

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



410B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 17, 2013

SUBJECT: **CONDITIONAL USE PERMIT NO. 3694** – Applicant: La Quinta Brewing Co., LLC – Fourth/Fourth Supervisorial District – Location: Southwesterly corner of Wildcat Drive and Racoon Street – REQUEST: A microbrewery facility with a sales and tasting area within an existing 4,429 square foot building on 0.5 gross acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Commission meeting on July 17, 2013.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE, and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42581** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3694**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was approved at the Planning Commission meeting on July 17, 2013. The applicant,

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director
(Continued Page 2)

Initials:
CSL:pr

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 20, 2013
xc: Planning, Applicant *bw 3: 31*

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: 4/4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

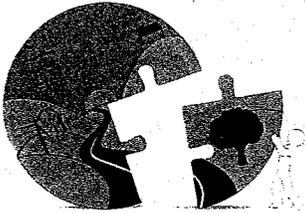
1-3

REVIEWED BY EXECUTIVE OFFICE
DATE 8/5/13 MWJ
Tina Grande
Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

La Quinta Brewing Co. submitted a letter to staff requesting the modification of condition of approval 10.PLANNING.43 to allow for seating in the tasting room area. Staff reviewed and researched this request, and determined that they could support this request. As such, condition of approval 10.PLANNING.43 was amended by staff to allow a certain number of unfixed tables and chairs in the tasting room area. The modified condition was accepted by the Planning Commission to read as follows "10.PLANNING.43. The "tasting room" depicted on the approved Exhibit C is an ancillary use to the main operation of the facility as a Small Beer Manufacturer (Type 23 ABC License). Vendors and suppliers visiting the property are typically by appointment only with a stand-up bar. Unfixed tables and chairs are permitted in the tasting room area as shown in Exhibit C and described in the applicant's business plan. The maximum occupancy of the tasting area in conjunction with the use of unfixed tables and chairs shall not exceed 13 persons, or as otherwise indicated by the Building and Safety Department."

No public testimony or concerns arose at the hearing.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/3/13
Date

KL
Initial

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42581, Conditional Use Permit No. 3694

Project Title/Case Numbers

Paul Rull
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

La Quinta Brewing Co LLC
Project Applicant

50855 Washington Street, Suite C, La Quinta CA 92253
Address

Southwest corner of Wildcat Drive and Raccoon Street.
Project Location

Microbrewery facility with a sales and tasting area within an existing 4,429 square foot building
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 8/20/13, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,156.25 + \$50)
- 3. Mitigation measures WERE NOT made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- 5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Kalumpigton
Signature

Board Assistant
Title

8/20/13
Date

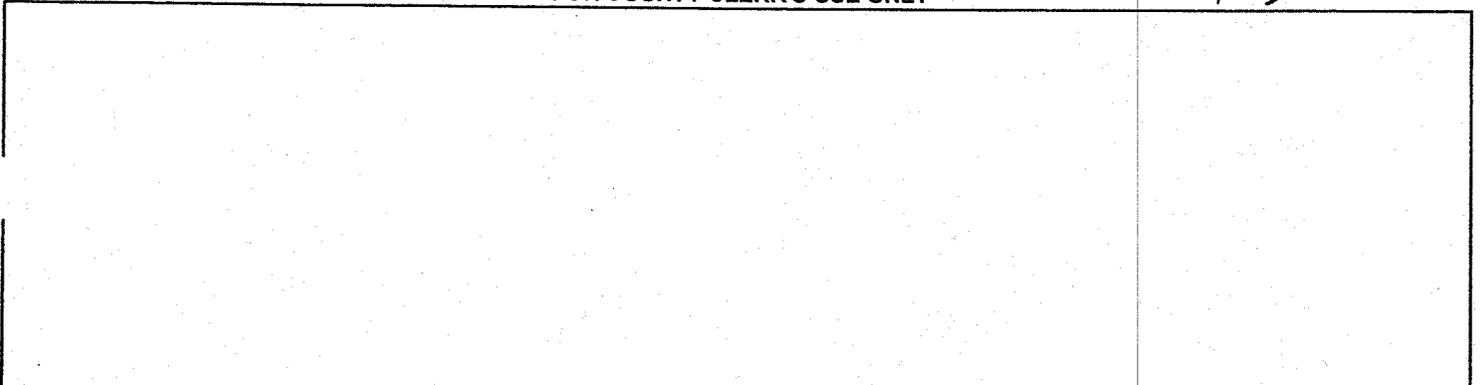
Date Received for Filing and Posting at OPR: _____

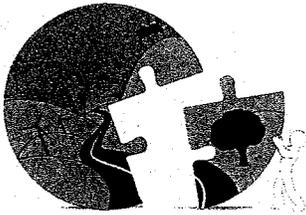
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Revised 8/25/2009
Y:\Planning Case Files-Riverside office\CUP03694\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42581 ZCFG05958

FOR COUNTY CLERK'S USE ONLY

AUG 20 2013 1-3





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3694

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: May 23, 2013

Applicant/Project Sponsor: La Quinta Brewing CO LLC Date Submitted: March 6, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: *Karen Wagoner* Date: 8/20/13

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Planner at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03694\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42581 ZCFG05958

AUG 20 2013 1-3

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I1301389

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

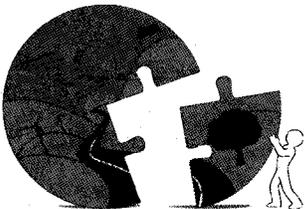
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LA QUINTA BREWING CO LLC
paid by: MC 00742Z
FISH AND GAME FOR EA 42581
paid towards: CFG05958 CALIF FISH & GAME - NEG DECL
at parcel: 77917 WILDCAT DR INDO
appl type: CFG1
\$2,156.25

By JCMITCHE May 23, 2013 15:14
posting date May 23, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

410B

DATE: July 17, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Conditional Use Permit No. 3694

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Negative Declaration Forms
California Department of Fish and Wildlife Receipt (CFG5958)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

3.1

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: July 17, 2013

CONDITIONAL USE PERMIT NO. 3694
E.A NO.: 42581
Applicant: La Quinta Brewing Co., LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3694 proposes a microbrewery (Type 23 ABC License – Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spaces producing approximately 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delivered to local restaurants and stores by approximately one (1) truck trips per day. The project includes a 195 square foot “tasting room” to sample the product and determine salability. The “tasting room” will also be used for marketing and showcasing the product to potential vendors. No new buildings or site grading is proposed with the project.

The project site is located in the Community of Bermuda Dunes within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, on the southwest corner of Wildcat Drive Raccoon Street.

ISSUE OF POTENTIAL CONCERN:

The proposed liquor license is not located within 1,000 feet radius of businesses that currently have active-on and off-site California Department of Alcoholic Beverage Control (ABC) licenses.

There are no schools, parks or churches within the 1,000 foot vicinity of the project. According to the California Department of ABC there are four alcoholic beverage licenses in the immediate project vicinity; two Type 21 off-sale general license for a Rite Aid and Stater Bros, a Type 47 on-sale general license for a restaurant, and a Type 20 off-sale beer and wine license for a Walgreens. There is no Type 23 - Small Beer Manufacturer licenses within the project vicinity. Additionally, according to the ABC, a Type 23 license is a non-retail license and therefore is not subject to a determination of Public Necessity and Convenience.

With the lack of impacts to schools, parks, and churches in the immediate vicinity, staff finds that the Type 23 license would not have a negative impact to the community, and therefore supports adding the use of a brewery and bottling plant to this site.

BACKGROUND:

Plot Plan No. 11651 was the original project application for the subject industrial building and was approved in 1990, and later renewed in 2001. The proposed project does not alter the conditions of approval for Plot Plan No. 11651 and does not replace Plot Plan No. 11651. CUP 3694 proposes only to add a small beer manufacturer component within the existing vacant industrial building and does not conflict with Plot Plan No. 11651.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (0.25 - 0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (0.25 - 0.60 Floor Area Ratio) |

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). |
| 5. Existing Land Use (Ex. #1): | Industrial building |
| 6. Surrounding Land Use (Ex. #1): | Industrial buildings |
| 7. Project Data: | Total Acreage: 0.54 Gross
Total Number of Existing Buildings: 1
Total Existing Building Square Footage: 4,429
Total Existing Parking Spaces: 11
Liquor License Type: 23 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIROMENTAL ASSESSMENT NO. 42581**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3694**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Western Coachella Valley Area Plan.
2. The proposed use, a microbrewery facility (Type 23 ABC License – Small Beer Manufacturer), is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio).
4. The zoning for the subject site is Manufacturing – Service Commercial (M-SC).
5. The proposed use, a microbrewery facility (Type 23 ABC License - Small Beer Manufacturer), is a permitted use, subject to approval of a conditional use permit in the Manufacturing Service Commercial (M-SC) zone.
6. The project site is surrounded by properties which are zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P).
7. The project is surrounded by existing industrial buildings.
8. The project will be consistent with the objectives of Type 23 – Small Beer Manufacturers licensing requirements (Alcoholic Beverage Control Act: California Business and Professions Code 23357).

9. According to research conducted on May 28, 2013 on the Department of Alcoholic Beverage Control's website, there are no Type 23 - Small Beer Manufacturers currently in the vicinity of the project. According to the ABC, a Public Necessity and Convenience finding is not required.
10. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
11. Access to the site is from Wildcat Drive and Racoon Street. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.
12. Domestic water and sewer is provided by the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
13. The project is located within the boundaries of the Thousand Palms Community Council and was brought to the March 28, 2013 community council meeting for informational purposes only.
14. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
15. The project site is not currently located within 1,000 feet of existing residential dwellings.
16. The project is not located within 1,000 feet of an established place of religious worship.
17. No schools are located within 1,000 feet from the project site.
18. The project is not located within 1,000 feet of an existing or planned public park or playground.
19. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, public park or playground.
20. Environmental Assessment No. 42581 did not identify potentially significant impacts.
21. A microbrewery facility is a consistent use within the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) General Plan Land Use designation and a permitted use within the Manufacturing – Service Commercial (M-SC) zone with a Conditional Use Permit application. The tasting area is an ancillary use to the main microbrewery operation (added at Planning Commission meeting 7/17/13).

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Manufacturing Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (5/28/13), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. An Agriculture Preserve;
 - c. Tribal lands;
 - d. A High Fire area; and,
 - e. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. A Sphere of Influence for the City of Palm Desert;
 - c. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - d. An Area of Liquefaction Potential (Moderate);
 - e. An Area Susceptible to Subsidence;
 - f. Bermuda Dunes Airport Influence Area;
 - g. A Low Paleontological Sensitivity Area; and,
 - h. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 626-330-040.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03694
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 05/20/2013
 Vicinity Map



Zoning District: Bermuda Dunes
 Township/Range: T5SR6E

Section: 5

Assessors Bk. Pg. 626-33
 Thomas Bros. Pg. 819 E2

Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of Land Use than is provided for in existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.co.riverside.ca.us/index.html>

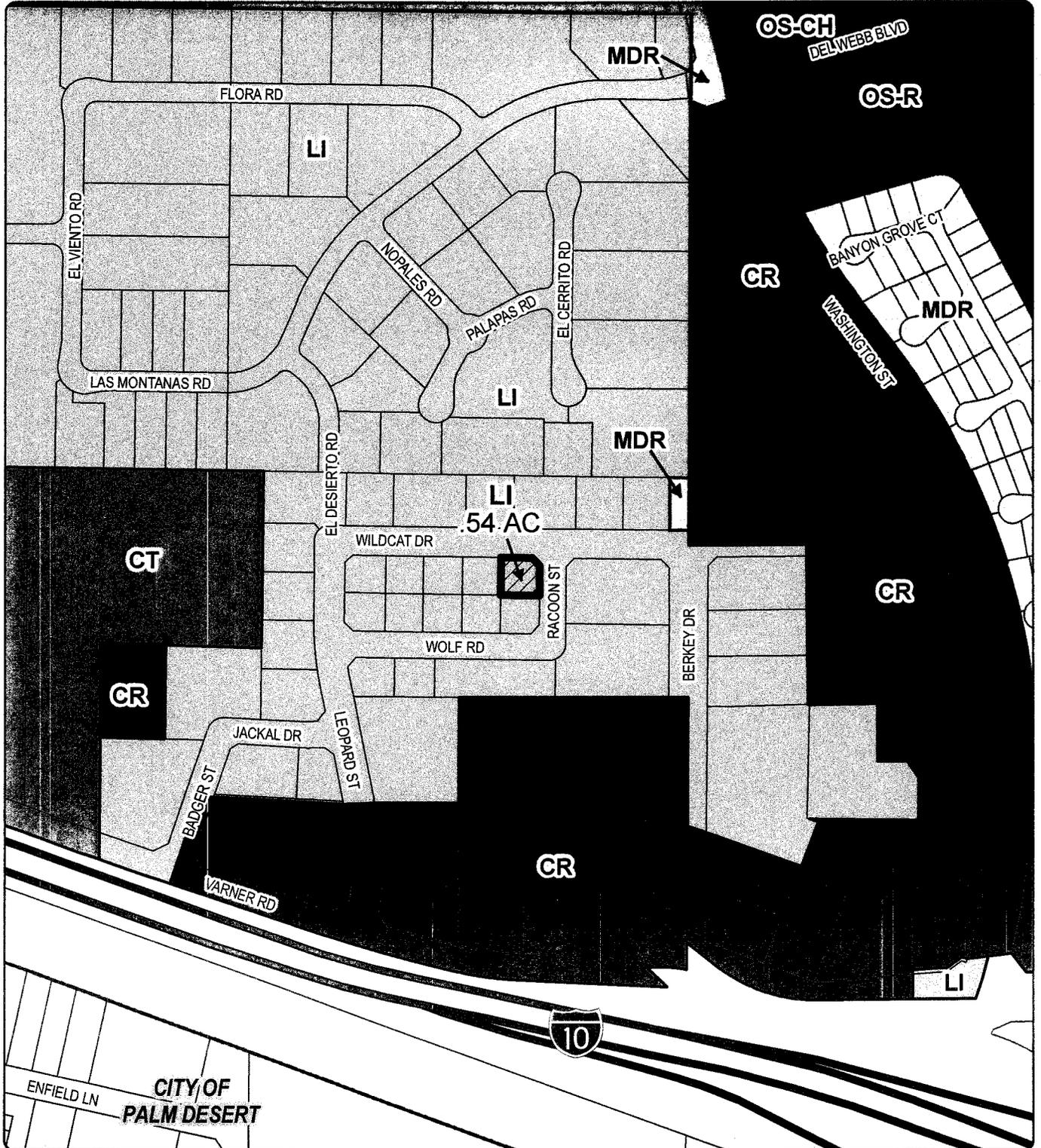
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 05/20/2013
Exhibit 5



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 05/20/2013

Exhibit 2



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

LAND USE

Supervisor Benoit
District 4

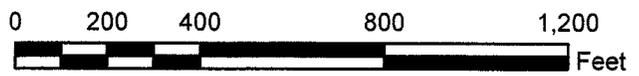
Date Drawn: 05/20/2013

Exhibit 1



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



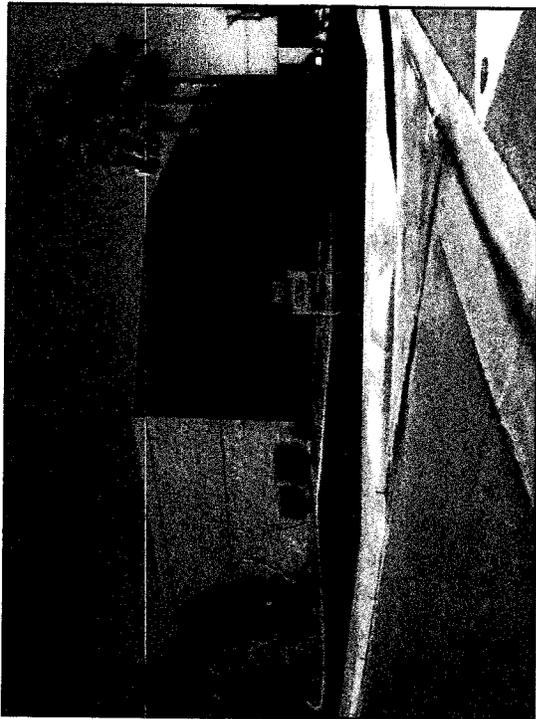
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 965-8277 (Eastern County) or website at <http://www.firma.co.riverside.ca.us/index.htm>.

