



Referral Early Consultation

Date: March 21, 2016
To: Distribution List (See Attachment A)
From: Timothy Vertino, Assistant Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2016-0017 – BLAKER BREWING
Respond By: April 8, 2016

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Tom Lucas, Blaker Brewing
Project Location: 11204 Fulkerth Road, at the southwest corner of Fulkerth and N. Morgan Roads, north of West Main Street, and west of the City of Turlock.
APN: 022-037-010
Williamson Act Contract: 71-0341
General Plan: AG (Agriculture)
Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to expand an existing microbrewery operation that produces hand crafted beer. The expansion will take place under two development phases. Phase 1 includes the construction of a 2,448 square foot building, enabling the production of a maximum of 4,340 gallons of beer per week. Phase 2 includes an additional 2,448 square foot building, and doubling the amount of production and employees. The microbrewery is not open to the general public, and fifty percent of the wheat and hops will be grown on site.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

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USE PERMIT APPLICATION NO. PLN2016-0017 – BLAKER BREWING

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: MOUNTAIN VIEW	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: TURLOCK JOINT UNION HIGH	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: CHATOM UNION	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2016-0017 – BLAKER BREWING

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>UP 16-0017</u> Date: <u>2/29/16</u> S <u>16</u> T <u>5</u> R <u>9</u> GP Designation: <u>AG</u> Zoning: <u>A-2-40</u> Fee: <u>\$2,152.00</u> Receipt No. <u>531087</u> Received By: <u>TV</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

See attached

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 022 Page 037 Parcel 010

Additional parcel numbers: _____

Project Site Address
or Physical Location: 11204 Fulkerth Rd., Turlock, CA 95380

Property Area: Acres: 97.7 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Use Permit No. PLN2014-0094

Existing General Plan & Zoning: Agriculture, A-2-40

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agriculture

West: Agriculture

North: Agriculture

South: Agriculture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?
Contract Number: 1971-0341

If yes, has a Notice of Non-Renewal been filed? No

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 143,500+/- Sq. Ft. Landscaped Area: 2,950 Sq. Ft.

Proposed Building Coverage: 2,448 Sq. Ft. Paved Surface Area: 3,496 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 2,448 SF

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 16'

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: TID Sewer*: On-site

Telephone: ATT Gas/Propane: PGE

Water**: On-site Irrigation: TID

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): 145,948

Type of use(s): Residential, Agriculture, Office, Manufacturing

Days and hours of operation: 7 am - 5 pm, 7 days a week

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 15 (Minimum Shift): 5

Estimated number of daily customers/visitors on site at peak time: 0

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1

Estimated hours of truck deliveries/loadings per day: 7 am - 5 pm

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 169 sf Warehouse area: 2,147 sf

Sales area: _____ Storage area: 32 sf

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) 36 sf lobby area, 64 sf restroom

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Fulkerth Rd

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) existing on-site settling basin

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Blaker Brewing Project Description

Blaker Brewing is a start-up microbrewery that produces hand-crafted beers. The founders of Blaker Brewing are Tom Lucas and Mike Lucas. Tom has managed Lucas Dairy for nearly 20 years. Mike has owned and managed Lucas Dairy for over 40 years.

Phase 1

The applicant, Blaker Brewing is requesting a Conditional Use Permit to allow the operation of a small craft beer manufacturing facility.

The project consists of the construction of a 2448 square foot metal building, a 10 foot irrevocable offer of right-of-way dedication of 500 feet in length along the frontage of Fulkerth Road, the construction of a parking lot and other ancillary improvements. At full capacity Blaker Brewing will produce 4340 gallons of beer per week with possible expansion in the future based on local demands. Normal brewing operations consist of heating grains and water to extract fermentable sugars. The resulting liquid will then be transferred to fermentation tanks. Blaker Brewing would produce their own brand of specialty beer to be distributed to restaurants, cafes and establishments throughout the region. Sales and delivery will consist of off-site delivery of finished product to customers. Blaker Brewing intends to hire approximately 5 full time and 10 part time employees.

TIER TWO USE PERMIT AND WILLIAMSON ACT FINDINGS

The proposed use is consistent with the General Plan and will not be detrimental to the general welfare of persons residing or working in the area or to the general welfare of the residents of Stanislaus County. In addition the proposed project will not be detrimental to agricultural uses based on the following:

1. CLOSED SUSTAINABLE LOOP

Blaker Brewing will demonstrate that a microbrewery can coincide with an agricultural system in a closed sustainable loop. Although we are located on land protected by the Williamson Act, we believe that Blaker Brewing is in an ideal location for a small microbrewery. We will grow 50% of our hops and 50 % of our wheat on site. Spent grains will be fed at our feedlot, which is also located on site. The use of brewer's grains as animal feed prevents their disposal into the environment and subsequent contamination of water. Because brewer's grains spoil quickly, are bulky and their transportation is expensive, they should be used within the vicinity of the brewery. We believe that it is necessary and beneficial to be located in an agricultural area for the purpose of a firmly closed loop.

