45 miles per hour, but higher rates of speed are common. Given this, a larger sign area will insure that drivers have sufficient warning of their destination prior to their arrival. This will facilitate the orderly access of the subject parcel and, make ingress and egress safer.

Non-conforming Structure

The subject warehouse is nonconforming with respect to its southern side yard. In the CA zone

¹ It is worth noting that the property owner has indicated that the truck repair area is for the repair of the Pacific Firewood vehicles and only occasionally for customer vehicles (see Exhibit G). In addition, the property owner has stated that since Pacific Firewood delivers the majority of its firewood, the customer parking demand is very low, suggesting that the County’s parking ratio is excessive in this case. Staff has elected to base the parking requirement on the County ratios to avoid having to place difficult to enforce conditions on the firewood and truck repair businesses and because ample parking is available.

district, 20 feet is required between the property line and the structure. In this case, the side yard is just 10 feet, making the structure nonconforming and subject to County Code Section 13.10.265 (Nonconforming structures). This code section limits alterations to nonconforming walls to 50% of the total length within five years. In this case, only a bathroom window is proposed to be altered, an alteration below the 50% threshold.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **111051**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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OF 2 SHEETS

1

SHEET

JOB NO. 11/12

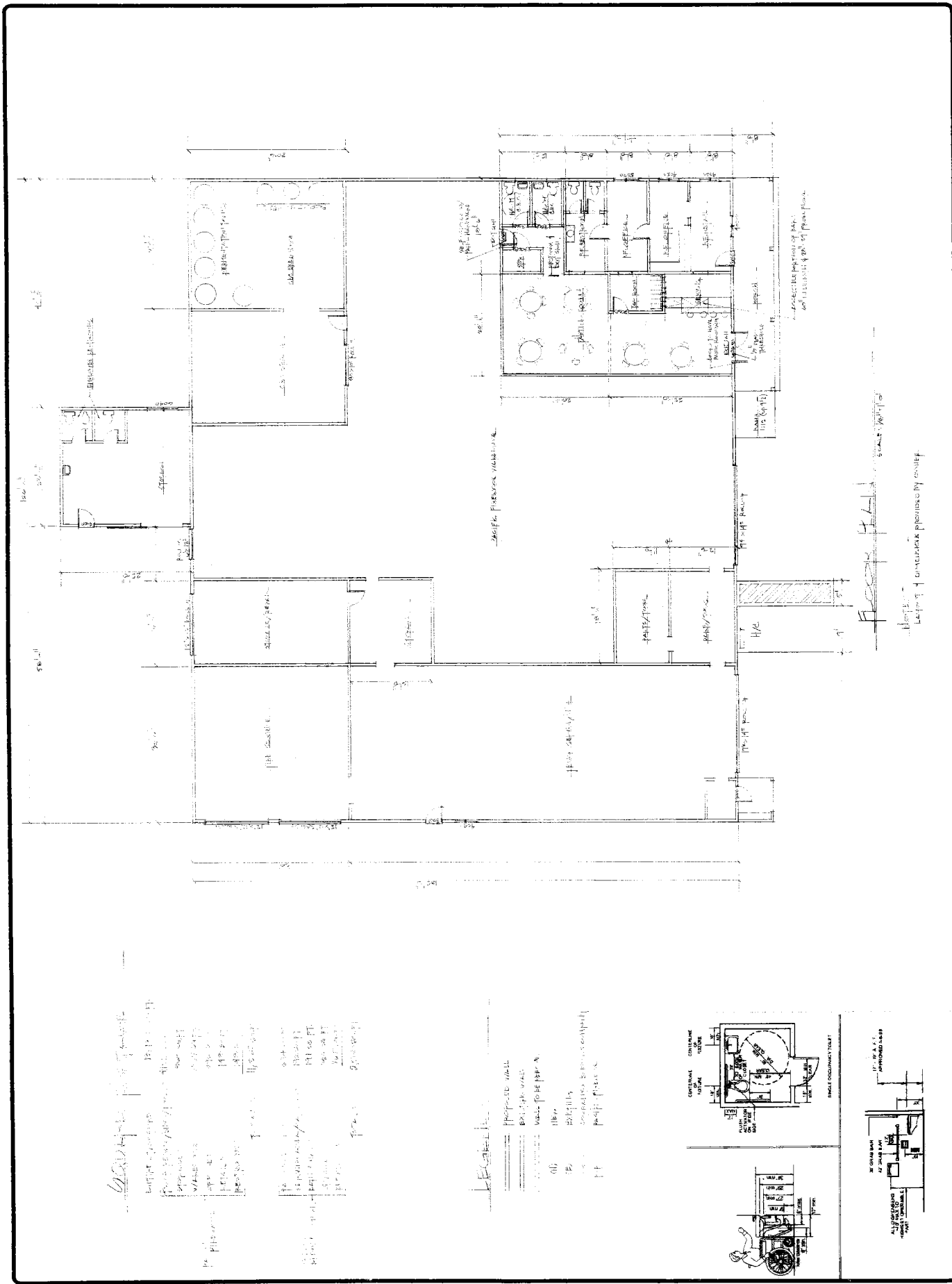
SCALE 1" = 1'-0"

DATE MAY 1964

CHECKED

DRAWN





Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for agricultural uses and is not encumbered by physical constraints to development. Although no new structures are proposed, construction to create the brewery within the existing warehouse will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed brewery will be located within an existing warehouse, therefore no changes are proposed that would impact adjacent properties or the neighborhood with regards to light, air, or open space.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the brewery and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district as the brewery will be located within a warehouse that meets all current site standards for the zone district, except for the side yard setback for the southern warehouse wall, which is 10 feet where 20 feet is required. A modification of less than 50% is proposed for a bathroom window.