Exhibit B

77917 Wildcat Drive—Palm Desert, CA 92260

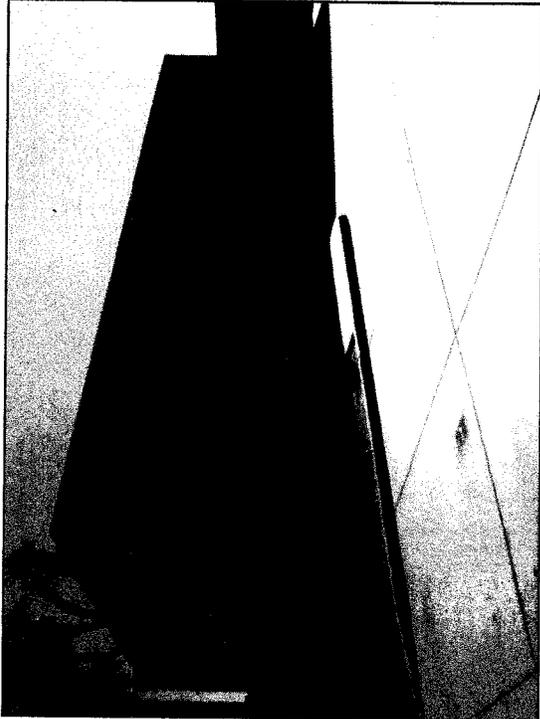
Building Elevations

APN: 626-330-040



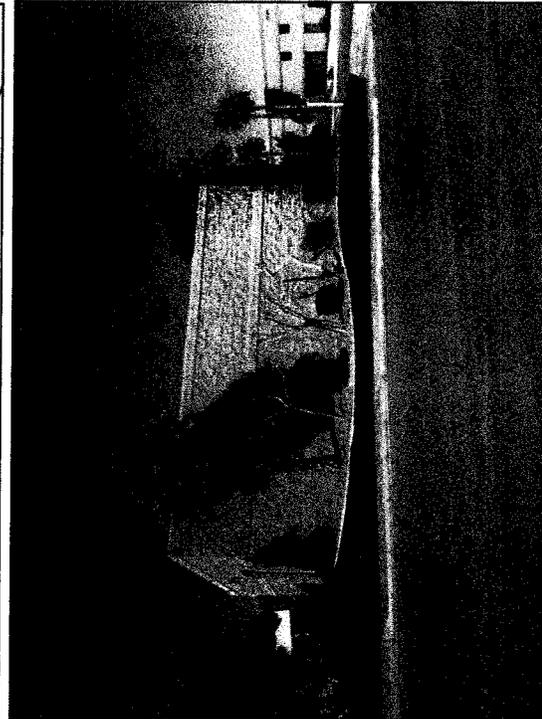
←← Photo taken from the intersection of Wildcat Dr & Racoon St (northeast of building), looking southwest.

Photo taken from the south side of Wildcat Dr, from the west of the building, looking to the east. →→



←← Photo taken from the west side of Racoon St (southeast of building), looking northwest.

Photo taken from the east side of Racoon St, from the east of the building, looking to the west. →→



Applicant:

La Quinta Brewing Company, LLC
c/o Scott Stokes
50855 Washington St, C220
La Quinta, CA 92253
760.777.9036

Land Owner:

The Richards Family Trust

Exhibit Prepared by Applicant on
3/1/13

CASE #: CUP3694
EXHIBIT: B
DATED: 5/6/13
PLANNER: P. RIII

CONDITIONAL USE PERMIT NO. 3694
77917 Wildcat Drive—Palm Desert, CA 92260

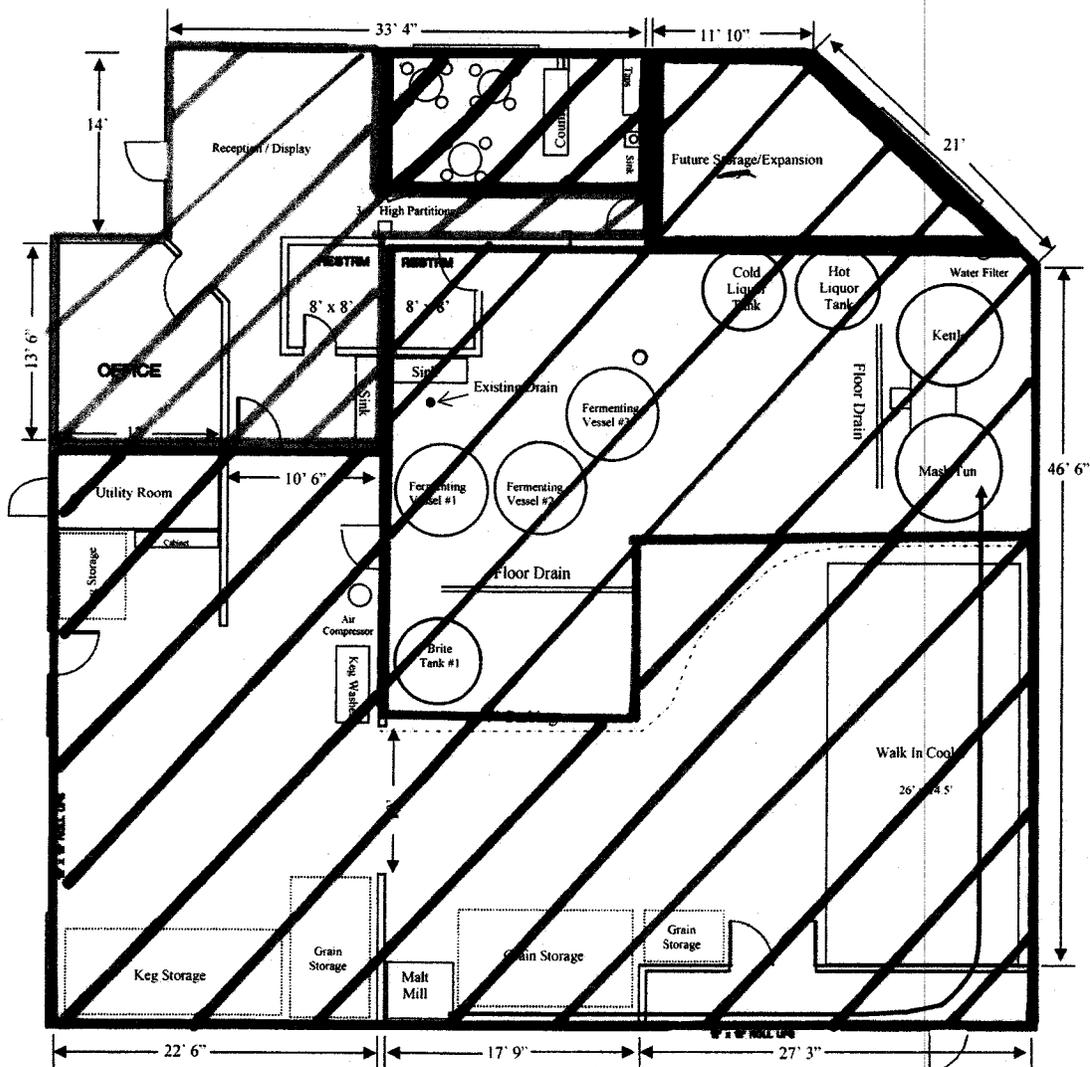
Exhibit C—Floorplan

APN: 626-330-040

Applicant: La Quinta Brewing Company, LLC
 c/o Scott Stokes
 50855 Washington St, C220
 La Quinta, CA 92253
 760.777.9036

Land Owner: The Richards Family Trust
 c/o Joyce Richards
 45730 Pima
 Indian Wells, CA 92210
 760.345.9034

CASE #: CUP3694
EXHIBIT: C
DATED: 5/6/13
PLANNER: P. RULL



-  Tasting Area—Approx. 195 sf
-  Office/Reception/Display Area—Approx. 560 sf
-  Storage Area—Approx. 2,420 sf
-  Manufacturing Area—Approx. 1,170sf

Chiller → 

↑ North
 Scale: 1" = 10'

Exhibit Prepared by Applicant on 5/3/13



Business Plan For:

La Quinta Brewing Company, LLC

50855 Washington Street

Suite C220

La Quinta, CA 92253

760.777.9036

LaQuintaBrewing@gmail.com

March 1, 2013

NOTICE TO COUNTY AGENCIES

This business plan has been provided to the county agencies in order to provide insight as to the applicant's proposed project. Some of the questions/concerns raised by the various agencies are listed below. Most of the information listed below can also be found within this business plan.

- Quantity Produced? - Estimated at 1,000 barrels (2,000 kegs/31,000 gallons) in the first 12 months of production. This is attained by brewing approximately 1 batch per week on the 15 barrel brew house. At the end of year calendar year (2016), we anticipate to be at the 3,000 barrel/year level.
- ABC License Type? - Type 23, small beer manufacturer. Permits manufacturing of beer as well as on and offsite sales of beer manufactured onsite.
- ABC License Number? - To be determined. Currently in process.
- Number of Employees? - Initially there will be only 3 employees. However, the sales manager will be offsite 95% of the time.
- Hours of Operation? - The production side of the business will most likely operate from 7:00 am to 5 pm, Monday through Friday. The tasting room will initially only be open 1 or 2 days a week, although it is anticipated it might expand to Wednesday through Sundays, 3:00 pm to 8:00 pm. Perhaps an hour later on Fridays and Saturdays.
- Ingredients Used? - Primarily malted barley, water, hops and yeast.
- Retail v Wholesale? - The focus is the wholesale business to local bars and restaurants. It is projected that 95% of the volume will be on the wholesale side vs 5% in the tasting room.
- Truck Deliveries? - We will be self-distributing the kegs to the accounts using a 10' refrigerated trailer. The trailer holds 25 kegs. It is anticipated that the trailer will be loaded once each morning (7-9 am) and leave for deliveries. Based on the volume projected, we will only need one load/trip per day for the foreseeable future.
- Retail Sales? - Retail customers will be able to purchase beer by the glass for consumption onsite, as well as beer in 64 oz glass bottles (growlers) for consumption offsite. Additionally, customers would be able to purchase snacks (pretzels, nuts, etc.), as permitted by the ABC. No food will be prepared onsite. Merchandise such as pint glasses, growler bottles, shirts and hats would also be offered for sale.
- Manufacturing Process? - Included in business plan.
- Loading? - Kegs will be removed via pallet jack from the cooler and loaded onto the delivery trailer with a fork lift, through the loading door located on the west side of the building.
- Beer Storage? - After the beer is kegged from the Brite Tanks, it will be moved via pallet jack into the cooler for storage until delivery.
- Serving? - Onsite serving will be made from taps (kegerator) located in the tasting room. Kegs will be transferred from the cooler via hand truck into the tasting room kegerator.

- Air Quality? - The brew house is vented out through the roof. Additionally, the warehouse area has evaporative coolers/fans which vent to the outdoors. Initially, based on projected volume, only 1 batch per week will be brewed. Even at volumes anticipated in year 3, only 2 batches will be brewed per week. Much of the odors created by the brew house are similar to that of a bakery. Additionally, the grain mill is fitted on top of the grist case. All dust that is create during milling will be contained within the grist case.
- Solid Disposal? – The largest bi-product of beer production is spent grain. Fortunately, the grain is very useable as livestock feed. All spent grain will be transported to local farms to be used as feed. Other bi-products such as yeast will be harvested and reused. Yeast that is not reused can be mixed with the grain before transporting offsite. Water used in the brewing process can be reclaimed and used for cleaning and/or future brewing.
- Fire Sprinkler System? – The building currently has a fire sprinkler system which is monitored offsite. No modifications are planned to the system.
- Tasting Room? The tasting room will consist of approximately 195 sf, situated in the front of the building. Maximum capacity is estimated at 12-15 customers. The tasting room will be delineated by a 3-4 foot high partition surrounding the area (see Exhibit C).
- Reception/Display Area? The reception/display area at the front entrance (<200 sf) will be used as an area to receive visitors for tours, as well as for vendors. In addition, the space will be used to display brewery related memorabilia items as well as company promotional items.