2. SECONDARY USE OF WASTE WATER

At Blaker Brewing we consider the environmental impact an integral part of our sustainable agricultural element. We have been stewards of the land since 1938. We have worked closely with water monitoring. Our waste water will remain on premises and will be used to irrigate our wheat and corn. This water will not enter a septic system or a city treatment plant. It will go through drains, a sand trap, over a physical solids separator, and end up in our 7 million gallon lagoon. We will have 20,000 gallons of secondary waste water per week. That is merely .20% of our daily waste water storage. From there it will be used as needed for irrigation. Any solids collected on the sand trap or on the solids separator will be composted.

3. LIMITED TRAFFIC INCREASE

This project will result in a very limited traffic increase within the capacity of surrounding streets. We have a paved parking area in front and on the south side of the building. Business hours will be from 7:00 AM to 5:00 PM. Trucking shipments will be limited to one shipping input delivery per week and one delivery output per week. Cattle trucking and maintenance will result in one shipping output per month. Our facilities have a machine shop, areas for grain storage, tools, tractors, a forklift, and a bobcat. The need for these outside services will be very limited. We will not have a taproom on site and guests will not be allowed. The parking lot will have 19 total spaces with 1 ADA accessible space. There will be no further concentration of commercial or industrial uses in the area.

Currently Lucas Dairy has 8 full time employees.

2 milk handling pickups per day

1 delivery drop per day

1 sales call per day

1 vet service call biweekly

Initially we estimate the following increase in traffic:

2 delivery drops per week

1 output delivery per day

1 cattle maintenance input/output per month

Beer produced at the project site will be done largely through manual methods without the use of large, industrial machinery so noise from the production process is not a concern. The brewing process will be conducted within an enclosed facility which will be inaudible to the surrounding uses. The brewing process will produce some odor. During the initial process a sweet, sugary aroma may be detected consistent with that of a small bakery.

Our brewery will be very flammable safe. We will be using a 15 HP steam boiler for mashing. For on site fire fighting we have a 4500 gallon water tank within 50 feet of the proposed building and a 10,000 gallon water tower within 300 feet. There are two main driveways for fire access. The only chemicals on site are Starsan and PBW for cleaning purposes. Both are food grade, non-flammable, non-toxic cleaners.

One sign attached located within our landscaping design will be needed.

The former milking parlor will once again be used for agriculture storage purposes only.

Additional equipment needed will be:

10 Ton silo with augers

15 HP steam boiler

3/4 HP Mill

10 HP glycol chiller

300 Gallon Mash tun

300 Gallon Hot Liquor Tank

300 Gallon Brew Kettle

2- 300 Gallon Fermentors

1- 300 Gallon Brite tank

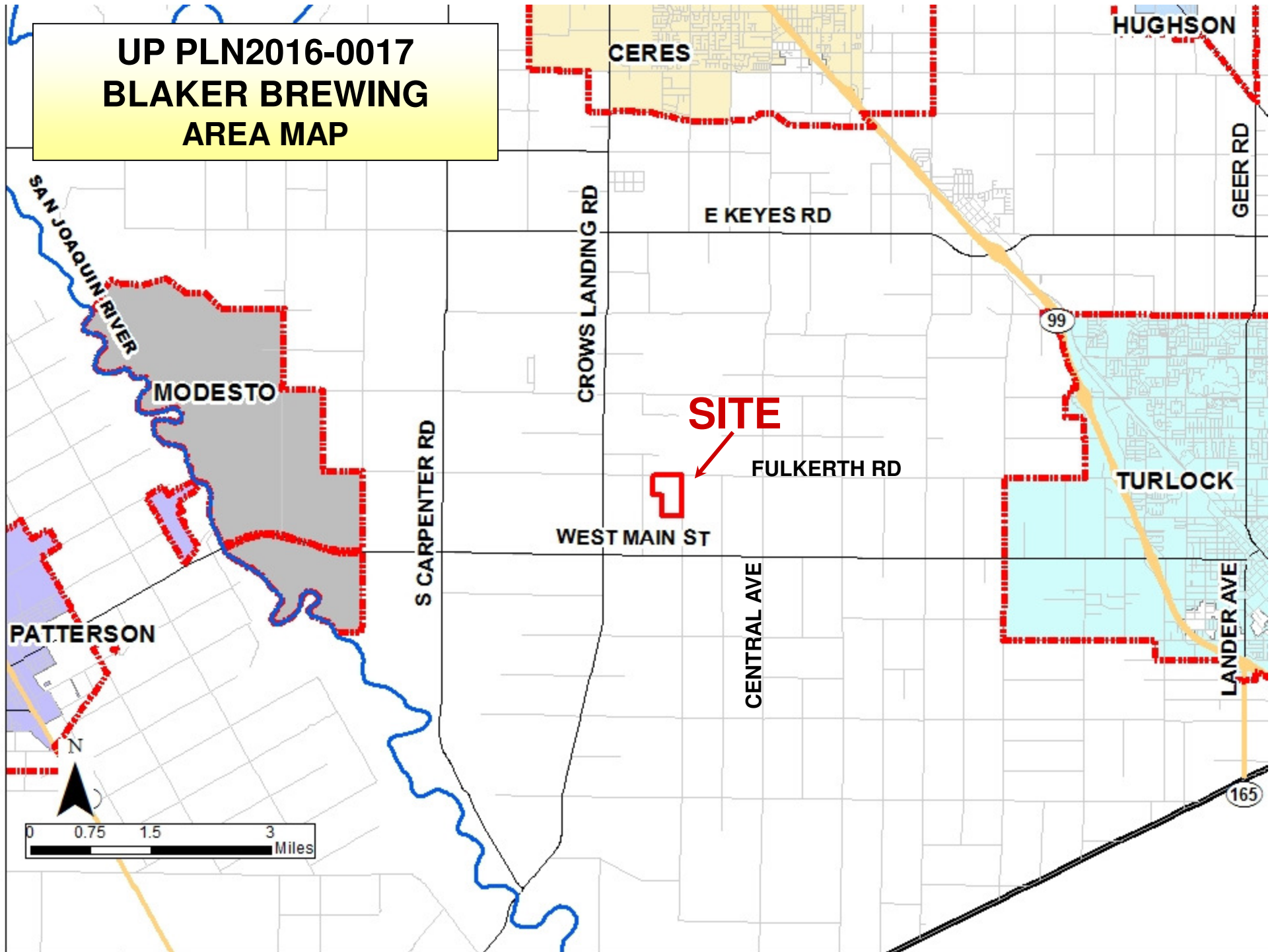
Reverse Osmosis system
Mechanical chiller
Mechanical beer filter
Keg Washer/filler
Canning line
Bottling line
Labeler
CO2 tank

Phase 2

Phase 2 expansion would increase the number of fermentation tanks, packaging, and possible cold storage. The building size, production, parking and number of employees would double.

Due to the aforementioned items, we find that the use will not compromise the productive agricultural ability of lands in the A-2 zoning district. The project will not alter adjacent contracted parcels nor shall it result in any removal of land from agricultural use or open-space use.