In addition, the proposed brewery has been processed based upon the County's winery regulations (Section 13.10.637) since a brewery, like a winery, produces an alcoholic beverage from agricultural crops. Wineries are allowed in the CA zone district on parcels of less than 10 acres when production is between 20,000 and 50,000 gallons per year and the project is heard at a public hearing. The proposed brewery is located on a parcel of about four acres, will produce no more than 50,000 gallons per year, and will be heard at a public hearing. In addition, the proposed brewery complies with the 12 requirements of County Code 13.10.637 as described below.

The first requirement pertains to production/storage limits. In this case, no more than 50,000 gallons may be produced per year, with the storage of beer unlimited except by the available space shown in Exhibit A. The second requirement describes the limitations on public tastings and on-site sales. Because this project will be heard at a public hearing, public tasting can be allowed. In this case, the brewery is ideally located along an arterial roadway and adequate parking is available. Given this, staff supports the request for public tasting within the proposed hours and supports the on-site sale of beer produced by the brewery.

The third requirement is to ensure the proper disposal of liquid waste created in the beer production process. A condition of approval is included to meet the requirements of the County's Environmental Health Department. The fourth requirement relates to environmental protection.

Since no new construction other than tenant improvements is proposed, no significant impact to the environment is anticipated to result from the project.

Signs are addressed in the fifth requirement, with the ordinance allowing only one non-illuminated sign no larger than 12 square feet. As discussed below, a sign variance is requested as a part of this application. The sixth requirement relates to outdoor lighting, but no outdoor lighting was requested in this application.

Requirement seven states that water saving devices must be incorporated into the brewery design. All improvements to the warehouse will be required to meet the current plumbing code which includes water efficiency standards (Sec. 402.0).

Requirements eight and nine address parking and access, with the brewery being required to provide adequate access and sufficient parking for the use. The parcel's location along an arterial roadway provides adequate access both for customers and emergency vehicles. Adequate parking is provided in the existing parking lot, which is discussed in detail below under "Parking and Circulation."

Requirement ten addresses fire protection. All regulations of the local fire department shall be met, as required by condition of approval I.D.. The brewery is within a 20 minute response time of the Pajaro Valley Fire Protection District.

The final two requirements, requirements 11 and 12, address water source and septic capacity. Environmental Health has reviewed and accepted the proposal (see comments, Exhibit F).

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed agricultural use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan. The General Plan restricts the uses allowed on CA-zoned lands. Policy 5.13.6 (Conditional Uses on Commercial Agricultural (CA) Zoned Lands) describes the allowed conditional uses on CA-zoned land. In this case, the use constitutes the principal agricultural use of the parcel and is sited to avoid the removal of land from agricultural production since it will occupy an existing warehouse. In addition, no productive agricultural soils will be covered by impervious pavement or structures. This proposal includes the addition of a hops crop along the southern façade of the warehouse which introduces an agricultural crop to the subject parcel. Therefore, the agricultural use of the parcel is enhanced with the current proposal.

The proposed warehouse will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the warehouse will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed brewery will occupy will be properly proportioned to the parcel size or the

character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed warehouse will comply with the site standards for the CA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed brewery is to be constructed within an existing warehouse. Based upon information from *Trip Generation: An ITE Informational Report, 8th edition* by the Institute of Transportation Engineers, the expected level of traffic generated by the project is anticipated to be only 11.34 peak trips per day. Such an increase along a rural arterial roadway will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed brewery is to be located in an existing warehouse that has been a part of this neighborhood for many years. No external changes are proposed other than the reconfiguration of parking spaces on the existing parking lot and the installation of a new sign. Therefore, no significant change to the physical design aspect of the area is proposed. Although the brewery is a more intense use than the existing firewood warehouse use, adequate parking and ready access exist which will minimize the impacts to surrounding properties. In addition, the area supports a diverse range of businesses, many of which are more intense uses than the proposed brewery. The density of the parcel will not be affected by this proposal.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed brewery will be located within an existing warehouse. The County's Urban Designer reviewed and accepted the proposed brewery and signs. The warehouse is a classic agricultural building with a large central gable flanked with shed roofs.

Special Findings Required by Santa Cruz County Code Section 13.10.314(a)

All Uses. For parcels within the "CA" Commercial Agriculture and "AP" Agricultural Preserve Zone Districts, the following special findings must be made in addition to the findings required by Chapter 18.10 in order to approve any discretionary use listed under Section 13.10.312 which requires a Level V or higher Approval except Agricultural Buffer Determinations:

1. That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The proposed brewery will be located within an existing warehouse. No additional impervious area is proposed as a part of this application. A new agricultural crop—hops—is proposed to be planted on the subject parcel. Therefore, this proposal increase the land-based agriculture uses on the subject parcel. Since no exterior development, other than one sign to be hung on existing sign posts, is proposed, the proposed brewery will not reduce, restrict or adversely affect agricultural resources on the subject parcel or impact nearby agricultural operations.

2. (a) That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or (b) that no other agricultural use is feasible for the parcel or (c) that the use consists of an interim public use which does not impair long-term agricultural viability; or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

This finding can be made, in that the proposal will introduce an agricultural crop on a parcel that does not currently produce any agricultural products. In addition, the brewery will be located within the existing warehouse, so no land will be taken out of agricultural production as a result of this proposal. This enhances the agricultural use on the subject parcel.