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Executive Summary

La Quinta Brewing Company, LLC ("La Quinta Brewing Co.") is a privately held California limited liability company owned and managed by Scott Stokes, the Founder and Managing Member. The business of the company is the production of high quality, fresh beer for the local and later, regional markets. La Quinta Brewing Co. will be located at 77917 Wildcat Drive in Palm Desert, CA, which is a neighboring city to La Quinta. A three year lease, renewable for an additional three years has been negotiated. The company will initially produce two different styles of beer: a pale ale and a wheat beer. Test batches are currently under way. The products of La Quinta Brewing Co. will be wholesaled to premium pubs, taverns and restaurants throughout the Coachella Valley, and then to the broader regional market thereafter. In addition, the company will have its own tap room where retail customers may come to view the operation of the brewery, while purchasing: beer by the glass, growlers (beer to go), snacks, and retail items such as tee shirts and glassware with our logo printed on them.

La Quinta Brewing Co. will produce beer with a 15 barrel, stainless steel brewing plant. Initial production capacity of our brew house with three, 30 barrel fermenters is approximately 2,340 barrels a year (1 barrel equals 31 gallons, or 2 "standard" ½ barrel kegs). The addition of more fermentation tanks at regular intervals will increase capacity to over 5,000 barrels annually, which is the estimated limit imposed by the size of the space being leased. The management team intends to produce and sell approximately 500 barrels in 2013 (6 months of operations) and then over 1,500 barrels in the first full year of operations (2014). Thereafter, the management team will increase production and sales by approximately 30% annually, until the approximately 4,000 barrel level has been reached at the end of year 4 (2017).

Management Responsibility: As Founder and Managing Member, Scott Stokes is responsible for the overall implementation of the plan of action and the daily operation of the business as well as overseeing the tenant improvements and installation of the brewery (together with the Brew Master). The Managing Member will also carry out the licensing process and direct the daily operations. The Brew Master will be responsible for all aspects of the brewery operations and the Director of Sales will handle the sales and distribution aspects of the business.

Marketing and Distribution: La Quinta Brewing Co. will produce beer in kegs for wholesale to the licensed liquor retail market. Kegs will be self-distributed by the company to its local clients. The Director of Sales will market the company's products and be personally responsible for acquiring local retail accounts and distributing kegs to those accounts. The marketing strategy will consist of direct person to person sales calls by the Director of Sales to local premium retail outlets.

Although the primary focus on the outset is to distribute the beer in kegs to the retailers, La Quinta Brewing Co. will also have a tap room on the site where customers may come to purchase our products at retail prices. This retail outlet will allow us to receive "pint prices" on the sale of beer as well as selling growlers (64 ounce glass jars), which will make an important contribution to our profit margin. Snacks and promotional merchandise such as glassware and T-shirts will also be sold to increase our public exposure and profit margin.

Estimated Production, Sales, and Income: The following numbers are our projections of production levels, gross sales, and net income for La Quinta Brewing Co., during the first four "full" years of operation.

<u>Year</u>	<u>Production</u>	<u>Gross Sales</u>	<u>Net Income</u>
One (2014)	1700 bbl	\$635,000	\$75,000
Two (2015)	2300 bbl	\$875,000	\$180,000
Three (2016)	3150 bbl	\$1,200,000	\$325,000
Four (2017)	4250 bbl	\$1,635,000	\$535,000

INTRODUCTION

Craft breweries are a historic means for satisfying the public's demand for a greater variety of fresh quality beer. In the late nineteenth and early twentieth centuries, the United States supported nearly four thousand breweries, the majority being independent local and regional operations producing a vast array of Old World beer styles. Without question, Prohibition nearly destroyed this brewing tradition.

Today America is experiencing a revival of its brewing tradition. Craft breweries are defined by the industry as small breweries which produce less than 15,000 barrels of beer annually and distribute their beer for off-premise consumption. As of June 2012 there were 2,075 craft breweries and brewpubs operating in the United States. **In 2011 the craft brewery and brewpub industry in the United States experienced a 13 percent annual increase in barrels of beer produced, when compared to production for 2010.**

The current demand for a greater variety of more flavorful beers originated with the import beer market. As the imported beer market grew, beer drinkers had an opportunity to further educate their tastes to the great variety of world beer styles. As a result the craft brewing industry in the United States has benefited from the public's increased awareness of and demand for more flavorful beers. Imported beers account for more than 10 percent of beer sales in the United States, which represents a significant market share. However, the craft brewery industry demonstrated significant growth in recent years.

Beer drinkers are clearly demonstrating their demand for a greater variety of full-flavored beers. Unfortunately, beer does not transport well, and most styles of beer begin to deteriorate in quality if they are not consumed within a few weeks of having been brewed. While this is clearly a disadvantage for imported beers, craft breweries are at a clear advantage in being able to deliver the freshest product to the consumer.

Advantages of Craft Breweries: One of the advantages of a craft brewery is its ability to supply its product to the consumer when it is at its peak of freshness. Craft breweries are brewing a handcrafted product on a more limited scale where quality is the most important concern. For this

reason, using the highest quality traditional ingredients: malted barley, hops, yeast and water is justified, rather than the chemicals and cheaper adjuncts such as corn and rice which are used by large scale brewers to cut costs. Fresh quality beer produced locally, without chemicals in processing or for preservation is the key note of the craft brewing industry.

The craft brewery has the additional advantage of bringing the beer drinking public into immediate contact with the equipment and operation associated with beer production. A well designed craft brewery with a tap room allows the public to witness firsthand the creation of the handcrafted beer they are drinking.

The Market: Our area has a growing population which supports a variety of restaurants and pubs. Many of these restaurants and pubs are carrying craft brewed beer on several taps and enjoying significant sales of these products. These currently operating licensed retail outlets are our primary targets as customers. Our craft brewery will be identified with the local community and will appeal to residents who, with friends, family members and business associates are eager to support a locally produced beer. **Craft beer drinkers love to drink locally brewed beer!** Having once tasted our fresh beer, these consumers will be sure to ask for our product at their favorite local restaurant or pub.

Specialty beers can be produced for seasonal holidays, community events, and local bars which desire to offer a unique, specially contracted beer to their customers. To increase our market exposure, table tents, beer menus, T-shirts, decorative keg tap handles, and other promotional materials will be utilized at the brewery and distributed to our licensed liquor retail clients.

Since our product will be sold to licensed retail outlets, promotions will be handled at the "point of sale" using these low cost promotional items, which will be provided to our accounts. Direct advertising to the general public will be on a regular but limited scale in the local/social media. We will earn the confidence of our retail licensees and their beer drinking customers by providing a consistent quality product and supporting that product with point of sale promotional items.

Production Process: La Quinta Brewing Co. will initially produce two styles of traditional ales. Brewing begins by cracking the highest quality malted barley with a roller mill. This grist is then

mixed with hot water in the mash tun, producing mash. Sweet liquid called wort is filtered out of the mash and transferred to the brew kettle. The wort is then brought to a rolling boil and hops are added to contribute bitterness, flavor, and aroma. After boiling, the wort is transferred through a heat exchanger, cooling the liquid down to fermentation temperature. The wort is then pumped into the primary fermenter where yeast is added. After two weeks of fermentation the fresh ale is transferred to another tank where it is clarified and carbonated. Now at the height of freshness, the ale is racked to kegs where it is ready to be distributed to the market and served.

Management Team: All decisions will be made by the management team, in compliance with the company's LLC Operating Agreement.

Founder/Managing Member: Scott Stokes is a home brewer and has extensive background in the business arena. Scott was born in the Coachella Valley and has a genuine knowledge of the area as well as the people here. He graduated from the University of Southern California with a Finance/Business Administration degree as well as a Masters of Real Estate Development degree. He spent the years from 1999 to 2005 as a partner and CFO in a homebuilder/land development company in the Coachella Valley that was named the fastest growing builder in the nation in 2002. Since retiring from real estate development in 2005, Scott has managed and operated the commercial real estate properties that he has acquired over the past 10 years.

Master Brewer: For the better part of a decade, James Petti has been intimately involved with craft brewing in San Diego. He started his brewing career with Firehouse Brewing Company, brewing on a 30 bbl system. He seized an opportunity in 2008 to brew with Karl Strauss Brewing Company on their 60 bbl system in Pacific Beach, and was later promoted to take over brewing in the Carlsbad brewpub. In 2011, his "Heavy Petti" Oat IPA was the official Karl Strauss beer for San Diego Beer Week.

Director of Sales: Our top sales position will be filled by an individual who is currently a division manager for a top wholesaler in the region (identity protected as he is still employed). This individual currently oversees a division with over 600 accounts. He has existing relationships with the taverns/restaurants in the area built over 10 years that will be

immediately be capitalized on. Preliminary conversations with his accounts have yielded an interest level of over 85%. This individual has committed to joining the La Quinta Brewing Co. team approximately 2 months prior to starting brewing operations.

The management team is committed to the success of this plan. All decisions will be made with the best interest of the business. Whenever necessary, the management team will rely on the assistance of outside professionals on a contractual basis.

Plan of Action: Having signed the building lease and opened the corporate general account with an initial capital contribution, the following tasks in order of priority will be completed. First, the management team will complete the final building utility and brewery layout designs. Concurrently, an order will be placed for the capital brewing equipment. The capital equipment for the brewery will be delivered approximately 4 months from time of order. The Managing Member, as well as the Brew Master will personally supervise the installation of the brewery once the equipment has been delivered.

While the brewing equipment is being fabricated, the company will complete the process of acquiring all permits necessary to begin improvements to the space being leased. Once permits have been issued, and while waiting for the main brewing plant to be fabricated and delivered, the management team will carry out the building improvements. At this time, the management team will also complete the process of filing for liquor and business license from the relevant federal, state, county and city authorities.

Initial Products: La Quinta Brewing Co. will initially produce two flagship beers: a pale ale and a wheat beer. The pale ale, brewed within the general pale ale style parameters which have proven so popular on the West Coast, will be nicely balanced with the mild-spicy hop nose characteristic of premium hops. This ale will be fairly dry, medium bodied. Our experience with the many different pale ales being produced throughout the United States, leads us to anticipate that this ale will be very popular with beer drinkers who enjoy traditional pale ales. We expect this to be a "gateway" beer with the widest appeal and will introduce consumers to our brand and encourage them to try our other beers.

Our second flagship product will be a wheat ale brewed within the style parameters. This ale will have a lightly sweet, malty flavor, balanced by the aroma hops. This beer will have a fruity/orange flavor in the finish and the hop nose, which is so characteristic of wheat ales. It will be light to medium bodied, cloudy (unfiltered) and golden in color. It is a beer which is both satisfying to the experienced ale drinker and yet not too overpowering as to frighten off the neophyte.

Future Products: In addition to these two flagship beers, other styles are being planned as limited, seasonal offerings. For example, styles such as: hefeweizen, chocolate porter, brown ale, IPA and a red ale are all likely beer styles we will brew in the future. All of these are popular specialty styles enjoying steady seasonal demand.

The production of specialty beers will depend on local demand as expressed in customer surveys conducted by the management. They will be produced on a limited rotating basis, depending on the availability of fermenters. In addition, our tap room will allow us to offer new products on our own taps to test the public's response to these new products before offering them for wholesale to other retailers.

Although our beer recipes will be designed to meet certain style parameters which have been proven to be popular by other brewers in the industry, our beer recipes will be adjusted so that the final products have their own unique quality. We are not attempting to imitate the products of other brewers. On the contrary, we will produce our own unique ales within style parameters which have a demonstrated track record of success.

Suppliers: One important element of our beers which will help to ensure their popularity will be the use of the high quality, traditional ingredients. All of our ingredients will be purchased from the most reputable local suppliers. Our malted barley and hops will be supplied by Brewers Supply Group. They carry the finest domestic and imported specialty malts which are needed for making traditional ales as well as the premier hops produced in the Pacific Northwest, and many of the noble hop varieties of Europe which are essential for producing original versions of traditional ales. Finally, our yeast will be supplied by White Labs. They specialize in storing and

shipping yeast cultures in such a variety that brewers have the opportunity to craft beers to their own particular flavor profile.

As the growth of the industry indicates, there is an increasing variety of handcrafted beers being made available to the American public. The advantage our beers enjoy in this market will stem from using the finest ingredients provided by the most reliable local suppliers. In addition, our beers will have their own unique flavor profile and be the freshest available to our local customers. Finally, our products will benefit from the additional demand which is generated by the customers' knowledge that these beers have been produced within the community with local pride.

Packaging & Distribution: When starting a craft brewery, it is necessary to consider all available options. This is especially true when it comes to the issue of how the product will be packaged for sale. The issue of packaging is largely dependent on the amount of capital available and the nature of the local market. While there are some benefits to bottling a portion of the brewery's capacity for local retail sales, a top quality bottling line entails a large initial capital investment and a much larger input of labor.

After having carefully researched the local market, we have determined that our best option is to initially concentrate solely on draft sales to outside accounts. We have concluded that a sufficient demand exists to support our business with draft sales alone. Our strategy is based on the belief that the most important task is to first concentrate on developing a sound local base of satisfied retail accounts and loyal draft beer drinkers, before diversifying our product line.

THE INDUSTRY

Industry History: Within the brewing industry, La Quinta Brewing Co. is considered to be a production craft brewery. A brewpub is a restaurant or tavern which produces its own beer. A production craft brewery is a small brewery that sells beer in bottles or kegs to other retailers. Today these small breweries are proliferating rapidly, but they are a relatively new phenomenon which can be considered revolutionary.

The craft brewing revolution began in 1977 with the birth of the New Albion Brewing Company in Sonoma, California. The primary characteristics, which distinguished New Albion and other new craft breweries from the established industrial breweries, were their small size, limited financing, and concentration on producing premium, specialty lagers and ales rather than the standard pale lagers. The most significant difference was the fact that most new craft breweries were built from the grassroots by home brewers with more enthusiasm than formal training.

Today there are about 2,075 craft breweries and brewpubs operating in the United States (June 2012). Industry statistics demonstrate that while the major brewing companies are flat-to-declining in sales, the market for premium specialty products is expanding. Tastes are changing, and quality, variety, flavor and freshness are what the beer drinking public is coming to demand. It has become evident that every city, even small communities have the potential to support at least one local brewery, and larger cities such as Portland and Seattle are already supporting many more.

As the craft brewing industry has grown and prospered, a whole host of associated industries has sprung up to meet the needs of craft brewers. Brewing consultants, equipment fabricators, ingredient suppliers, publicists, distributors, and even educational programs are now catering to the special needs of craft brewers and, as a result, making the business of small-scale craft brewing much easier today than it was just ten years ago. These enterprises are now devoting large sales staffs and significant resources to servicing the craft brewing industry, because they are confident that this is a growth industry for the future.

Institutional Support: As the craft brewing industry has grown and prospered, a variety of new professional organizations, trade associations, and educational programs have been established to assist craft brewers and educate the public.