**UP PLN2016-0017
BLAKER BREWING
AREA MAP**



**UP PLN2016-0017
BLAKER BREWING
GENERAL PLAN MAP**

AG

E TUOLUMNE RD

EL KATRINA LN

FULKERTH RD

SITE

AG

AG

CROWS LANDING RD

BYSTRUM RD

N MORGAN RD

N BLAKER RD

CENTRAL AVE

AG

Legend

AG= AGRICULTURE

N

0 0.125 0.25 0.5 Miles

WEST MAIN ST

WEST MAIN ST

**UP PLN2016-0017
BLAKER BREWING
ZONING DESINGATION MAP**

A-2-40

E TUOLUMNE RD

EL KATRINA LN

CROWS LN

FULKERTH RD

SITE

CENTRAL AVE


BYSTRUM RD

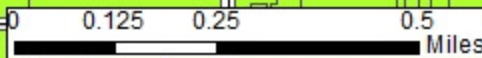
N MORGAN RD

N BLAKER RD

CROWS LANDING RD

Legend

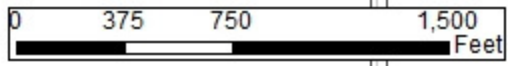
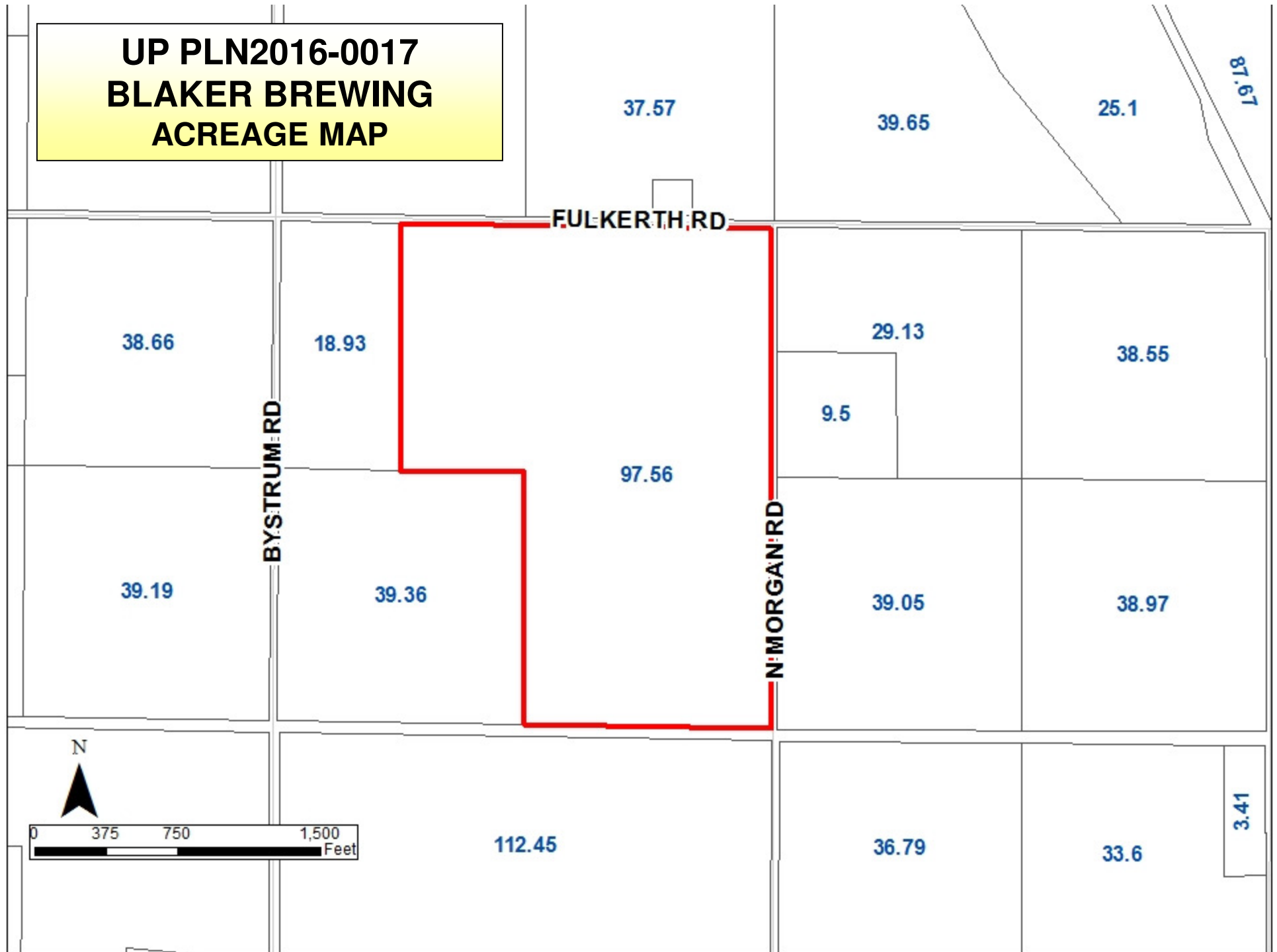
 A-2-40= AGRICULTURE