3. That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

This finding can be made, in that the brewery will be entirely contained within the existing warehouse and no other agricultural activities are currently conducted on-site. Since the proposal will occur entirely on-site within the existing structure, no impacts to the commercial agricultural activities in the area are anticipated.

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Owner: Timothy J & Kristin E Taylor Trustees

4. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

This finding can be made, in that no land will be removed from production as a result of this proposal. On the contrary, additional land will be cultivated to produce a hops crop.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the subject parcel is located along Freedom Boulevard, an arterial roadway with the maximum speed in posted as 45 miles per hour. Speeds in excess of 45 miles per hour, however, are common along this rural road. Given that high rates of speed make it difficult to read a sign in enough time to slow down to access the parcel, the 12 square feet of signage that is allowed per County Code Section 13.10.580, is not sufficient for the ready identification of two businesses on the subject parcel. Other businesses along Freedom Boulevard would also be eligible for a sign variance due to their location along an arterial roadway with relatively high rates of speed.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that, although the proposed signs exceed the 12 square feet maximum, they are modestly sized for a total of about 19 square feet. The additional seven square feet is anticipated to be sufficient to allow for the ready identification of the two businesses, but not so large as to have a negative impact on surrounding properties or drivers/bicyclists/pedestrians along Freedom Boulevard.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other parcels located along Freedom Boulevard would also be eligible for a variance due to the relatively high rates of speed of vehicles travelling on Freedom Boulevard.

Conditions of Approval

Exhibit A: 2 sheets by Robin Brownfield, dated March 2011: sheet 1: front elevation and site plan and sheet 2: floor plan.

- I. This permit authorizes a brewery use to use about 2,600 square feet of the existing warehouse and two signs as shown in Exhibit A. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if necessary for parking lot improvements.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Parking spaces shall be dimensioned (standard spaces are 8.5' x 18' and compact spaces are 7.5' x 16').
 2. Show six bicycle parking spaces on the site plan.
 3. Show a curb along the property frontage to demarcate the driveway.
 4. Information demonstrating conformance with the California Building Code, including accessibility requirements.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - E. Meet all requirements of the Department of Public Works, Road Engineering.
 - F. Provide required off-street parking for 17 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. No more than 10% of the required 17 spaces may be compact in size. Compact parking spaces are 7.5 feet wide by 16 feet long.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. Other Agencies: Obtain all necessary licenses and permits from other agencies (such as a State of California Alcohol Beverage Control Permit) for the production, serving, and sale of beer.
 - B. Annual Production Maximum: No more than 50,000 gallons of beer may be produced per year.
 - C. Public Tasting: Public tasting of beer brewed on-site is allowed.

- D. Alcohol Sales: Only beer made on-site may be sold from the brewery.
 - E. Hours of Operation: The brewery may be open to the public Monday – Friday from 4:30 PM to 9:00 PM and on Saturday and Sunday from 12:00 PM to 10:00 PM. The brewery may not be open to the public during Pacific Firewood business hours.
 - F. Signage: One non-illuminated sign not larger than 9 square feet is allowed for the brewery.
 - G. Liquid Waste Disposal: All requirements of the County Health Department shall be met.
 - H. Outdoor Operations: No outdoor operations for the brewery are authorized by this permit.
 - I. Noise All noise related to the brewery must comply with the County of Santa Cruz Noise Element.
 - J. Parking: 17 vehicle parking spaces and six bicycle spaces must be provided. All parking must be accommodated on-site. Brewery-related parking along Freedom Boulevard is prohibited.
 - K. Hops Production: Hops shall be grown on the subject parcel for use in the beer brewed on-site.
 - L. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be

responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Annette Olson
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 111051

Assessor Parcel Number: 050-161-07

Project Location: 2536 Freedom Blvd., Watsonville

Project Description: Proposal to allow a brewery serving the public to occupy space in an existing warehouse and allow a variance for 19 square feet of sign.

Person or Agency Proposing Project: Robin Brownfield

Contact Phone Number: (831) 724-4994

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: 15303 class conversion of one use to another where only minor modifications are made.

F. Reasons why the project is exempt:

This project consists of a brewery occupying space in an existing warehouse and the installation of two signs totally 19 square feet in area.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Annette Olson, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE: _____
TO: Support Staff
FROM: Annette Olson
RE: Application # 111051

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

Return all original documents to the planner, unless checked ⇒ ☐ Use original documents for distribution

- ☐ Make _____ copies of the attached documents; distribute as follows:
- ☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ Send a copy to District Supervisor _____ (via Inter-office mail)
 - ☐ Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)
 - ☐ Housing (Conditions – projects with affordable housing reqts.)
 - ☐ _____
 - ☐ Extra copy to planner
 - ☐ Mail a copy to the California Coastal Commission: ☐ Certified Mail ☐ Send attached plans
 - ☐ Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.
 - ☐ Mail copy of permit conditions to: _____ (Local Fire District)
 - ☐ Attach permit conditions to application (Hansen only)
 - ☐ Send copy of CEQA notice to the Clerk of the Board:
 - ☐ Notice of Exemption (include copy of application form indicating COB fee payment)
 - ☐ Notice of Determination/Negative Declaration
 - ☐ Certificate of Fee Exemption
 - ☐ Special instructions:
 - ☐ Send attached exhibit(s) to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ Send attached recordable documents to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ _____
 - ☐ _____

Completed by: _____
(support staff) (date)

Return recorded form to:

Planning Department
County of Santa Cruz
701 Ocean Street, 4th Floor

Attention: Annette Olson
Application #: 111051

Notice

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(CALIFORNIA GOVERNMENT CODE §27361.6)

Recording requested by:

COUNTY OF SANTA CRUZ

When recorded, return to:

Planning Department

Attn: Annette Olson

County of Santa Cruz

701 Ocean Street

Santa Cruz, CA 95060

Conditions of Approval

Development Permit No. 111051

Property Owner: Timothy J & Kristin E Taylor Trustees

Assessor's Parcel No.: 050-161-07

By signing below, the owner agrees to accept the terms and conditions of approval of Application 111051 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application 111051 is null and void in the absence of the owner's signature below.