Professional and trade associations include:

- Brewers Association
- California Craft Brewers Association

These professional organizations perform many essential tasks for the craft brewing industry including: publishing industry statistics and information, representing the industry in legislative lobbying efforts, conducting trade shows and conferences; undertaking public relations with the media and developing programs for brewery insurance, quality control and continuing education for brewers.

Some important examples of the quality publications provided by these organizations include:

- Zymurgy® (American Homebrewers Association®)
- The New Brewer (Brewers Association)
- North American Brewers Resource Directory

These and other publications are an invaluable resource for starting and successfully operating a craft brewery.

The ever increasing number of trade conferences and craft brewing festivals which help to improve the quality of our product and educate the beer drinking public about our products includes: the Brewers Association's annual Craft Brewers Conference, the American Homebrewers Association National Conference, the Great American Beer Festival® and a rich range of local and regional beer festivals.

Finally, in any discussion of institutional support we cannot neglect the educational programs which recently have been designed specifically to further educate craft brewers. These programs include: the Beer Judge Certification Program, courses on quality control and brewing technology at the Siebel Institute of Technology in Chicago and a variety of programs on sanitation, microbiology, brewing business management, etc., at the University of California at Davis.

The sources above represent only a portion of the proliferating number of institutional resources available to craft brewers today.

Industry Prospects: Well into the second decade of the craft brewing revolution, a variety of statistical evidence clearly demonstrates that this industry is much more than a temporary fad. We

are at this time witnessing a proliferation of craft brewing enterprises, trade associations, institutional support, and beer festivals, organized specifically to celebrate craft brewing. Likewise, the great number of associated industries which view the craft brewing industry as an important market for their products and services is a strong indication that the craft brewing phenomenon has matured into a stable industry.

Industry statistics on annual production levels, malt beverage sales, tax assessments and contemporary trends in the sales and consumption of various alcoholic beverages, indicate a growing consumer preference for craft brewed beers. In both the United States and Canada, beer is the alcoholic beverage of choice. However, while the production of major domestic brewers and the volume of imported beers have declined recently, the specialty beer market shows no signs of losing momentum. In one interesting recent development, a number of craft breweries have even begun to export their products to Europe and Asia, with Japan being a particularly promising market.

Two potentially negative trends which may affect the industry are neo-Prohibitionism and tax increases. Neo-Prohibitionist legislation which cuts into the profit of brewers or restricts their market (i.e., alcohol warning label requirements and restrictions on the sale and consumption of alcoholic beverages) will always remain a threat in a pluralistic society. However, lately a greater amount of information has become available proving the healthful aspects of moderate drinking. In addition, the craft brewing industry and support institutions such as the Institute for Brewing Studies are working to protect small brewers' interests.

Unfortunately, in times of economic instability, many governing bodies may look at the success of today's and tomorrow's brewers as a way to increase revenues by raising taxes on beer. One answer to this threat is the lobbying associations which have been organized to protect the interests of small brewers. One important example of these lobbying efforts is the exemption won by small brewers (less than 60,000 barrels production) from the new Federal Excise Tax on beer, imposed in 1991. In our region, the California Craft Brewers Association is actively lobbying the State government.

Growth in Adversity: Despite the important efforts of these groups, the potential for new taxes will continue to be the greatest threat to the craft brewing industry. Although small brewers have been exempted from the latest Federal Excise Tax increase, this exemption could be lifted, or state and local taxes could be imposed. It is for this reason to consider the potential impact of higher taxes on our industry.

Recent statistical analysis of beer sales have reached the conclusion that beer sales are price inelastic and respond more slowly to increases in the price of beer. These studies would tend to indicate that a not unreasonable rise in taxes on beer would only result in a minor drop in beer sales. Although the determination of who bears the cost of a given price increase is complicated, these studies indicate that with a product as price inelastic as beer, the increase will probably be paid by the retail customer.

One additional set of conclusions from these studies concerns price increases and product substitution. The evidence indicates that there is probably little substitutability, among consumers between beer, wine and distilled spirits. This means that (all other factors remaining constant) an increase in the price of one category, should not result in the substitution of another category of alcoholic beverage. Consequently, we may conclude that the growth in sales of specialty beers, which are priced as a premium product, is the result of changing consumer tastes, not changes in the price structure of beer.

Studies of income elasticity also demonstrate the consumer's income. Recent industry reviews, which consider the impact of the recession and the business cycle on beer sales, have reached the conclusion that the business cycle has little discernible influence on the craft brewing industry. Finally, industry statistics clearly show that throughout the last recession, the craft brewing industry continued to grow at an impressive rate.

Clearly there are threats to our industry, but statistics demonstrate that consumer tastes and preferences are changing. In such a market, the best strategy is to provide the consumer with the highest quality product. Beer drinkers are also voters who will go to great lengths to reject unreasonable attacks on their favorite beverage.

THE MARKET AND COMPETITION

Potential Customers: The most important customers of the La Quinta Brewing Co. are the owners and managers of local licensed liquor retail outlets. These local outlets consist of pubs, taverns and restaurants in the Coachella Valley. However, since it is our marketing strategy to concentrate on satisfying the demand of a core group of customers in the first year, a select number of retail outlets will receive priority.

All of the establishments listed above are located in our core local market. Most of these establishments have at least four taps allocated to specialty and craft brewed beers, several have more than six craft beer taps. The Director of Sales has spoken with the owners of many of these establishments, and most have expressed strong interest in featuring a quality local product once it is available.

An important part of our marketing strategy is to concentrate on providing our customers with the best possible, most responsive service they have ever received when purchasing beer. Consequently, it will be necessary to take on new accounts carefully, so as to have enough beer in stock to meet the demand of our core accounts. One potential mistake would be to try to provide beer for more customers than our initial capacity allows. For this reason we will prioritize our accounts according to certain criteria which we would like to see our retail customers meet. The fact is that we do not want to sell our product to simply any retailer that expresses an interest. We want our products in the right places, alongside other quality beers and receive the proper attention necessary for serving craft brewed beer at its peak of quality. For this reason we will initially concentrate our sales efforts on establishments which are already serving craft brewed beers, before offering our products to bars which are not yet carrying craft brewed beers. Additionally, because our name contains "La Quinta", we will be concentrate on the city with our "namesake" and move outwards from there.

There are many more licensed retail outlets in the Coachella Valley which would be excellent retailers of our products. The fact is that there has been a very positive response from licensed retailers in our local market. Our only problem will be to decide which outlets may carry our products in the early months when production is still limited, and which will have to wait. We

will make this decision carefully so as to develop a core group of satisfied, loyal clients, while planning for a much broader distribution in the future. Eventually we intend to introduce our products in local restaurants and taverns which have not yet begun to offer their customers craft brewed beer.

Competition: Our competitors in the local market are primarily those craft breweries outside our region who distribute their products to this region, in addition to the super-premium draft imports being offered. **Essentially, there are zero craft brewers located in the Coachella Valley**, with one exception: Babe's Brewhouse is a brew pub located in Rancho Mirage. Until recently, they had never distributed outside their premises. Recently, they have begun extremely limited distribution. However, we feel they will experience challenges as other restaurants/bars may see them as competition. There is one brewery ("Coachella Valley Brewing Co.") currently in the planning stages. According to their website, they plan on opening their doors in Thousand Palms in May of 2013.

First let us begin this evaluation of our competition with a brief discussion of the super-premium imported draft beers which we consider to be our competitors because many of them are similar in style and price to domestic craft brewed beers. Although these beers are by and large excellent products, the fact remains that they find it difficult to compete with domestic craft brewed beers. The imports do have strong name recognition in many cases, but they cannot compete in the areas of freshness, direct and personal service to local retailers or local brand loyalty. Furthermore, shipping costs and advertising for these products usually place them several dollars above craft brewed beers in price, and these beers are subject to the new, higher Federal Excise Tax rate. Statistics demonstrate that while craft brewed beers are enjoying steady annual growth in sales, the market share of super-premium imports has recently begun to decline.

By and large, the domestic craft breweries from other regions, all consistently produce quality products. For this reason, it is the responsibility of the individual brewing company to make some effort to help consumers distinguish their beers from those of their competitors. Some brewing companies rely on the excellent quality of their products and word of mouth as their strongest marketing point. This strategy is often used by new brewing companies which in the

early years have less capital available for advertising. Other pioneer craft breweries benefit from greater brand recognition, due to their longer operating history and easily recognizable logos.

Another way to win loyal consumer support is to develop a distinctive flavor profile, such as a characteristically assertive hop flavor. In contrast to these methods, some brewers spend thousands of dollars on a strong advertising campaign through the local and national media to increase their market share. Others with smaller advertising budgets may choose to rely on less expensive, but often equally effective, point of sale promotional materials and social media.

Finally, the most fundamental marketing strategy which may be employed is through pricing. Some brewers choose to underprice their competition to gain market share. Others choose to price their products above the market average, in order to capture an image as the brewer with the most premium products. Still others may price their products near the industry average. This strategy helps them to avoid being seen as a discount brewer, while at the same time avoids driving off potential customers who refuse to buy beer which is priced significantly above that of the competition.

All of the brewers competing in our market rely on some mix of the above marketing strategies to acquire a base of loyal local support and then increase their market share. La Quinta Brewing Co. will likewise pursue a marketing strategy appropriate to its production goals, financial means and the particular characteristics of our local market. Our marketing strategy will be carefully discussed in the next section of this business plan. However, it should be emphasized here that the demand for craft brewed products is growing and as the statistics demonstrate, the craft brewing industry's share of the beer market is also growing.

Most craft brewers are in agreement that competition is healthy. The great variety of craft brewed products available to consumers has only served to further educate the beer drinking public to the quality of our products, creating ever greater demand. Although we are in competition with other craft brewers, our share of the market will not come so much at their expense, as it will at the expense of imported beers and domestic industrial brewers whose customers are gradually shifting to fresher and more flavorful craft brewed products.

Market Size and Trends: The size of our local craft brewed and specialty ale market in the Coachella Valley is sufficiently large to provide us with a market share which will ensure the initial success of La Quinta Brewing Co. Likewise, this market has been steadily growing at a rate which is more than adequate to achieve our projected growth in sales. We have carefully questioned brewers, local licensed retailers, and local licensed beer distributors to determine the average monthly level of craft brewed beer sales and the growth in sales which have occurred over the last several years.

As previously mentioned, the craft beer market has been growing by over 10 percent annually. Due to the relatively small market share of craft beer, we can anticipate similar growth in the near future. Given the demographic and economic growth trends of our local region, we believe this estimate to be on the conservative side.

Estimated Local Market Share and Sales: The management team of the La Quinta Brewing Co. is determined to produce approximately 2,000 kegs (1,000 barrels), during the first twelve months of production. Of these 2,000 kegs, 100% will be marketed and sold in our local market. These approximately 2,000 kegs will be sold in our local market through the following three marketing channels:

1. Wholesale distribution (1/2 bbl kegs) to local licensed retailers: \$145 per keg
2. Wholesale distribution (1/6 bbl kegs) to local licensed retailers: \$65 per keg
3. Retail (1/2 bbl keg) sales to the public from our warehouse: \$185 per keg
4. Retail (1/6 bbl keg) sales to the public from our warehouse: \$85 per keg
5. Retail pint sales to the public in our tap room: \$4.00 per pint
6. Retail Growler sales to the public in our tap room: \$12.00 per 64 oz.

The following is the estimated breakdown of sales in our local market through these three channels in the first full year (2014) of production:

1. Wholesale distribution to local licensed retailers: 3,100 kegs (1/2 bbl equivalent)
2. Retail keg sales to the public from our facility: minimal – not considered in financial projections
3. Retail pint sales to the public in our tap room: 80 kegs (1/2 bbl equivalent)

4. Retail Growler sales to the public in our tap room: 50 kegs (1/2 bbl equivalent)

This means we will be marketing approximately 3,200 kegs or approximately 265 kegs each month on average during the first full year.

Clearly we intend to be a very competitive market share leader in our local market. Therefore, let us examine what we believe to be the important advantages which we have over our competitors in the local market which will help us to win market share.

First, the La Quinta Brewing Co. intends to price its products on par with our strongest competitors.

Second, the La Quinta Brewing Co. will be a local entity in which the community can take special pride. Our brewery and tap room will create jobs and enhance the atmosphere of the downtown area. It is common sense to assume that given everything is nearly equal in the areas of price, style and quality, people will choose to patronize local producers rooted in their community.

Third, La Quinta Brewing Co. will be able to provide the very freshest beers to our local market. Other craft breweries must rely on beer distributors to deliver their products to the Coachella Valley, and these beers may spend some time sitting in local warehouses before being distributed to licensed retailers. Our products, on the other hand, will be distributed directly from our own cold room in our own delivery vehicle. Consequently, kegs of our beer will never reach the market beyond their peak level of maturity, nor before they are perfectly matured either.

Fourth, we are committed to making the best beers possible, using the highest quality ingredients available. We are serious when we make this commitment. We would not be entering this market if we were not certain that we could make excellent beer which will be highly competitive. Brewing beer is what we do and we believe that a commitment to quality will go a long way toward assuring our long term success. Consistently high quality beer can sell itself without much promotion, but a poor quality beer will not succeed for long, no matter how actively it is promoted.

Fifth, La Quinta Brewing Co. will be able to serve its products on its own taps in a tap room. Our own retail outlet will permit us to try new products before offering them for distribution to the wholesale market. In addition, a tap room will allow us to receive the full retail pint price on a percentage of our barrel production. Every keg sold at retail pint price rather than wholesale keg price, will significantly increase our profit margin. The tap room will be a casual drinking room which will allow customers to view the activities on the production floor while enjoying their favorite beverage. It will also be the display and sales center for retail promotional items which will bear our corporate and product logos. Although the cash profit on these items is only 50 percent, they represent a much greater value as free advertising by increasing our exposure in the community.

By bringing the management team into direct contact with the customers in our local community, our own retail outlet will help us to increase our market share as well as compete more effectively with outside craft brewers. Two-way communication between the management team and our customers will provide us with invaluable feedback on our products. Furthermore, as beer drinkers make themselves comfortable at our establishment, La Quinta Brewing Co. image as a local community enterprise will be enhanced.