WEST MAIN ST

WEST MAIN ST

**UP PLN2016-0017
BLAKER BREWING
ACREAGE MAP**



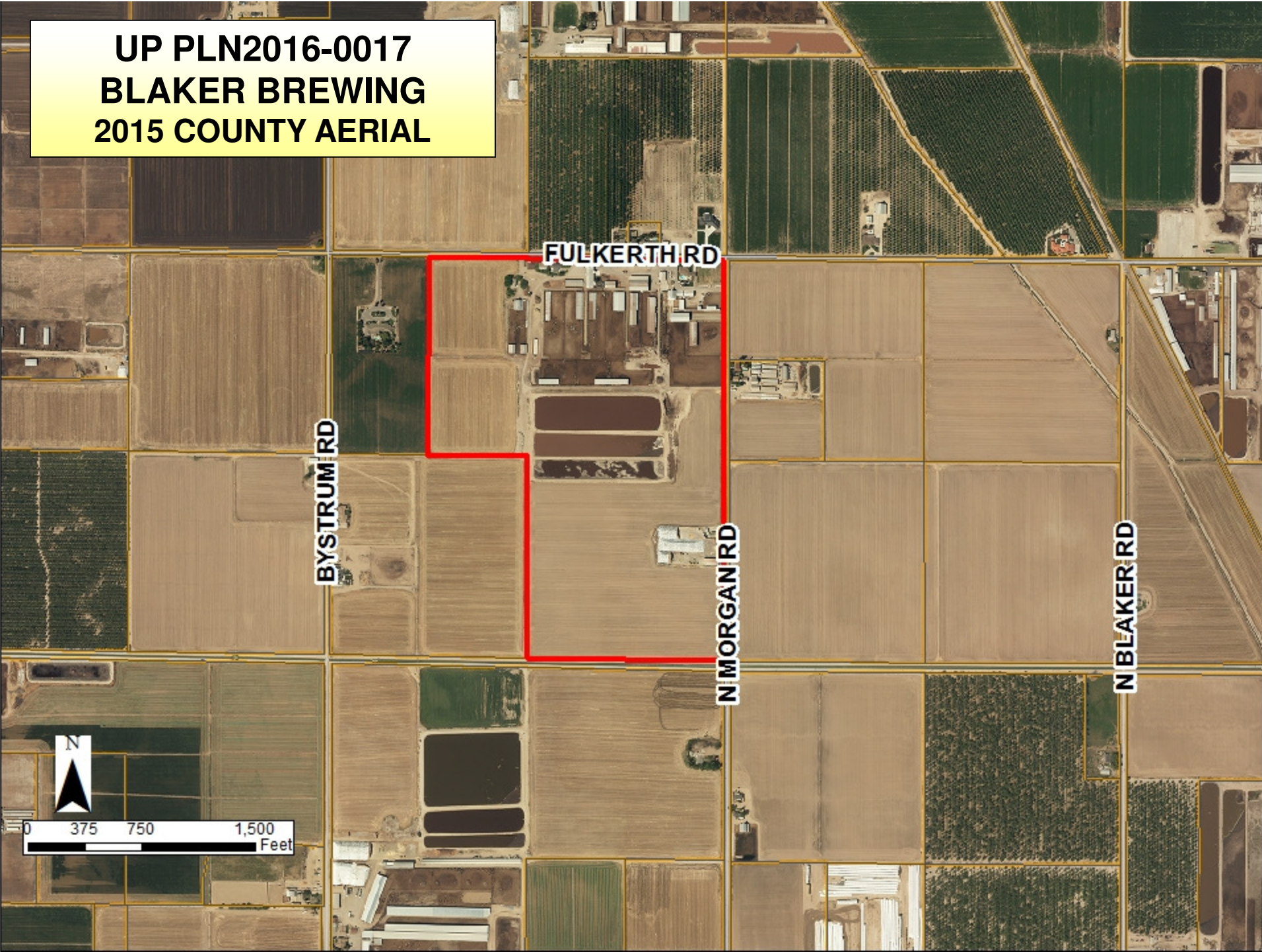
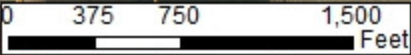