Executed on _____,
(date)

Property Owner(s) signatures:

(Signature) (Print Name)

(Signature) (Print Name)

(Signature) (Print Name)

**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ} ss

On _____, before me, _____, Notary Public,
personally appeared _____, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
(Signature of Notary Public)

This form must be reviewed and approved by a County Planning Department staff person after
notarization and prior to recordation.

Dated: _____

COUNTY OF SANTA CRUZ

By: _____
Planning Department Staff



County of Santa Cruz Planning Department

Steps for Completing and Recording the Conditions of Approval for this Permit

1. Review all of the information on the document to be recorded. The property owner is responsible for reviewing **all** of the entered information, including the Assessor's Parcel Number (APN), site address, owner's name(s), previous owner(s), document number(s), and recording dates. If any of this information is found to be incorrect, notify the Planning Department of the inaccuracy **prior** to recording the document. If necessary, a corrected version of the document will be prepared at the owner's request.
2. Obtain the signature(s) of **all** property owners. A notary public must verify all signatures. The Planning Department has a notary public and/or the phone book lists several other notaries public.
3. Bring the notarized form into the Planning Department for review and signature by a Planning Department staff person prior to recording. Please ask the receptionist for assistance in obtaining a signature, please do not sign on to the waiting list for this purpose.
4. In order to save the photocopy costs, you may bring along your own copy or copies (as well as the original) to the Recorder's Office, which they will stamp for you for a fee.
5. Have the form recorded in the County Recorder's Office, Room 230, and have a photocopy made with the recorder's stamp on it, or have your copy conformed. Please contact the Recorder's Office regarding their fees & hours of operation at: (831) 454-2800. **Note: Do not record this instruction form with your recordable documents.**
6. The copy may be mailed directly to the Planner or routed to the planner through the Planning reception desk as you step off the elevator on the 4th floor.
7. The original stamped declaration will be sent to the Planning Department in 3-5 weeks and placed in permanent records.

Your building application will not be approved by the planning department, and your use may not begin until steps 1-6 have been completed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 111051

Assessor Parcel Number: 050-161-07

Project Location: 2536 Freedom Blvd., Watsonville

Project Description: Proposal to allow a brewery serving the public to occupy space in an existing warehouse and allow a variance for 19 square feet of sign.

Person or Agency Proposing Project: Robin Brownfield

Contact Phone Number: (831) 724-4994

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: 15303 class conversion of one use to another where only minor modifications are made.

F. Reasons why the project is exempt:

This project consists of a brewery occupying space in an existing warehouse and the installation of two signs totally 19 square feet in area.

In addition, none of the conditions described in Section 15300.2 apply to this project.



Annette Olson, Project Planner

Date: 7/19/11

FOR TAX PURPOSES ONLY

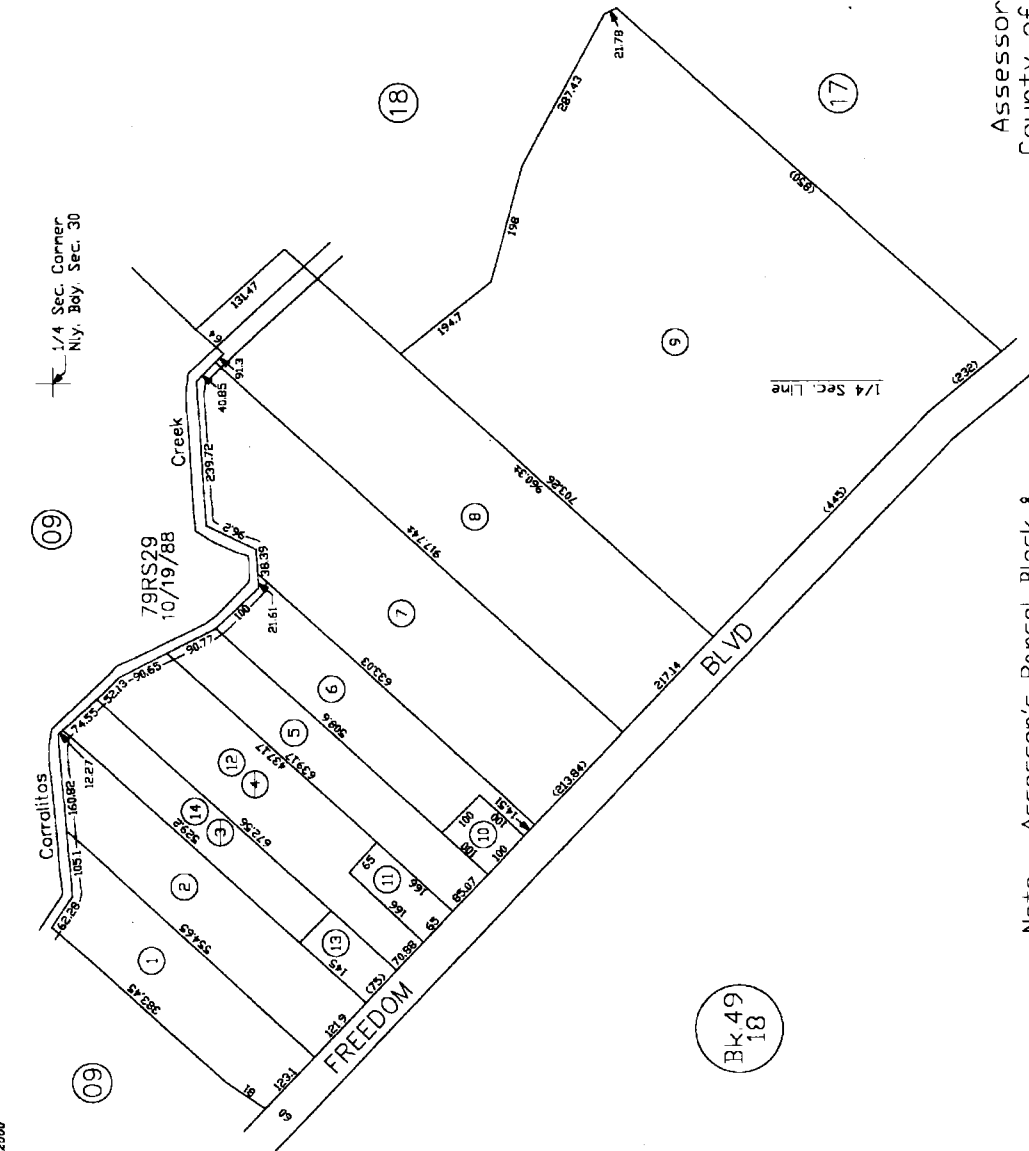
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR, RANCHO DE LOS CORRALITOS
N. 1/2 SEC. 30, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258