Finally, and most importantly, we believe that our commitment to service will assure that we earn a leading share of our local market and increase that share into the future. No other brewer has the potential to provide the level of prompt service to the licensed retailers in our local market like La Quinta Brewing Co. We have already begun to develop close relationships with the licensed retailers in our local market. We know them by name, we have visited them and purchased beers in their establishments. We have questioned them as to their priorities when deciding which beers to put on their taps, and we have carefully observed the preferences of their customers. We at La Quinta Brewing Co. are committed to the relationships we have begun to develop with our future customers and their customers. By using consumer surveys, delivering our own beer, serving our beer in their establishments, working closely with their employees and carefully listening to licensed retailers and beer drinkers in the Coachella Valley, we are sure to earn a leading share in our local market and keep it.

As the local market and demand for draft specialty beers continues to grow, La Quinta Brewing Co. will expand its production to satisfy that demand and increase our market share.

Estimated Regional Sales: Thus far, this discussion of market share has only concerned the local market for which the management team will be personally responsible for promotions, sales, distribution and service. Eventually, the demand from our local market will no longer be sufficient to absorb all of the barrels being produced by the La Quinta Brewing Co. At that point, we will begin to market our products through a distributor to the broader regional market. Because our focus is the Coachella Valley, financial projections in this business plan do not include revenue from regional distribution, providing for significant positive upside to the projections.

MARKETING PLAN

The Fundamentals: It is the intention of the management team to establish the long term profitability and success of the La Quinta Brewing Co. by carefully concentrating on building a core group of satisfied local customers. This core group consists of the licensed liquor retailers operating pubs, taverns and restaurants in the Coachella Valley. While it is these licensed retailers who are our direct customers, we recognize that ultimately our customers are the beer drinkers within our local market who patronize the establishments of our licensed retail customers and our own tap room. Consequently, the key to our marketing strategy is to make the highest possible quality beers which will satisfy the tastes and demands of beer drinkers in our market, while providing our licensed retail customers with the best service possible.

Our effort to make the best beer possible will be achieved by the following means. First, all beer profiles and recipes have been selected after careful market research to determine exactly what is popular among beer and ale drinkers in our market. The most important part of our research consisted of many conversations with local licensed retailers, who were eager to tell us what their customers preferred when ordering a craft brewed beer and what they were looking for when buying beer to stock their bar taps. In addition, interviews with local beer distributors have been

particularly helpful in pointing out which beers sell well in our local market, why they sell well, and what styles will compete well in this market. Having made the decision as to what flavor profiles we would like to reproduce in our beers, the company will rely on its Brew Master, to determine the exact balance of ingredients and specific brewing techniques necessary to achieve those flavor profiles.

Our two initial products have been designed specifically to satisfy local tastes and demands, as they have been identified by our market research. However, we believe that beer drinkers in our local market have similar preferences to beer drinkers throughout the Southern California beer market, and we expect our products to be competitive throughout that broader market. As a final note regarding the design of our recipes, we intend to carefully monitor the responses of beer drinkers to our products when they first reach the local market and long after. Consumer feedback will be the means by which we gauge the reactions of beer drinkers to our products, so that we may make any necessary adjustments.

Another key aspect of our marketing strategy, which is intended to ensure we make the best beer possible and then sell that beer, is our determination to use the finest brewing ingredients available. Only premium ingredients will be used, without exception. We have made certain that our all have excellent reputations among the crafting community in our region. Nevertheless, as our operations progress, the company will continue to demand the highest quality from our suppliers and will be prepared to find new sources of brewing materials whenever our current suppliers fail to meet the exacting standards of La Quinta Brewing Co.

Brewing the best beer possible is our goal, and we will not cut corners to save a few dollars at the expense of beer quality. We will use the finest ingredients, top quality brewing equipment and well-proven brewing methods to establish our market share. Only a quality product will create consumer loyalty in our core local market and ensure regular growth in sales as that market expands.

Distribution: In the first year of operation, it is our strategy to concentrate on winning the loyalty of licensed retailers in our local market. In this effort, the company will have primary responsibility for local sales and for distributing beer from our cold room by delivery vehicle

when our customers place an order. We believe that only through close personal contact with our local customers can lines of communication and a long term business relationship be established. Upon reaching a certain sales level it will become necessary for a properly trained employee of the company to assist in making daily deliveries so that the Director of Sales can concentrate on acquiring new accounts and increasing sales in the local market.

As mentioned earlier, the La Quinta Brewing Co. will seek the help of a professional beer distributor to reach out beyond the local market when the appropriate time comes. Our focus is to exhaust our time and resources prior to reaching into another market. For this reason, financial projections included in this business plan do not contemplate outside distribution. However, significant additional profits can be realized in this area.

Once full capacity with our three initial fermenters has been achieved, additional fermenters will be added to increase capacity. At this time, with increased capacity, we will more intensively promote sales of in our local market while considering distribution to other markets.

On-Premise Retail Sales: The tap room is another important distribution and sales outlet for our products. Our tap room has been designed to accommodate a maximum occupancy of approximately 12-15 persons. The space will contain a serving bar, a display cabinet for retail promotional items and seating. The tap room is designed to be an extension of the brewery where patrons can witness the brewing operation first hand and talk to the brewery staff, while enjoying some of our quality beers.

Our tap room is intended to enhance the experience of drinking a quality beer, when all of one's senses are brought into play. There will be no smoking because tobacco smoke would interfere with the beer drinkers' ability to fully appreciate the flavor and aroma of the beers being served. The dimensions of our tap room are not large, so we have chosen to light the space well and to paint the walls in light colors in order to avoid the impression of being closed in, and so that customers may appreciate the clarity and rich colors of our products. A variety of comfortable chairs and tables will be provided for casual seating. A small sound system will provide music whenever appropriate.

In our tap room, customers will be able to make a variety of retail purchases. Initially we will have a small selection of T-shirts and glassware for sale. Later, we will include other promotional items to increase our merchandise sales. A small selection of snacks, such as nuts and pretzels, will also be available to our customers. In regard to beer sales, customers will be able to purchase beer in a variety of volumes. Besides pints, a sampler of beer which includes a small glass of each of our products will be offered for sale. In addition, customers will also be able to have the take-out vessel ("Growler") of their choice filled for off-premise consumption. Finally, customers may also purchase a keg of beer at retail price from our cooler, for off premise consumption.

Pricing: As mentioned previously, our pricing strategy is designed to make our beers competitive and to achieve a profit, while at the same time positioning our products amongst the best beers being produced by our competitors. A keg price of approximately \$140 - \$150 (wholesale) is the median price now being asked by competitors in our local market. Consequently, we intend to ask \$145 (wholesale) for our kegs, in order to make our products on par with those of our competitors.

A further aspect of our pricing strategy is our determination to maintain stable prices over a substantial period of time. Although we cannot be certain that significant changes to our cost structure will not occur, it is our plan to maintain prices at the \$145 a keg level for at least one to two years. In this way we will provide our customers with a degree of predictability when purchasing our products. Changes in price will only take place when our own costs rise appreciably and thereby threaten the minimum profit margin we require to meet our operating costs and achieve our projected growth targets. Price changes will also be considered whenever our products fall significantly out of alignment with the median price being asked by our major competitors.

Our discussions with local licensed retailers and with other brewers have also made us aware that when a new brewery is starting up, it is necessary to offer the kegs from the first production runs at a price which is just below the standard price for those products. The first several production runs of any new brewery can be expected to produce excellent beers, but not necessarily the exact style of beer which is being aimed at. It may take two or three adjustments to the start-up

recipe before the desired flavor profile is achieved. It may also take several production runs before consistency of flavor for a particular recipe is achieved.

Local retailers have told us that they would be willing to try these early beers, understanding that the recipe may still need some adjustment before we are all satisfied with the finished product. However, they have also expressed the opinion that these early beers should be offered at a discount, below the level that they will be priced at when the desired flavor profile is achieved. This pricing practice is typical of start-up breweries in our market, and we cannot ignore the expressed views of our customers. Consequently; our first kegs to be produced in the recipe adjustment phase will be offered to our customers at a price of \$130 a keg, which is near the bottom of the price range which our products will compete in. It is expected that it will require two test runs for each recipe, before the desired flavor profile is achieved with the third production run. At that time we will be justified in pricing our kegs at their full market rate of \$145 (wholesale).

The following is the projected price breakdown of the wholesale and retail items to be sold:

ITEM	PRICE:	
Wholesale Kegs	(1/2 bbl.) - Self Distributed	\$145.00
Wholesale Kegs	(1/6 bbl.) - Self Distributed	\$65.00
Retail Kegs	(1/2 bbl.)	\$185.00
Retail Kegs	(1/6 bbl.)	\$85.00
Pint (16 oz.)		\$4.00
Sampler (4 oz.)		\$1.50

Promotional Merchandise and Snacks: Promotional merchandise, such as: t-shirts, glassware, hats, etc. and snacks, such as: nuts, chips, etc., will be priced at twice our cost in order to realize a consistent and reasonable profit.

Advertising and Promotions: Our Director of Sales is responsible for point-of-sale promotions and advertising. Initially, point-of-sale promotions will consist of table tents, coasters and tap

handles, provided free of charge (when allowed) to our customers. When cash flow permits, other items such as neon signs, bar towels and mirrors, all displaying our logo will be given to local retailers (when allowed) who have demonstrated a strong sales record with our products. All promotional items are considered to be an advertising tool since they will display the corporate logo and logos of individual products.

The owners of these establishments and their service employees are especially grateful when promotional materials are maintained by the company distributing them. Consequently, we will take full responsibility for the display of our point-of-sale promotional items, placing them on tables, and replacing the supply at regular intervals.

Our research of the food and beverage service industry has also led us to conclude that only a knowledgeable bar and wait staff can properly represent our products to the consumer. Consequently, the company will provide brief, yet informative, introductions to our products for the wait staff of our licensed retail customers. These product introductions are intended to familiarize these important representatives of our products with the brewing methods used by La Quinta Brewing Co. In addition, our licensed retail customers and their wait staffs will be invited to visit the brewery and witness firsthand the production of the beer they will later be selling. These brewery tours are intended to help develop a special relationship between La Quinta Brewing Co. and those who serve our products to beer drinkers in our core market.

The Director of Sales is also responsible for carrying out all direct advertising of La Quinta Brewing Co. products to the consumers in our local market. Advertising will be conducted through the local and social media. We believe that this advertising strategy will provide the greatest exposure for our products, in the most cost effective manner. However, we will regularly survey our customers to determine whether or not they learned of our products through these channels. Depending on the results of these surveys, certain changes in our advertising strategy may be considered.

In regard to surveying our customers and the general beer drinking public, the following method will be employed. The Director of Sales will design a survey sheet to determine the public's response to our products and our advertising campaign. These survey sheets will be distributed

and collected in the establishments of our licensed retail customers. In addition, both president and vice president will conduct regular visits to these establishments to maintain contact with our licensed retail customers, their employees and their customers. These fact finding visits will be most frequent in the first year of operation, particularly in the first months when product evaluation and recipe adjustments will take place. It is our determination to never lose touch with the needs of our customers and the tastes of the beer drinking public.

COMPANY STRUCTURE

Management Team: The following is a list of the key management roles and the individuals who will be responsible for them.

Founder/Managing Member – Scott Stokes has overall responsibility for the start-up and daily operation of La Quinta Brewing Co. In the start-up phase, he will choose and supervise all utility subcontractors; will approve, supervise and assist in all construction; will approve the design and purchase of all brewing equipment; and will supervise and assist the installation of all brewing equipment.

Head brewer - A Brew Master will responsible for all areas related to the daily brewery operations, specifically:

- Monitoring and directly managing the Brew house, Fermenting, Filtration and kegging operations.
- Recording conditions, troubleshooting, temperature and flow monitoring, supplying lines with material or product, line cleaning, sanitation, and foaming.
- Sanitation of all the equipment within the facility. Foaming equipment, hoses, brooms, shovels, brushes, scrapers, squeegees and numerous chemicals are necessary to sanitize the designated site.
- Unloading of material for Brewing which may include cars, trucks, totes, drums, pallets, etc.
- Loading for outgoing product into cars, trucks or trailers.
- Communicate with coworkers by phone as required.
- Operate forklifts as required.

- Perform Quality checks, testing, and complete paperwork as required.
- Make equipment and product changeovers using tools as needed.
- Assist other operators and departments in training, repair work and equipment operation as needed.

Director of Sales - Will be responsible for acquiring and servicing accounts in our local market. Likewise, he will be responsible for: distributing full kegs and picking up empty kegs from clients, as well as promotions, advertising, and public relations for La Quinta Brewing Co. The Director of Sales will manage the advertising account and evaluate the influence of our advertising strategy on sales and act as public relations officer to the community in order to enhance our image as a community entity concerned with the welfare of our community. He will also assist the Founder in working with our customers to promote sales and maintain open lines of communication.

We believe it is important to be personally involved with every facet of the company's operation. No task will be assigned to an employee before we have repeatedly performed that task ourselves and can then instruct and oversee the employee properly.

It is the management team's philosophy that employees are an asset to the company, not a drain on resources. We intend to train our employees thoroughly, treat them well, and provide them with responsibility when they earn it. Employees who perform well and demonstrate an interest in long term employment with La Quinta Brewing Co. will be compensated for their efforts in year-end bonuses to be decided by the management team.

Supporting Professional Services: The management team comes to this project with a variety of important skills and experiences which will benefit the Company. In those areas where they lack experience, the management team has wisely decided to contract on a temporary or part-time basis with qualified professionals. In this way La Quinta Brewing Co. will be provided with all the necessary professional support, and costly mistakes will be avoided.

BUILDING AND CONSTRUCTION PLAN

Leased Facilities: The facilities being leased by La Quinta Brewing Co. are comprised of the following three distinct sections:

1. *The Production Floor/Storage* - 3,829 square feet of open-floor warehouse, containing the brewing plant, a cool room for keg storage, fermenting space and a loading area for shipping and receiving
2. *Tasting Room* - 250 square feet of ground floor sales space, adjacent to the production floor
3. *The Corporate Office* - 350 square feet of office space

Building Improvements: The following building improvements will be carried out in order to prepare the leased space for brewery operations. Likewise, the cost of these building improvements will be born on the company:

1. Installation of floor drains
2. Painting of the interior space

The above list represents the primary building improvements which must be completed to prepare the leased space for operation. These improvements must be completed before the brewing plant can be installed and connected to the necessary utilities. The Founder will be assisted by the Master Brewer in the planning, coordination, and execution of these building improvements. The estimated costs of these improvements are included in the financial plan cost schedule.

The subcontractors will be chosen by the Founder through a competitive bidding process.

THE LEASE AGREEMENT

The management team has negotiated and executed a lease a piece of commercial real estate at 77917 Wildcat Drive in Palm Desert.