**UP PLN2016-0017
BLAKER BREWING
2015 COUNTY AERIAL**

FULKERTH RD

BYSTRUM RD

N MORGAN RD

N BLAKER RD

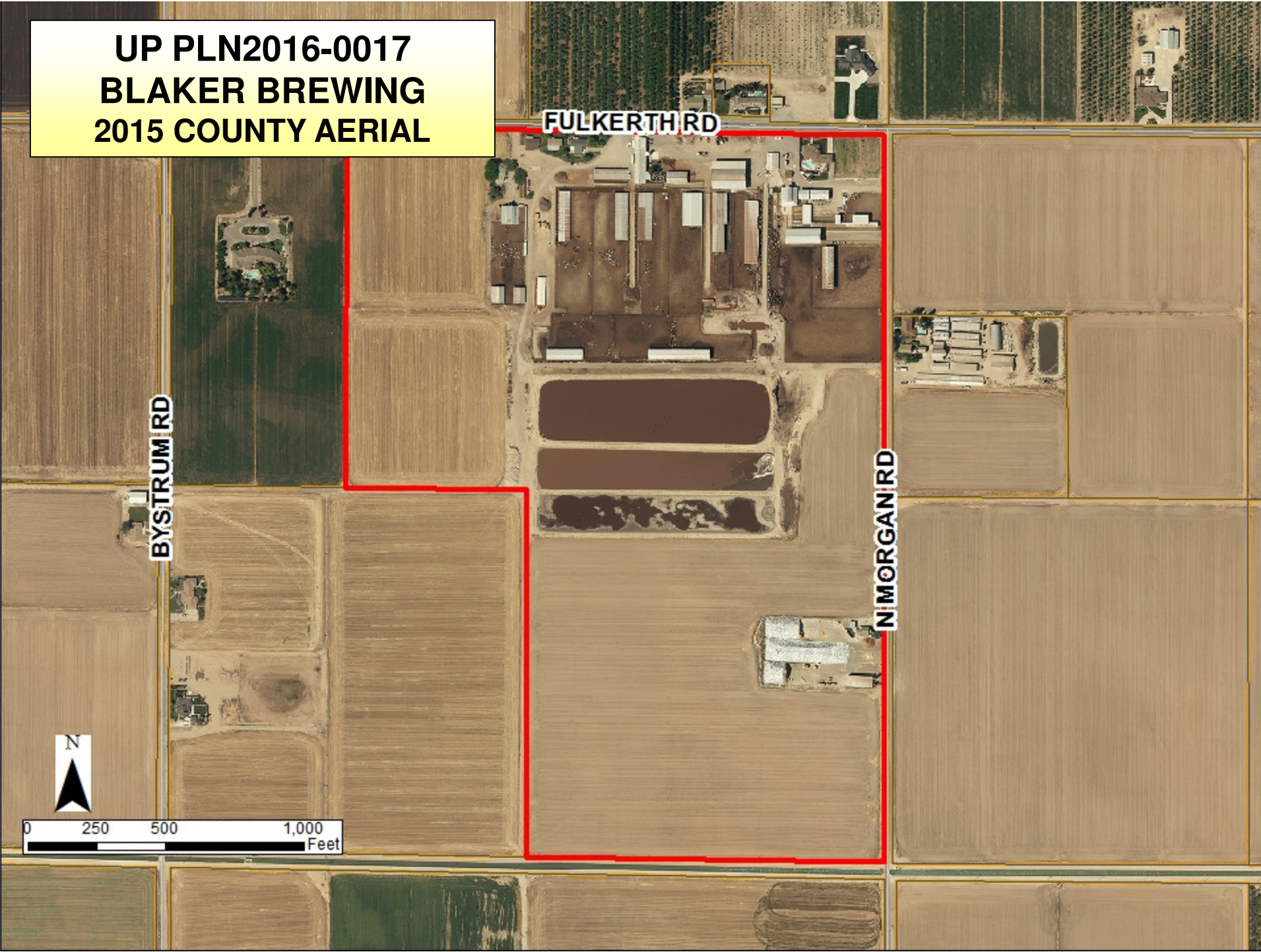
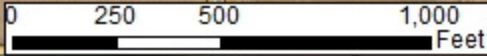