50-16



Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.




Assessor's Map No. 50-16
County of Santa Cruz, Calif.
Jan. 2000

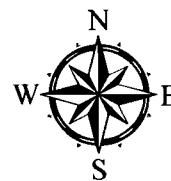


Location Map



LEGEND

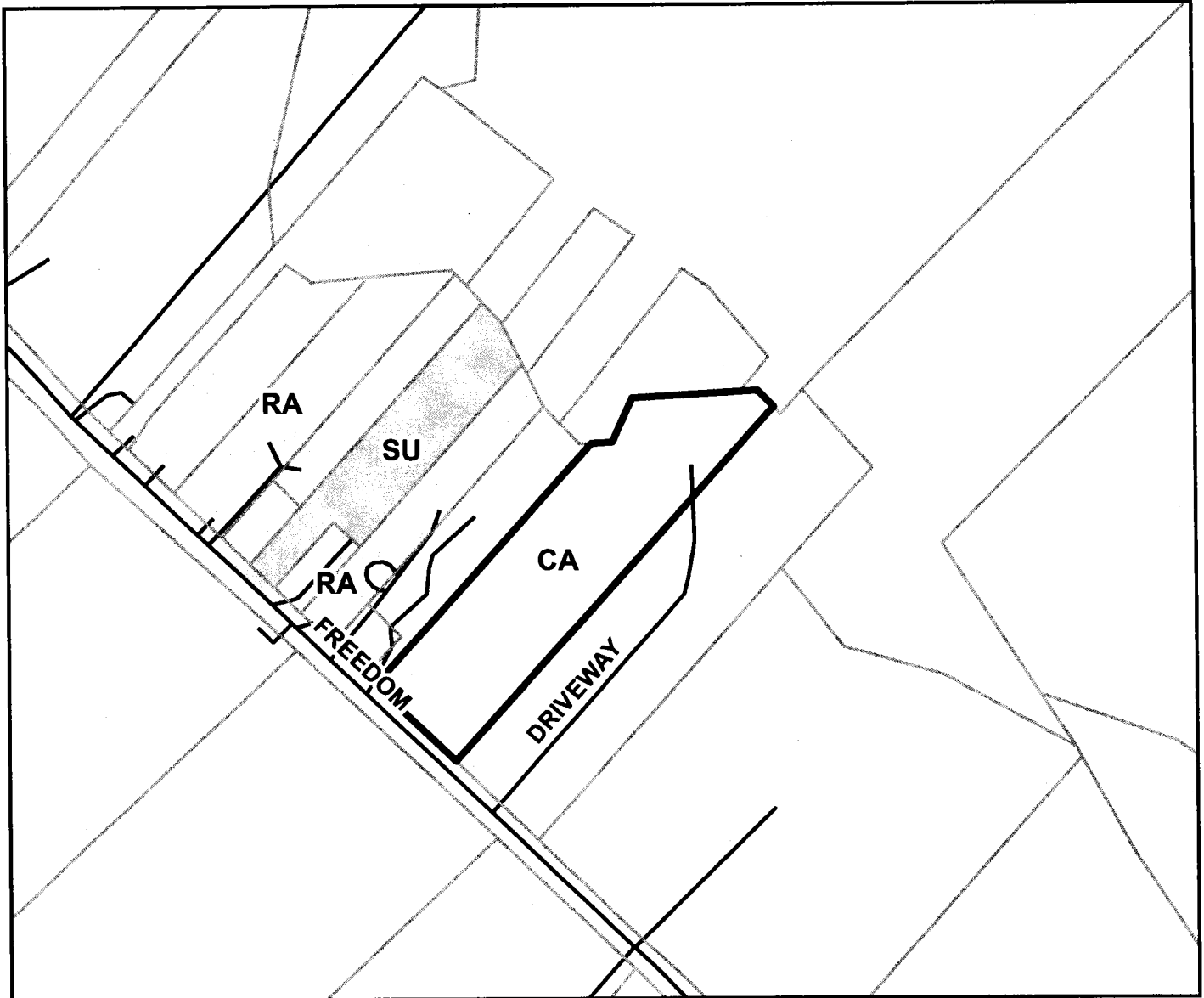
-  APN: 050-161-07
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
April 2011