The total area being leased is 4,429 square feet of floor space.

The lease is to commence on July 1, 2013, although the company will receive occupancy upon lease execution. A provision delaying our full responsibility for the lease has been included; which states that should the require permits not be acquired by the La Quinta Brewing Co. by July 1, 2013, then the lease will be invalid. This clause is intended to protect the company should the necessary clearances not be received.

The lease is for three years, with a one-time option to renew the lease at the same terms and conditions for an additional three years. Rent is \$0.70 per square foot, per month.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42581
Project Case Type (s) and Number(s): Conditional Use Permit No. 3694
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull
Telephone Number: (951) 955-0972
Applicant's Name: La Quinta Brewing Co., LLC
Applicant's Address: 50855 Washington Street, Suite C, La Quinta CA 92253

I. PROJECT INFORMATION

A. Project Description: Proposal to open a microbrewery (Type 23 ABC License – Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spaces producing approximately 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delivered to local restaurants and stores by approximately one (1) truck trips per day. The project includes a 195 square foot "tasting room" to sample the product and determine salability. The "tasting room" will also be used for marketing and showcasing the product to potential vendors. No new buildings or project grading is proposed.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 0.54 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 0.54	Lots: 1	Sq. Ft. of Bldg. Area: 4,429	Est. No. of Employees: 3
Other:			

D. Assessor's Parcel No(s): 626-330-040

E. Street References: Southwest corner of Wildcat Drive and Racoon Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 6 East, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site contains an existing industrial-office building and is located within an existing industrial-office business park. Surrounding land uses consist of industrial-office buildings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial General Plan Land Use designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The project has adequate circulation to the site with improved streets including Wildcat Drive and Racoon Street that contains curbs, gutters, and sidewalks.

Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing retention areas mitigate flood impacts from increased runoff. The project is not located in a fault zone, or dam inundation area. There is a moderate potential for liquefaction. And the project is susceptible to subsidence. The proposed project has allowed for sufficient provision of emergency response services to the tenants. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project is not subject to Housing Element Policies.
 7. **Air Quality:** The existing industrial building to be remolded meets all applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (0.25 - 0.60 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are located within the Western Coachella Valley Area Plan and designated Light Industrial.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Manufacturing-Service Commercial (M-SC)
- J. Proposed Zoning, if any:** Not Applicable
- K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

May 23, 2013

Date

Paul Rull, Project Planner

Printed Name

For Carolyn Syms Luna,

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located along Wildcat Drive and Racoon Street, which are not designated as a scenic highway corridor. Therefore, there would be no impact.
- b) The existing industrial building within an existing business park will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes existing architecture, landscaping, screening of mechanical equipment, trash enclosures and placement of utilities underground. Therefore, there would be no impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 43 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of an existing industrial building could create a new source of light with a new occupancy as a brewery, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any existing or new lighting is conditioned to be hooded thereby reducing any lighting impacts (Condition of Approval 10.PLANNING.5). Impacts would be less than significant.

b) Surrounding land uses include existing industrial buildings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is designated as "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

- b) Minor Air quality impacts would occur during business operations. These impacts will be reduced below a level of significance by compliance with California Building Codes for the proposed tenant improvement (Condition of Approval 10.BSPLNCK.1). Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include existing industrial buildings, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people due to exhaust – ventilation requirements per the Fire Department (Condition of Approval 10.FIRE.7) and California Building Code. The proposed use is also a minimum of 500 feet from the nearest residential development. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing industrial building. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The site is improved with an industrial building. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with the existing industrial lot. Potential impacts to archaeological resources were previously reviewed under PP11651, and no archaeological resources were located on this lot based on surveys completed for the above projects. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any building tenant improvements or ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (Condition of Approval 10.PLANNING.1). No impacts are expected.

c) There may be a possibility that tenant improvements and ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. Due to existing structures on-site constructed with building permit, and any future building improvements being constructed in accordance with the California Building Code (CBC), no impacts from liquefaction are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the existing building foundations subject to the CBC. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project proposes contains relatively flat topography, no future grading is proposed due to the existing business park. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The project will not result in soil erosion or loss of top soil due to existing paving, landscaping, and decomposed granite within the planter areas. Therefore, there is no impact.
- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does feature a sewer system. The existing building and proposed facility uses a sewer system. Therefore, there is no impact since there are no existing septic tanks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to existing on-site retention and transportation improvements. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of existing site improvements. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents resulting from the brewery operations. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission review

a-d) The project site is located within two miles of Zone C and D of the Bermuda Dunes Airport Influence Area. A review by the Airport Land Use Commission has determined that the project is acceptable based on their recommended conditions which is reflected in the project's overall conditions of approval (10.PLANNING.39), and as such, consistent with the Airport Master Plan and not a safety hazard for people residing or working in the project area. The impact is considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The topography of the area consists of improved desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project does contain an existing structure within a FEMA 100-year flood hazard area which would impede or redirect flood flows, but is less than significant due to adequate drainage facilities such as retention basins and street improvements.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing Water Quality Management Plan for the overall business park. Therefore, there is no impact.
- h) The site has existing drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land on 0.54 gross acres proposes a microbrewery facility within an existing 4,429 square foot industrial building within an existing business park. The project is consistent with the subject land since the land is designated Light Industrial. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of Palm Desert. However, no comments have been received from the city as of the writing of this document based on transmittals sent by the county. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a-b) The project will be conditionally consistent with the site's existing Manufacturing – Service Commercial (M-SC) zone due to the industrial nature of the project. The project is surrounded by properties which are zoned Manufacturing–Service Commercial (M-SC) and Industrial Park (I-P).
- c-d) The proposal to add a microbrewery facility will be conditionally compatible with existing zoning, surrounding zoning, and with existing and planned surrounding land uses due to existing site improvements, required tenant improvement permit, and upgraded landscaping. Additionally, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is required to obtain a license from the California Alcoholic Beverage Control Board (Type 23 – Small Beer Manufacturer). Impacts are less than significant.

e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resource

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are existing industrial buildings. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Staff review

Findings of Fact:

a-b) The project site is located within two miles of Bermuda Dunes airport. Based on the review by the Industrial Hygiene Department, the airport will not create an excessive noise impact to the project and nor will it expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the immediate vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is not located in the immediate vicinity of any highways. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The existing development as an industrial building will not substantially increase ambient noise levels. Therefore, there is no impact.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during any tenant improvements and any new landscape installation. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (Condition of Approval 10.E HEALTH.1). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the industrial nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the industrial nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people due to industrial nature of the project, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project would add a new business with approximately three (3) employees. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area since the business would be within a 4,429 square foot building and be limited to approximately three (3) employees. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed microbrewery facility will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Wildcat Drive and Racoon Street and will include fire protection improvements such as minimum required fire flow of 1500 GPM, and exhaust ventilation system (Condition of Approval 10.FIRE.3 and 10.FIRE.7).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes a small brewery with approximately three (3) workers; the premises would also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be subject to ABC licensing (Type 23). The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is not impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing business park. Therefore, there is no impact.
- b) Due to the relatively small size of the 0.54 acre industrial lot, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a microbrewery facility will slightly increase vehicular traffic along Wildcat Drive and Racoon Street within an existing industrial park. However, the Transportation Department did not require a traffic study or street widening for the proposed project due to existing street improvements. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system subject to road dedications and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan.

c & d) The proposed project is located within the Bermuda Dunes Airport Influence Area. However, the project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) and may result in the construction of new water treatment facilities or expansion of existing facilities as the result of the brewery. However, due to the relatively small size of the brewery producing approximately 1,000 barrels of beer annually (31,000 gallons), impacts would be less than significant.
- b) The proposed project will be served by CVWD. Based on review by CVWD and transmittal dated April 19, 2013, it is anticipated that the project will have sufficient water supplies available for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project may result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the brewery and bottling plant. The Coachella Valley Water District (CVWD) transmittal letter of April 19, 2013 requires this industrial development to complete a sanitation (waste water) service survey to determine impacts of any waste discharge. However, due to the relatively small size of the brewery producing approximately 1,000 barrels of beer annually (31,000 gallons), impacts would be less than significant.
- c) The proposed project, based on the requirement for sanitation service survey to be submitted to CVWD, and existing business park improvements, is very likely to have adequate wastewater treatment capacity to serve the existing project site. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project's projected demand. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not generate significant amounts of construction demolition waste. Some minor construction is planned with the tenant improvement. The project will be served by Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WMP) as indicated by transmittal dated April 19, 2013. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

- Earlier Analyses Used, if any: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: 42581

CONDITIONAL USE PERMIT Case #: CUP03694

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a microbrewery (Type 23 License - Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spaces producing 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delivered to local restaurants and stores by approximately 1 truck trip per day. The project includes a 195 square foot tasting room to sample the product and determine salability. The tasting room will also be used for marketing and showcasing the product to potential vendors.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

CONDITIONAL USE PERMIT Case #: CUP03694

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3694 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3694,
Exhibit A, dated 5/20/13.
Exhibit B, dated 5/6/13.
Exhibit C, dated 5/6/13.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 03694 proposes a microbrewery facility with sales and tasting area within an existing 4,429 square foot building. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the following included condition.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building,

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etc:

à

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal to the building department, the applicant shall provide a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to the building.
- 3.Connection to accessible parking loading/unloading areas.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS

RECOMMND

Based on the submitted information, diagrams, surrounding zoning, and no apparaent sensitive receivers near the location, a noise study is not required provided that this

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

facility complies with the following requirement:

1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 CONTACT DISTRICT ENV SERVICES RECOMMND

This facility shall be required to contact the Department of Environmental Health, District Environmental Services to determine the appropriate plan check and/or permitting requirements associated with the proposal to operate a microbrewery facility with a sales and tasting room area.

Department of Environmental Health
District Environmental Services - Indio Office
47-950 Arabia Street, Suite "A"
Indio, CA 92201
(760) 863-8287

10.E HEALTH. 3 CVWD WATER AND SEWER SERVICE RECOMMND

This facility is currently receiving potable water and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of the owner of the facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-01-RIV-RESPONSIBILITY RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence: (i.e. general contractor, superintendent, owner, subcontractors, etc).

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-01-RIV-RESPONSIBILITY (cont.) RECOMMND

Any questions contact the Riverside County Fire Department, Planning Section at 77-933 Las Montanas Rd., Ste, 201, Palm Desert. (760)-863-8886 FAX (760)-863-7072.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

(IF APPLICABLE) A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on Ordinary Hazard Group 2 construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#89-KNOX BOX RECOMMND

Knox Box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#84-TANK PERMITS (cont.)

RECOMMND

Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 7 USE- EXHAUST/VENTILATION

RECOMMND

If applicable- Exhaust/Ventilation system will be needed if boiler room will be present and mill grain storage area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03694 is a request to open a commercial microbrewery facility with a sales and tasting area within an existing industrial building on an approximately 0.5-acre lot of an existing industrial park complex. The lot is located in the Bermuda Dunes area on the southwest corner of Wildcat Drive and Raccoon Street. The site is Parcel 40 of Parcel Map 23118 and the building was developed under Plot Plan 11651.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District and flooding and drainage related issues and concerns are under the authority of another agency.

The District does have jurisdiction over compliance with the water quality requirements of the Regional Water Quality Control Board. However, no additional grading or other improvements which will increase the impervious area of the site are proposed. The surrounding parking area and landscaping are all constructed and all activity associated with this CUP will be conducted within the existing building. Therefore, no Water Quality Management Plan (WQMP) will be required by the District.

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Parcel: 626-330-040

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTENT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbing activities, cultural resources* are discovered, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

**If cultural resources are discovered during any ground disturbing activities, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, B and C, unless otherwise amended by these conditions of approval.

10.PLANNING. 4

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 9 p.m., Monday through Sunday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial Uses, more specifically parking to floor area ratio; 1/250 office (2.2 spaces), 1/500 manufacturing (2.3 spaces) 1/1000 storage (2.4 spaces), 1/45 tasting area (4.3 spaces), for a total of 11 required parking spaces.

If the floor plan was to ever alter from the approved Exhibit C, then new parking calculations will be required to determine the reconfigured floor plan.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Department of Alcoholic Beverage Control (Type 23 License) or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 28 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE - AIRPORT LAND USE COMMIS. RECOMMND

The following conditions from the Airport Land Use Commission shall be followed and adhered to.

1. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing

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10. GENERAL CONDITIONS

10. PLANNING. 39

USE - AIRPORT LAND USE COMMIS. (cont.)

RECOMMND

light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

2. The attach notice shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.

4. Total building area dedicated to tasting or retail uses shall be limited to no more than 250 square feet as is indicated in the floor plan dated 5/3/13. Any additional expansion of tasting or retail use shall be subject to further Airport Land Use Commission review.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - AIRPORT LAND USE COMMIS. (cont.) (cont.RECOMMND

5. No aboveground retention bases are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of ny other use within this building, other than offices, manufacturing, and warehousing/storage uses.

10.PLANNING. 40 USE - ABC23 SMALL BEER MFR RECOMMND

SMALL BEER MANUFACTURER - (Brew Pub or Microbrewery)
Authorizes the same privileges and restrictions as a Type 01 license which "Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's license premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premieses". A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.

10.PLANNING. 41 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 42 USE - NO RESTAURANT OR PUB RECOMMND

No restaurant or brew pub with food service is allowed under this conditional use permit.

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - TASTING AREA

RECOMMND

The "tasting room" depicted on the Approved Exhibit C is an accessory use to the main operation of the facility as a Small Beer Manufacturer (Type 23 ABC License). Vendors and suppliers visiting the property are typically by appointment only with a stand-up bar. Unfixed tables and chairs are permitted in the tasting room area as shown in Exhibit C and described in the applicant's business plan. The maximum occupancy of the tasting area in conjunction with the use of unfixed tables and chairs shall not exceed 13 persons, or as otherwise indicated by the Building and Safety Department.

(as amended at Planning Commission meeting on 7/17/13)

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE- REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the microbrewery facility may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN SIXTY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 4/19/13, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 39 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning

ADDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 39 USE - CVWD CLEARANCE (cont.)

RECOMMND

Department verifying compliance with the conditions contained in their letter dated April 19, 2013.

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 FINAL INSPECTION (cont.)

RECOMMND

Will need Occupancy and square footage once applied for plan check.
Sprinklers and Fire Alarm will need maintenance records and possible tenant improvement.

Riverside office (951)955-4777
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 11 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 1 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of 1 loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 20 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.