**UP PLN2016-0017
BLAKER BREWING
2015 COUNTY AERIAL**

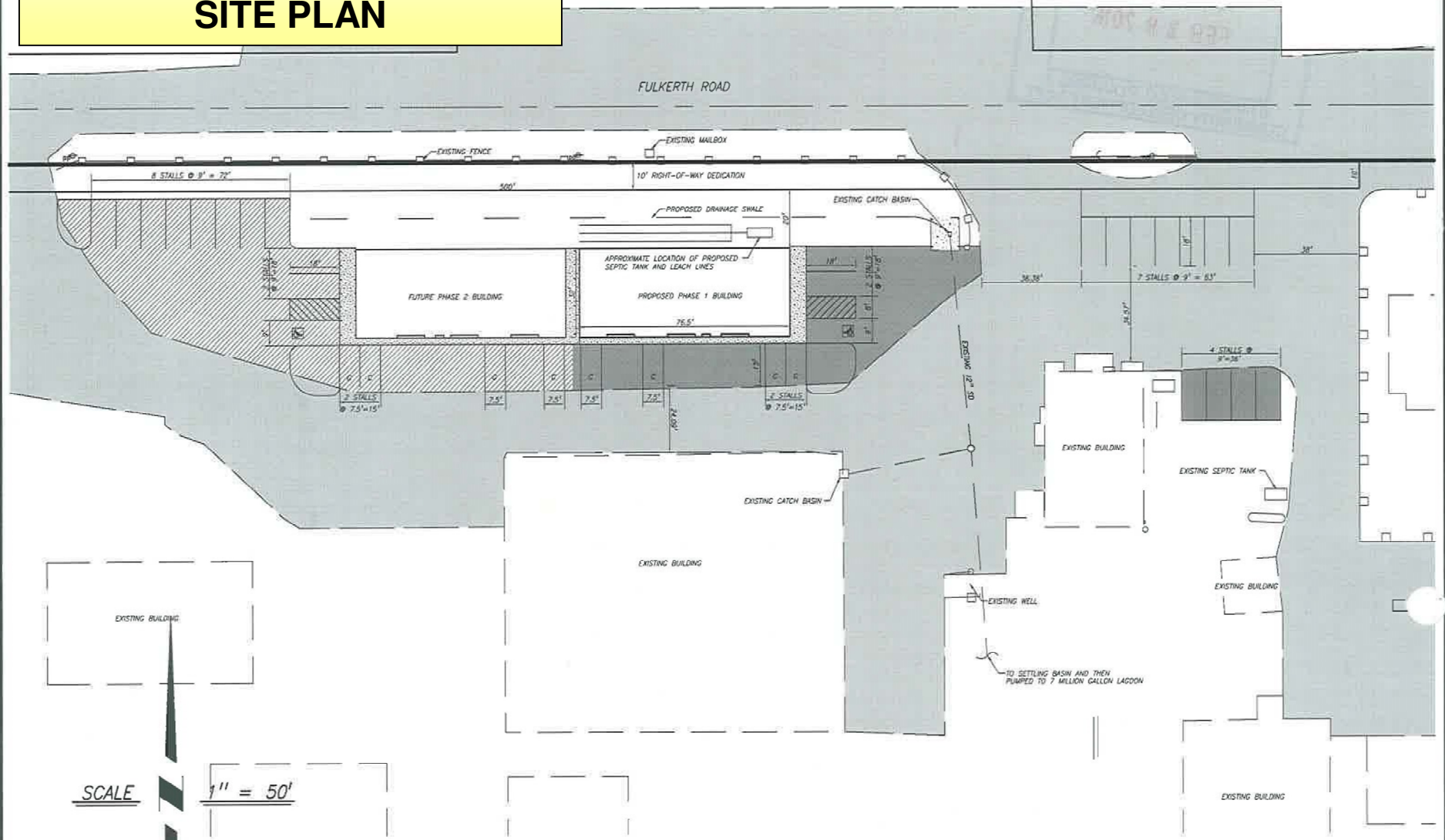
FULKERTH RD

BYSTRUM RD

N MORGAN RD



UP PLN2016-0017 BLAKER BREWING SITE PLAN

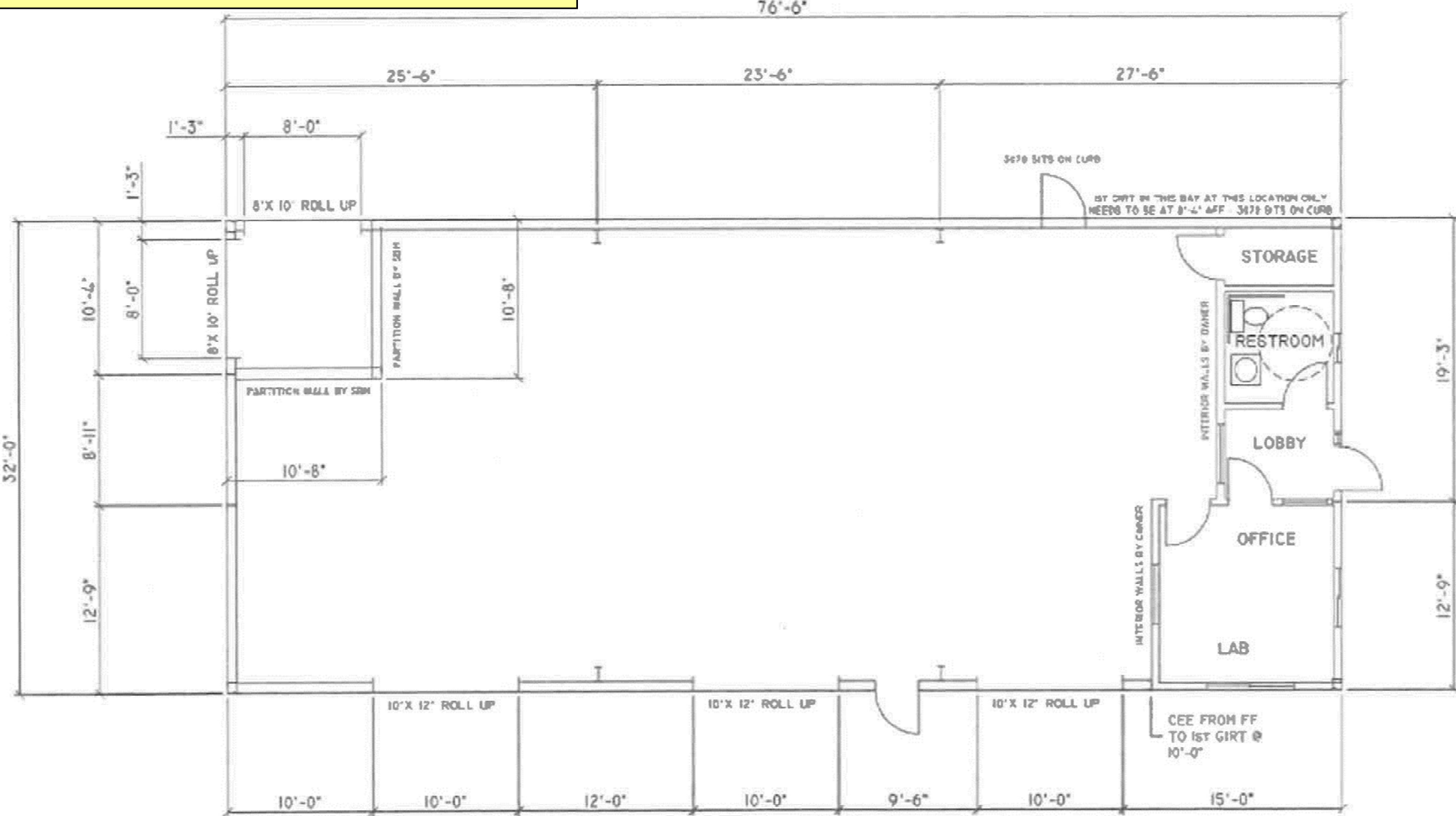


BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
 (209) 548-9300 FAX:(209) 548-9305