Zoning Map



LEGEND



APN: 050-161-07



Assessors Parcels

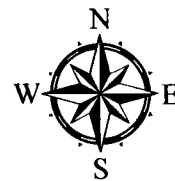


Streets

AGRICULTURE COMMERCIAL

AGRICULTURE RESIDENTIAL

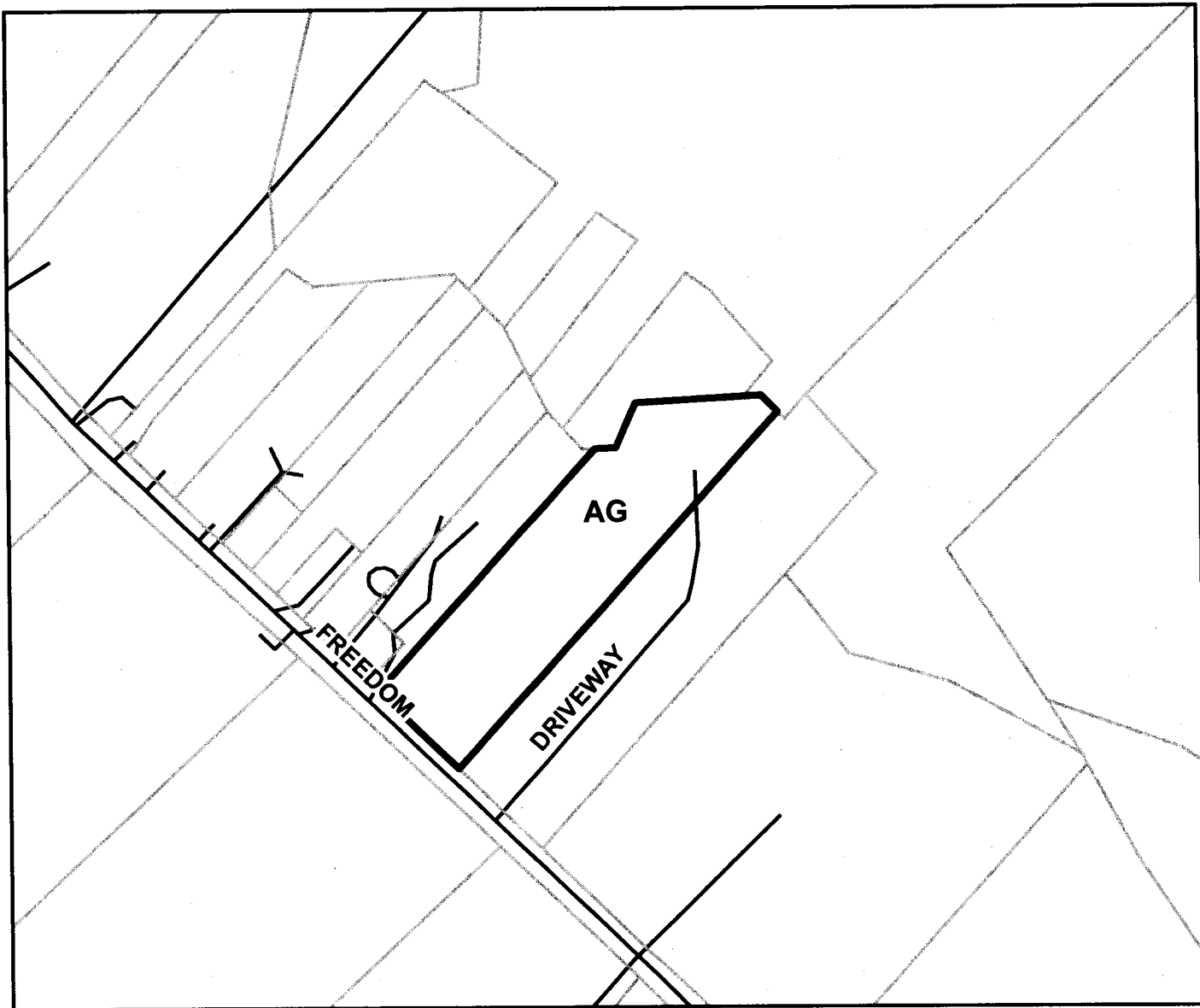
SPECIAL USE



Map Created by
County of Santa Cruz
Planning Department
April 2011

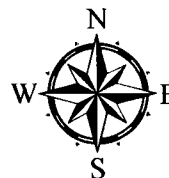


General Plan Designation Map



LEGEND

-  APN: 050-161-07
-  Assessors Parcels
-  Streets
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
April 2011



Accessibility Review

Routing No: 1 | Review Date: 04/20/2011

JAMES HEANEY (JHEANEY) : Incomplete

Development Review

Dev Rev 111051 - Accessibility

Completeness Comments:

Application Complete? - ☐ Yes ☒ No

Policy Considerations and Compliance Issues:

1. The proposed accessible parking space appears to be located in front of a roll up door. This would place the parked vehicle in a path of traffic. In addition this creates challenges for required signage and the required wheel stop. Please propose a van accessible space that is not in the vehicle path.

· Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel (complying with Section 1114B.1.2) from adjacent parking to an accessible entrance. CBC 1129B.1.

· Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units horizontal (2-percent slope) in any direction. CBC 1129B.3(4).

2. Please indicate the proposed slope for the access ramp. CBC 1133.B.5
Maximum slope 1/12 (8.33%).

Permit Conditions and Additional Information:

1. Please provide complete van accessible parking space details. 1129B.3.

2. Please provide complete accessible restroom details per CBC 1115B.

3. Please indicate that the entrance is accessible including details of the threshold height and door type, closers, ect. CBC1133B.

4. Please provide complete building signage. CBC 1117B.5.

5. There shall be an accessible portion of the bar. It shall be 28 inches to 34 inches from the floor or ground and 60 – inches in length CBC 1122B.4. and CBC 1104B.5(4).

If you have any questions regarding these corrections, please call Jim Heaney between the hours of 8:00 am - 4:30 pm at 454-3166 or email pln645@co.santa-cruz.ca.us.



Discretionary Application Comments 111051

APN 050-161-07

Accessibility Review

Routing No: 2 | Review Date: 06/17/2011

JAMES HEANEY (JHEANEY) : Complete

Development Review # 111051, Second Review 6/17/11 by Jim Heaney

Completeness Comments: **Application Complete?** - ☒ Yes ☐ No
None

Policy Considerations and Compliance Issues:

None

Permit Conditions and Additional Information:

Designer of record, Robin Brownfield has been contacted to inform her of Bldg Permit requirements regarding accessibility and structural items.

1. Structural components shall be designed by a person licensed for such by the State of California. See ASCE 7-05 section 13.5.8 for exceptions.
2. Provide complete accessibility details and signage.
3. Detectable warnings will be required at the level surface at the bottom of the entry ramp.
4. Accessible parking shall be a van space with an 8 ft loading zone.

If you have any questions regarding these corrections, please call Jim Heaney between the hours of 8:00 am - 4:30 pm at 454-3166 or email pln645@co.santa-cruz.ca.us.

Driveway/Encroachment Review

Routing No: 1 | Review Date: 04/19/2011

ANWARBEG MIRZA (AMIRZA) : Complete

Complete:

Routing No: 2 | Review Date: 06/30/2011

ANNETTE OLSON (AOLSON) : Not Required

Environmental Health Review

Routing No: 1 | Review Date: 04/19/2011

JIM SAFRANEK (JSafranek) : Complete

The project is complete for EHS.

Prior to BP application approval the following EHS conditions apply:

The sewage consultant's report analyzing the suitability of the existing onsite graywater system to serve the proposed use was submitted to EHS on 4-20-2011 and found acceptable.

The applicant will need to meet the reqs (as a wholesale seller of beer) of the State Dept of PH



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111051

APN 050-161-07

Environmental Health Review

Routing No: 1 | Review Date: 04/19/2011

JIM SAFRANEK (JSafranek) : Complete

Food and Drug Branch.

The retail portion of the proposed operation will need to be reviewed and permitted by the Consumer Protection section of EHS. Contact Andrew Strader of EHS at 454-2741.

An EHS Building Clearance is also required.

Routing No: 2 | Review Date: 06/30/2011

ANNETTE OLSON (AOLSON) : Not Required

Fire Review

Routing No: 1 | Review Date: 04/18/2011

COLLEEN BAXTER (CBAXTER) : Complete

**Pajaro Valley Fire Protection District
562 Casserly Road, Watsonville, CA
95076
Telephone: (831) 722-6188 Fax: (831)
722-3722**

Date: 4/19/11

Name: Robin Brownfield

Address : 250 EVENING HILL LN

City: WATSONVILLE, CA

Subject: APN: 050-161-07 / Appl # 111051

Street Address

Dear Property Owner:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.



Fire Review

Routing No: 1 | Review Date: 04/18/2011

COLLEEN BAXTER (CBAXTER) : Complete

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and **RESUBMIT with an annotated copy of this letter. All changes to drawings will require "clouding of the change".**

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (**2010 edition**) and Pajaro Valley Fire Protection District Amendments."

NOTE on the plans "the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING and SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the California Building Code. (e.g. B, Type V-1hr, Sprinklered)"

NOTE on the plans "the **REQUIRED** and **AVAILABLE FIRE FLOW**. FIRE FLOW requirements for this project is **_1,000 gallons per minute**. The AVAILABLE FIRE FLOW information can be obtained from the water company. The minimum fire-flow requirements shall not be less than that specified in Appendix Table B105.1 of the California Fire Code."

SHOW on the plans a public fire hydrant within 400 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

NOTE on the plans, "when servicing more than 20 sprinklers, automatic fire sprinkler systems shall be supervised by an approved Central, Proprietary, or Remote Station or an approved local alarm which will give an audible signal at a constantly (24 hour) attended location."

NOTE on the plans "the building shall be protected by an approved fire alarm system complying with the currently adopted edition of NFPA 72, and adopted standards of Pajaro Valley Fire Protection District."

NOTE on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the Fire Alarm System to this agency for approval."

NOTE on the plans "the roof covering shall be no less than Class "B" rated roof."

SHOW on the plans, **DETAILS** of compliance with **FIRE LANE** requirements. **FIRE LANE**



Fire Review

Routing No: 1 | Review Date: 04/18/2011

COLLEEN BAXTER (CBAXTER) : Complete

shall be **20** feet minimum unobstructed width, with red painted curbs and approved signage. FIRE LANES shall be maintained hereafter.

NOTE on the plans” the job copies of the building and fire systems plans and permits must be on-site during inspections.”