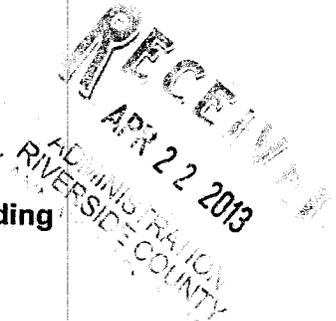
Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 19, 2013

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: **Conditional Use Permit (CUP) No. 3694**
Proposal: Open a microbrewery facility within an existing building
APN: 626-330-040



Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Wildcat Drive and west of Raccoon Street, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Paul Rull
Riverside County
Planning Department

2

April 19, 2013

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

CVWD requires commercial/industrial development to complete a sanitation (wastewater) service survey form to determine the impact of any proposed waste discharge to the CVWD sanitation system. The form requests basic information identifying the physical location, a legal contact, site or facility contact, the projected use, and facility operating parameters. Sanitation service may be further conditioned upon receipt and review of the survey.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Sincerely,



Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Mike Mistica
County of Riverside
Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

La Quinta Brewing Company
c/o Scott Strokes
50855 Washington St., C-220
La Quinta, CA 92253

JC:ch/eng/sw/13/April/CUP 3694





Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, Acting General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

April 19, 2013

File: 0163.1
0421.1
0721.1
Geo. 050601-4

APR 22 2013
ADMINISTRATION
RIVERSIDE COUNTY

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Rull:

Subject: CUP 3694, La Quinta Brewing Company

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood Insurance rate maps, which are in effect at this time.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

APR 10 2013

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 26, 2013

TO:

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- In. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department - Palm Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
ALUC
City of Palm Desert Planning Dept.
Coachella Valley Water District

Imperial Irrigation
So Cal Gas
Verizon
Desert Sands Unified School District
Department of Alcohol Beverage Control
Thousand Palms Community Council

CONDITIONAL USE PERMIT NO. 3694 - Applicant: La Quinta Brewing - Engineer/Representative: Scott Stokes - Fourth/Fourth Supervisorial District - Bermuda Dunes District - Western Coachella Valley Area Plan: Community Development: Light Industrial (LI) - Location: Southerly of Wildcat Drive and westerly of Raccoon Street - 0.54 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** Proposal for a microbrewery facility with a sales and tasting area within an existing 4,429 square foot building - APN: 626-330-040

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 18, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at (951) 955-0972 or email at **prull@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS: *The project site is located in Compatibility Zone C of the Bermuda Dunes Airport Influence Area. ALUC review is required. Detailed floor plan* will be needed in order to evaluate project consistency.*

DATE: April 17, 2013

SIGNATURE: John J. G. Guerin

PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

* square footage of sales/tasting area, offices, brewing area, and storage areas

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: March 26, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
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Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Carolyn Syms Luna

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 16, 2013
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **July 17, 2013 Planning Commission meeting for Agenda Item 3-1 Conditional Use Permit No. 3694**

1. Staff received a letter from the applicant, La Quinta Brewing Company, LLC, care of Scott Stokes (attached), requesting the modification of Condition of Approval 10.PLANNING.43. He specifically requests that seating be permitted in the tasting room area of the brewing facility.
2. Staff is recommending the staff report finding is added by the following:
 - #21. A microbrewery facility is a consistent use within the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) General Plan Land Use designation and a permitted use within the Manufacturing – Service Commercial (M-SC) zone with a Conditional Use Permit application. The tasting area is an ancillary use to the main microbrewery operation.
3. Staff is recommending the conditions of approval is modified by the following:
 - 10.PLANNING.43. The “tasting room” depicted on the approved Exhibit C is an ancillary use to the main operation of the facility as a Small Beer Manufacturer (Type 23 ABC License). Vendors and suppliers visiting the property are typically by appointment only with a stand-up bar. Unfixed tables and chairs are permitted in the tasting room area as shown in Exhibit C and described in the applicant’s business plan. The maximum occupancy of the tasting area in conjunction with the use of unfixed tables and chairs shall not exceed 13 persons, or as otherwise indicated by the Building and Safety Department.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

4. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/open/cms/recycling/recycling_and_compost_business.html#mandatory

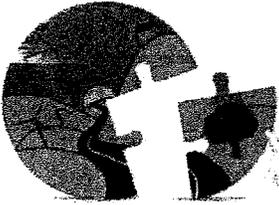
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT

- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT

- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: MICRO BREWERY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.2.C.4

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CU03694 DATE SUBMITTED: 3/6/13

APPLICATION INFORMATION

Applicant's Name: LA QUINTA BREWING COMPANY, LLC E-Mail: LA QUINTA BREWING @ GMAIL.

Mailing Address: 50855 WASHINGTON ST # C220
LA QUINTA Street CA 92253
City State ZIP
760 250 4150

Daytime Phone No: (760) 777-9036 Fax No: ()

Engineer/Representative's Name: SCOTT STOKES E-Mail: LA QUINTA BREWING @ GMAIL.COM

Mailing Address: SAME AS ABOVE
Street
City State ZIP

Daytime Phone No: (760) 345-9034 Fax No: ()

Property Owner's Name: Richards Family % Joyce RICHARDS TRUST E-Mail: jr richards @ dc.rr.com

Mailing Address: 45730 Pima Road
Indian Wells Street CA 92210
City State ZIP

Daytime Phone No: (760) 345-9034 Fax No: ()

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

LA QUINTA BREWING COMPANY, LLC
PRINTED NAME OF APPLICANT

SSS SCOTT STOKES, MANAGER
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Gerald L. Richards
PRINTED NAME OF PROPERTY OWNER(S)

Gerald L. Richards
SIGNATURE OF PROPERTY OWNER(S)

Joyce M. Richards
PRINTED NAME OF PROPERTY OWNER(S)

Joyce M. Richards
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626 330 040 - 0

Section: 1 Township: 5 SOUTH Range: 6 EAST

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.54 a

General location (nearby or cross streets): North of N/A, South of WILDCAT DR, East of N/A, West of RACCOON ST

Thomas Brothers map, edition year, page number, and coordinates: YR 2000, P 819, E2

Project Description: (describe the proposed project in detail)

PRODUCTION SITE FOR BEER (MICROBREWERY). NEARLY ALL SALES (90%+) WILL BE OFFSITE. A SMALL/LIMITED "TASTING AREA" WILL ALLOW FOR ONSITE TASTINGS AND "CARRY OUT" PURCHASES. NO FOOD SERVICES.

Related cases filed in conjunction with this application:

NONE

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). PP 11651 (AT ORIGINAL CONSTRUCTION) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: PROVIDED AT CONSTRUCTION OF BUILDING

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No EXISTING LANDSCAPE

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3694 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

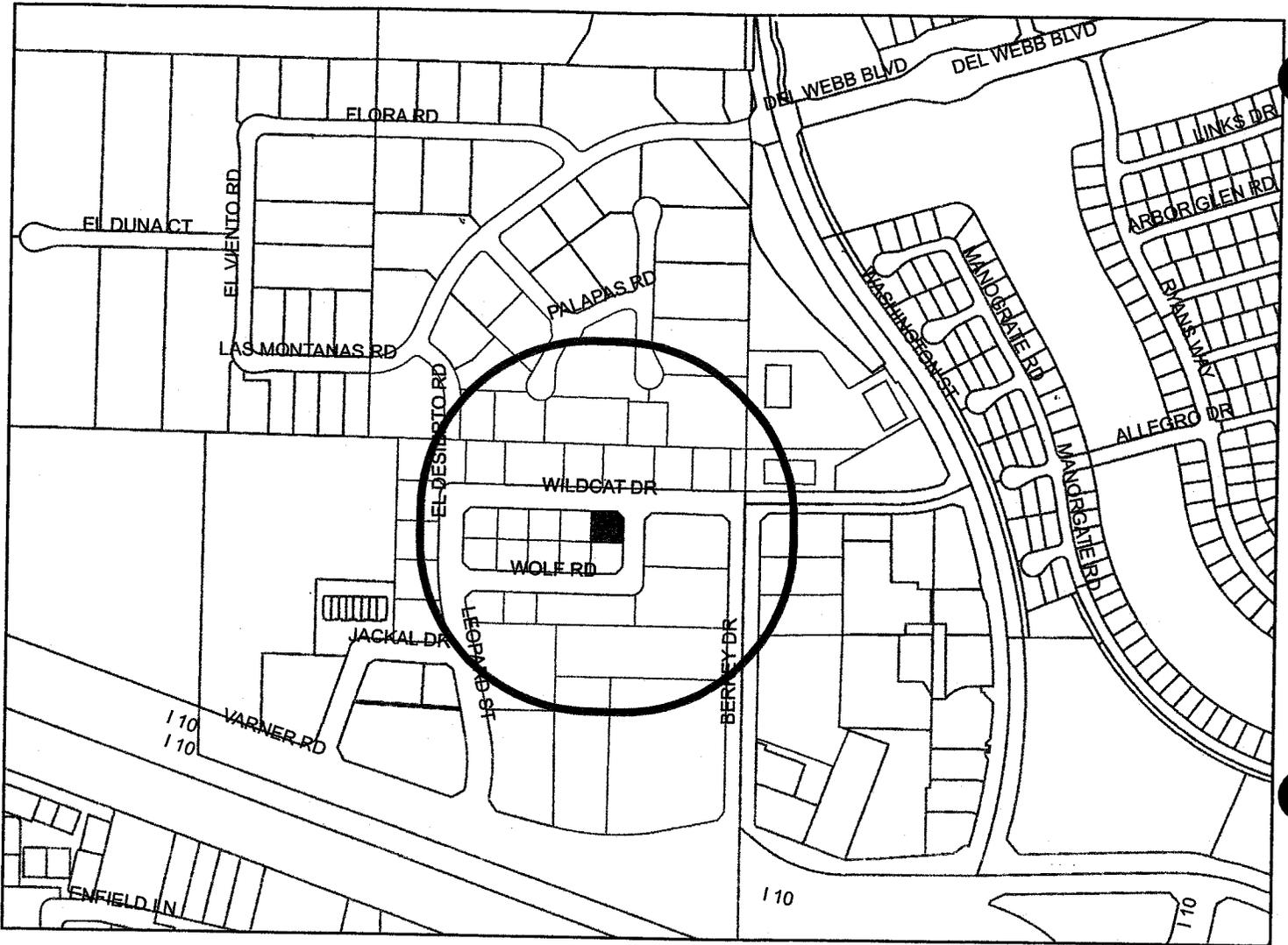
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03694 (600 feet buffer)



Selected Parcels

626-330-043	626-420-009	626-330-034	626-330-050	626-330-031	626-330-052	626-330-053	626-330-010	626-420-040	626-420-004
626-420-066	626-420-067	626-420-068	626-420-013	626-420-014	626-420-039	626-330-029	626-330-011	626-420-047	626-330-046
626-330-024	626-330-025	748-370-025	626-330-038	626-330-040	626-330-033	626-330-037	626-330-002	748-370-023	748-370-024
626-330-009	626-330-035	626-420-008	626-330-007	748-370-042	626-330-051	626-330-055	626-330-032	626-330-030	626-330-042
626-330-044	626-330-039	626-330-008	626-330-012	748-430-001	748-430-005	748-430-006	748-430-007	626-330-036	



525 262.5 0 525 Feet

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ASMT: 626330002, APN: 626330002
 CHERYL LYON, ETAL
 780 N 4TH ST
 EL CENTRO CA 92243

ASMT: 626330030, APN: 626330030
 SANDDRIFT PROP
 P O BOX 1208
 CARPINTERIA CA 93014

ASMT: 626330007, APN: 626330007
 MICHELE BOJKOVSKY
 P O BOX 11933
 PALM DESERT CA 92255

ASMT: 626330031, APN: 626330031
 BLAIR INV
 P O BOX 293
 SOMERS MT 59932

ASMT: 626330008, APN: 626330008
 MICHAEL BUTLER, ETAL
 78735 VILLETA DR
 LA QUINTA CA 92253

ASMT: 626330032, APN: 626330032
 ROGER MACWILLIAMSON
 1152 LITTLE RIVER DR
 HOLLISTER CA 95023

ASMT: 626330009, APN: 626330009
 BRIAN ORR, ETAL
 C/O ORR BUILDERS
 39301 BADGER ST NO 300
 PALM DESERT CA 92211

ASMT: 626330033, APN: 626330033
 GERRY LANGLOIS
 P O BOX 4386
 PALM DESERT CA 92262

ASMT: 626330010, APN: 626330010
 CATHERINE MACMILLAN
 451 WYNGATE RD
 SACRAMENTO CA 95864

ASMT: 626330034, APN: 626330034
 SHARON RINKER, ETAL
 P O BOX 972
 KETCHUM ID 83340

ASMT: 626330011, APN: 626330011
 DESERT PROP
 P O BOX 4642
 KETCHUM ID 83340

ASMT: 626330036, APN: 626330036
 SUSAN DAUGHERTY, ETAL
 1574 COBURG RD NO 279
 EUGENE OR 97401

ASMT: 626330012, APN: 626330012
 VANMAR ASSOC
 C/O KRISTEN MARTINEZ
 39249 LEOPARD ST STE A
 PALM DESERT CA 92211

ASMT: 626330038, APN: 626330038
 PAULINE TARNOW, ETAL
 P O BOX 6540
 LA QUINTA CA 92248

ASMT: 626330039, APN: 626330039
 NANCY HEALIS, ETAL
 2320 4TH AVE
 CORONA DEL MAR CA 92625

ASMT: 626330051, APN: 626330051
 RICHARD RANGER
 31750 S W VILLAGE CREST LN
 WILSONVILLE OR 97070

ASMT: 626330040, APN: 626330040
 JOYCE RICHARDS, ETAL
 45730 PIMA RD
 INDIAN WELLS CA 92210

ASMT: 626330053, APN: 626330053
 CALIFORNIA RENTALS
 C/O WARREN R FULLER
 69 S BARRINGTON RD
 SOUTH BARRINGTON IL 60010

ASMT: 626330042, APN: 626330042
 SECURITY PACIFIC STORAGE BERMUDA DUNI
 C/O BACO REALTY
 51 FEDERAL ST STE 402
 SAN FRANCISCO CA 94107