PLOT PLAN
BLAKER BREWING
 STANISLAUS COUNTY, CALIFORNIA

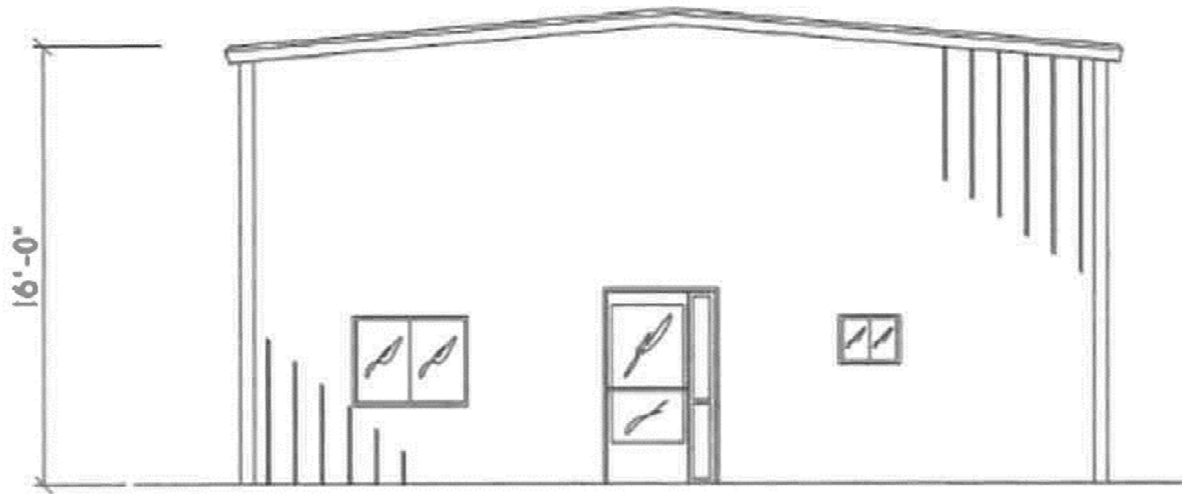
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**UP PLN2016-0017
BLAKER BREWING
FLOOR PLAN**



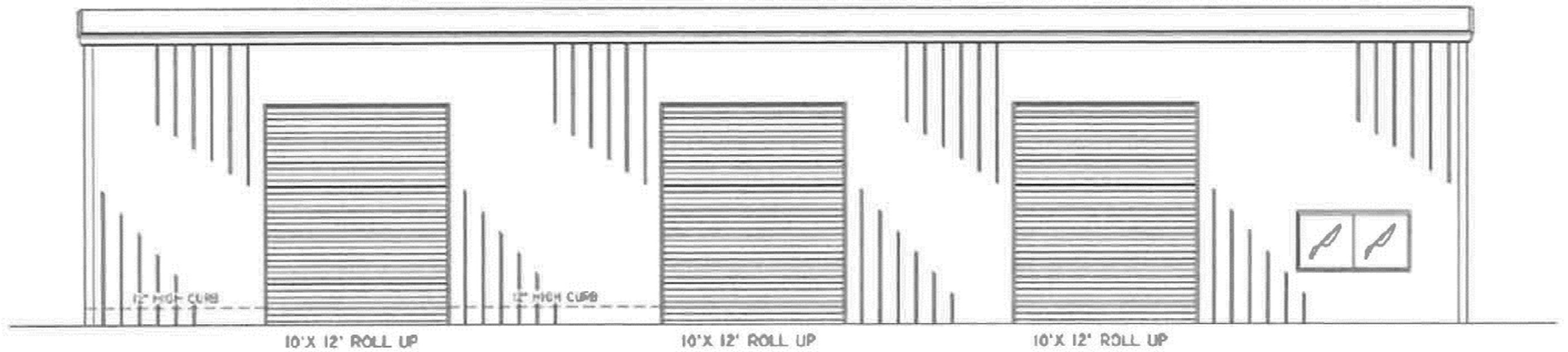
FLOOR PLAN

**UP PLN2016-0017
BLAKER BREWING
ELEVATION**



ELEVATION - END WALL

**UP PLN2016-0017
BLAKER BREWING
ELEVATION**



ELEVATION - SIDEWALL