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

Show on the plans the type of sprinkler system currently installed and what codes and standards is was installed under.

Show on the plans the number of employees to be working in the brewery and the number of people it will serve.

Is the firewood business continuing to operate in the building?

Show on the plans all of the occupancies existing in the building/planned occupancies.

Routing No: 2 | Review Date: 06/14/2011

COLLEEN BAXTER (CBAXTER) : Complete

**Pajaro Valley Fire Protection District
562 Casserly Road, Watsonville, CA 95076
Telephone: (831) 722-6188 Fax: (831)
722-3722**

Date: 6/21/11

Planning Department



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111051

APN 050-161-07

Fire Review

Routing No: 2 | Review Date: 06/14/2011

COLLEEN BAXTER (CBAXTER) : Complete

County of Santa Cruz
Attention: Name
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 050-161-07 / Appl #111051
Address: 2536 FREEDOM BLVD

Dear Name: TIMOTHY TAYLOR (OWNER AND APPLICANT)

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2010 edition) and Pajaro Valley Fire Protection District Amendments".

SHOW on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

NOTE on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13, and adopted standards of Pajaro Valley Fire Protection District."



Fire Review

Routing No: 2 | Review Date: 06/14/2011

COLLEEN BAXTER (CBAXTER) : Complete

NOTE on the plans “the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval.”

NOTE on the plans “an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.”

NOTE on the plans “the roof covering shall be no less than Class "B" rated roof.”

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be **20** feet minimum unobstructed width and maxi-mum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

NOTE on the plans “a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure.”

NOTE on the plans “the job copies of the building and fire systems plans and permits must be on-site during inspections.”

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

The "FDC" (Fire Department Connection), shall be clearly marked and labelled. Owner shall provide three feet of clearance around the connection.



Project Review

Routing No: 1 | Review Date: 04/26/2011

ANNETTE OLSON (AOLSON) : Incomplete

Incomplete 4/26/11

See letter in project file.

Routing No: 2 | Review Date: 06/30/2011

ANNETTE OLSON (AOLSON) : Incomplete

Complete once sign is posted.

Road Engineering Review

Routing No: 1 | Review Date: 04/18/2011

RODOLFO RIVAS (RRIVAS) : Complete

Permit Conditions and Additional Information:

Parking on the west side of parking lot should be revised from angle parking to perpendicular parking in order to prevent motorists from backing onto Freedom Boulevard.

Routing No: 2 | Review Date: 06/30/2011

ANNETTE OLSON (AOLSON) : Not Required

Urban Designer Review

Routing No: 1 | Review Date: 07/21/2011

LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Complete

No change to building or parking.

ROBIN BROWNFIELD

250 Evening Hill Lane Corralitos CA 96076 Phone:(831)724-4994 Fax:(831)222-3272

PARKING PLAN:

Pacific Firewood

Hours of Operation M-F 9 am-4 pm Sat. 9 am-12 pm

Most product of this business is delivered. Pick up customers do come in for product and the length of stay is rarely more than 20 minutes. Our busiest time of year for pick up is during the Christmas tree season (a 3-4 week period) in which we might see as many as 8-10 customers at a time max. and have allowed for 19 available parking spaces.

All employees for this business park in back, behind the gate.

Corralitos Brewing Company

Hours of Operation M-F 4:30 pm-9 pm Sat. & Sun. 12 pm - 10 pm

Being that the hours of the brewing company do not overlap those of Pacific Firewood, we would have 19 spaces available for cars, and additional spaces for bicycles. All employees would be required to park in the back.

Production hours would be M-F 7 am - 5 pm and these 2 employees would also park in the back.

Truck Repair Area

As Needed (within the hours of Pacific Firewood's Operation)

The truck repair area is just that. It is a place for us to repair and maintain our business vehicles and occasionally a customer's vehicle. At this time, the vehicle is in the repair area within the building and does not require additional parking. If it is a customer's vehicle, they would just be dropping it off and leaving it for repair, and would not require any additional parking.

EXHIBIT G

2536 Freedom Blvd Watsonville CA

Description of uses

Current use

Pacific Firewood & Lumber Company

Pacific Firewood is a family run business and a staple in this community since 1982. Our current 10 employees have been working with us for nearly 20-25 yrs. We have pride in our business and the customer always comes first. This building was purchased in 1993 by Tim Taylor and its current use is firewood sales, custom milling and boxed and bagged firewood products. Hardwoods and softwoods are brought into the 5 acre facility and processed by hand and by machine. All products are boxed or loaded by hand and delivered. Parks and campgrounds all around CA, use their wood products.

Proposed use

Corralitos Brewing Company

Corralitos Brewing Company LLC will be a small micro brewery making a estimated 650 barrels in its first year of business. All beer produced will be kegged for consumption and bottling will take place as soon as time and funds permit. Corralitos Brewing Company is a Limited Liability Company and has a total of two (2) acting members. Luke Taylor acts as President, and Michael Smith as Vice President. They will be the only employees to operate the business on a full time schedule. Other employees will be hired as time and funds permit to help with production. The tasting room will need one (1) other employee as a beer tender and will be on a part time basis. Corralitos Brewing Company will be a self distributed brand.

Hours of Operation

Hours of operation for Pacific Firewood

Mon- Fri 9:00 am – 4:00 pm

Sat 9:00 am – 12:00 pm

Hours of operation for Corralitos Brewing Co.

Tasting hours

Mon- Fri 4:30-9:00 pm

Sat – Sun 12:00 pm – 10:00 pm

Hours of operation for production will be

Mon- Fri 7:00 am- 5:00 pm