ASMT: 626330055, APN: 626330055
 B HOWARD, ETAL
 502 AVENIDA LA COSTA
 SAN CLEMENTE CA 92672

ASMT: 626330043, APN: 626330043
 WENDY HATHAWAY, ETAL
 P O BOX 10160
 PALM DESERT CA 92255

ASMT: 626420008, APN: 626420008
 DEANNA JOHNSON, ETAL
 130 VISTA ROYALE
 PALM DESERT CA 92260

ASMT: 626330044, APN: 626330044
 SECURITY PUBLIC STORAGE BERMUDA DUNE
 C/O BACO REALTY
 51 FEDERAL ST NO 202
 SAN FRANCISCO CA 94107

ASMT: 626420009, APN: 626420009
 EDITH SERPA, ETAL
 350 WAWONA AVE
 PISMO BEACH CA 93449

ASMT: 626330046, APN: 626330046
 DOMS PROP
 P O BOX 1659
 SAN JUAN CAPO CA 92693

ASMT: 626420014, APN: 626420014
 DBP PROP
 C/O MICHAEL FEDDERLY SR
 77742 LAS MONTANAS RD
 PALM DESERT CA 92211

ASMT: 626330050, APN: 626330050
 BD PROP LP
 1666 20TH ST STE 100
 SANTA MONICA CA 90404

ASMT: 626420040, APN: 626420040
 CVWD
 P O BOX 1058
 COACHELLA CA 92236

ASMT: 626420047, APN: 626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

ASMT: 626420068, APN: 626420068
DBP PARTNERS
C/O ANGELA HUMPHREYS
1302 PUYALLUP ST
SUMNER WA 98390

ASMT: 748370024, APN: 748370024
JOHNSON FAMILY
78005 WILDCAT DR NO 107
PALM DESERT CA 92211

ASMT: 748370025, APN: 748370025
FORCE WILDCAT
C/O ERICKSON
P O BOX 13164
PALM DESERT CA 92255

ASMT: 748370042, APN: 748370042
OLEANDER, ETAL
88 LENORA ST
SEATTLE WA 98121

ASMT: 748430007, APN: 748430007
WILDCAT DRIVE I
C/O BEARD LAND IMPROVEMENT CO
530 11TH ST
MODESTO CA 95353

California State Department of
Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

Desert Sands Unified School District
47-950 Dune Palms Road
La Quinta CA 92253-4000

Thousand Palms Community Council
P.O. Box 306
Thousand Palms CA 92276

City of Palm Desert Planning Dept.
Attn: Community Development Director
73-510 Fred Waring Drive
Palm Desert CA 92260

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

La Quinta Brewing Co LLC
C/O Scott Stokes
50855 Washington Street, #C
La Quinta CA 92253

Gerald and Joyce Richards
45730 Pima Road
Indian Wells CA 92210

La Quinta Brewing Co LLC
C/O Scott Stokes
50855 Washington Street, #C
La Quinta CA 92253

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C/O Scott Stokes
50855 Washington Street, #C
La Quinta CA 92253

Gerald and Joyce Richards
45730 Pima Road
Indian Wells CA 92210

APN: 626-330-040



← Photo taken from the intersection of Wildcat Dr & Racoon St (northeast of building), looking southwest.

Photo taken from the south side of Wildcat Dr, from the west of the building, looking to the east. →



← Photo taken from the west side of Racoon St (southeast of building), looking northwest.

Photo taken from the east side of Racoon St, from the east of the building, looking to the west. →



Applicant:

La Quinta Brewing Company, LLC
c/o Scott Stokes
50855 Washington St, C220
La Quinta, CA 92253
760.777.9036

Land Owner:

The Richards Family Trust

Exhibit Prepared by Applicant on
3/1/13

CASE #: CUP3694
EXHIBIT: B
DATED: 5/6/13
PLANNER: P. RULL

CONDITIONAL USE PERMIT NO. 3694
77917 Wildcat Drive—Palm Desert, CA 92260

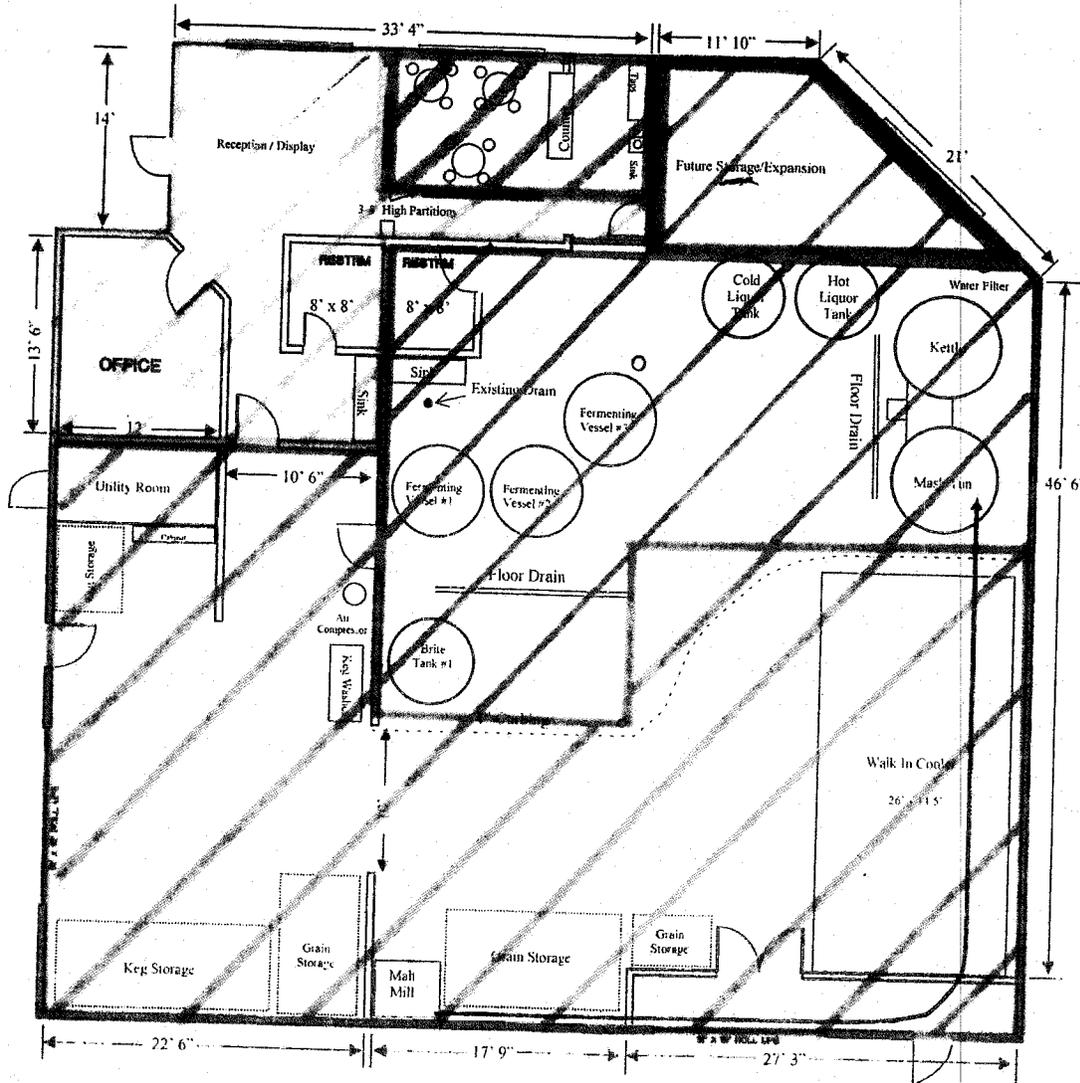
Exhibit C—Floorplan

APN: 626-330-040

Applicant: La Quinta Brewing Company, LLC
 c/o Scott Stokes
 50855 Washington St, C220
 La Quinta, CA 92253
 760.777.9036

Land Owner: The Richards Family Trust
 c/o Joyce Richards
 45730 Pima
 Indian Wells, CA 92210
 760.345.9034

CASE #: CUP3694
EXHIBIT: C
DATED: 5/6/13
PLANNER: P. RULL



-  Tasting Area— Approx. 195 sf
-  Office/Reception/Display Area— Approx. 560 sf
-  Storage Area --Approx. 2,420 sf
-  Manufacturing Area— Approx. 1,170sf



Scale: 1" = 10'

Exhibit Prepared by Applicant on
 5/3/13

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3694 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

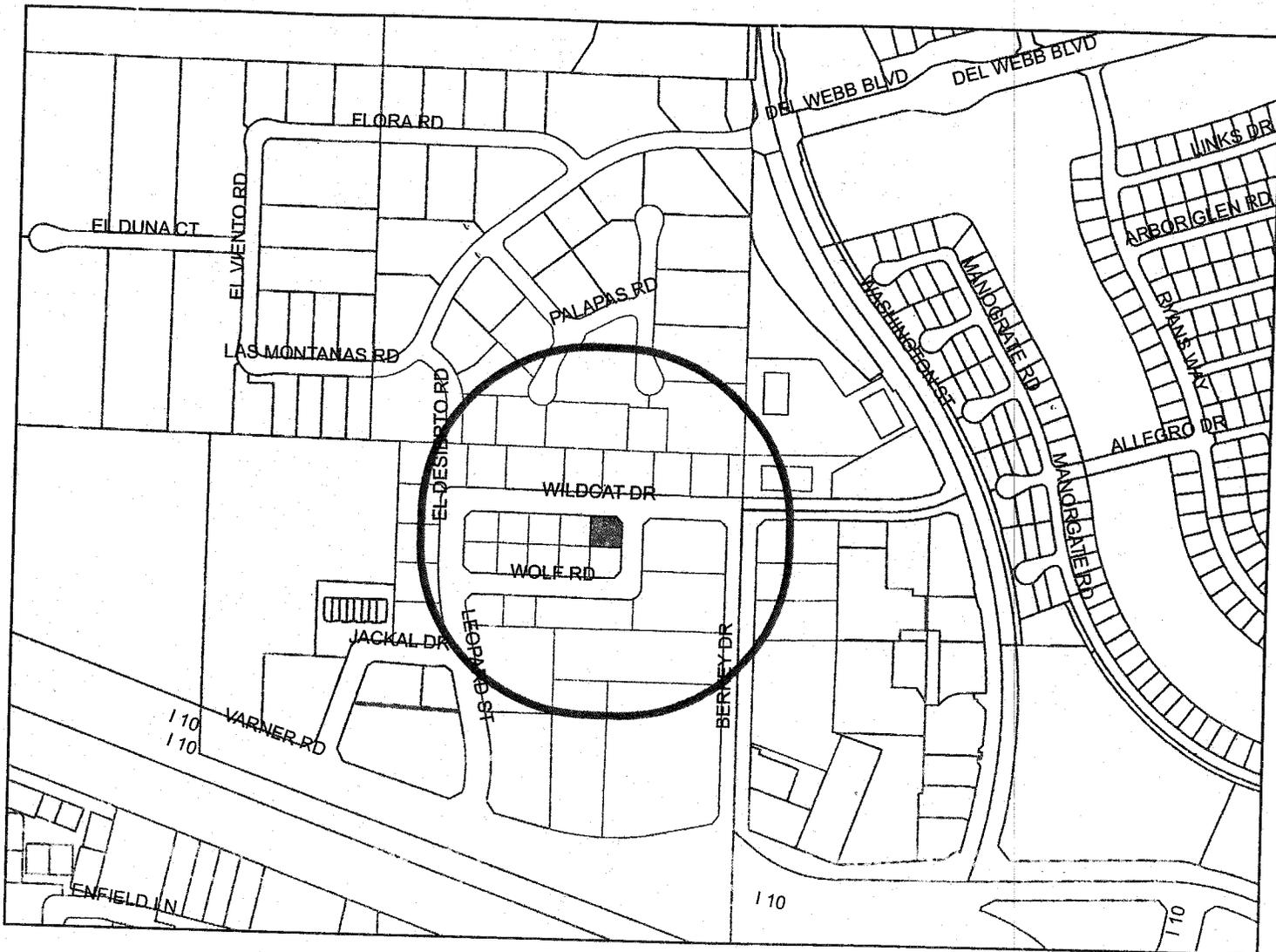
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03694 (600 feet buffer)



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626-330-009	626-330-035	626-420-008	626-330-007	748-370-042	626-330-051	626-330-055	626-330-032	626-330-030	626-330-042
626-330-044	626-330-039	626-330-008	626-330-012	748-430-001	748-430-005	748-430-006	748-430-007	626-330-036	



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ASMT: 626330002, APN: 626330002
CHERYL LYON, ETAL
780 N 4TH ST
EL CENTRO CA 92243

ASMT: 626330030, APN: 626330030
SANDDRIFT PROP
P O BOX 1208
CARPINTERIA CA 93014

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MICHELE BOJKOVSKY
P O BOX 11933
PALM DESERT CA 92255

ASMT: 626330031, APN: 626330031
BLAIR INV
P O BOX 293
SOMERS MT 59932

ASMT: 626330008, APN: 626330008
MICHAEL BUTLER, ETAL
78735 VILLETA DR
LA QUINTA CA 92253

ASMT: 626330032, APN: 626330032
ROGER MACWILLIAMSON
1152 LITTLE RIVER DR
HOLLISTER CA 95023

ASMT: 626330009, APN: 626330009
BRIAN ORR, ETAL
C/O ORR BUILDERS
39301 BADGER ST NO 300
PALM DESERT CA 92211

ASMT: 626330033, APN: 626330033
GERRY LANGLOIS
P O BOX 4386
PALM DESERT CA 92262

ASMT: 626330010, APN: 626330010
CATHERINE MACMILLAN
451 WYNGATE RD
SACRAMENTO CA 95864

ASMT: 626330034, APN: 626330034
SHARON RINKER, ETAL
P O BOX 972
KETCHUM ID 83340

ASMT: 626330011, APN: 626330011
DESERT PROP
P O BOX 4642
KETCHUM ID 83340

ASMT: 626330036, APN: 626330036
SUSAN DAUGHERTY, ETAL
1574 COBURG RD NO 279
EUGENE OR 97401

ASMT: 626330012, APN: 626330012
VANMAR ASSOC
C/O KRISTEN MARTINEZ
39249 LEOPARD ST STE A
PALM DESERT CA 92211

ASMT: 626330038, APN: 626330038
PAULINE TARNOW, ETAL
P O BOX 6540
LA QUINTA CA 92248

California State Department of
Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

Desert Sands Unified School District
47-950 Dune Palms Road
La Quinta CA 92253-4000

Thousand Palms Community Council
P.O. Box 306
Thousand Palms CA 92276

City of Palm Desert Planning Dept.
Attn: Community Development Director
73-510 Fred Waring Drive
Palm Desert CA 92260

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236



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