

# MINUTES

## CALISTOGA PLANNING COMMISSION

October 8, 2014

The meeting was called to order at 5:30 pm.

### A. ROLL CALL

Commissioners present: Chair Jeff Manfredi, Vice Chair Carol Bush, Commissioners Scott Cooper, Paul Coates, Tim Wilkes. Absent: None. Staff present: City Manager Richard Spitler, Planning & Building Director Lynn Goldberg, Senior Planner Erik Lundquist, Public Works Director Mike Kirn.

### B. PLEDGE OF ALLEGIANCE

### C. PUBLIC COMMENTS

None.

### D. ADOPTION OF MEETING AGENDA

The meeting agenda of October 8, 2014 was accepted as presented.

### E. COMMUNICATIONS/CORRESPONDENCE

None.

### F. CONSENT CALENDAR

#### 1. Commission Minutes

The September 24, 2014 minutes were unanimously adopted as presented.

### G. PUBLIC HEARINGS

- 1. Recycled Water Storage Pond Use Permit UP 2014-10:** Consideration of a use permit to allow construction of a recycled water storage pond on City property, which is associated with the City's wastewater treatment plant located at 1100 Dunaweal Lane

**Senior Planner Lundquist** presented background information on the need for the pond and details on its design. The property is currently used for the disposal of effluent through spray irrigation. He noted that the project is consistent with the General Plan and Zoning Code and reviewed some of the proposed conditions of approval that would minimize project impacts. He recommended approval of the use permit subject to conditions.

In response to questions from **Commissioner Wilkes**, Mr. Lundquist confirmed that the project's SWPPP will address disturbance of the soil in the pan handle area of the project and that the adjoining mobile home park had received a public notice about the project.

**Chair Manfredi** opened the public hearing.

**Doug Cook** expressed concerns about potential odor impacts on Chateau Calistoga residents and suggested that mitigation measures were needed to address them.

**Doug Molitor** believes the City hasn't looked at alternatives to its wastewater treatment system and is pursuing the easiest solution. It doesn't address any of the city's water issues.

**Mike Kirn**, Public Works Director, confirmed that the project's SWPPP has been filed with the Department of Water Resources. The site was evaluated for potential cultural resources through excavation and there was no evidence of significant resources. The wastewater that will be stored is highly-treated; it's the same water that's used for irrigation throughout the city. There are no odors associated with it and it's the same water that's currently being applied through spray irrigation to the project site. Therefore, there will be no change in odors. The project is responding to a problem that prevents discharge into the river during low flows. It will provide 16+ million gallons of storage, which equates to approximately 40 days of flow. It's very cost-effective compared to the other options they looked at. They are hoping that a grant will cover 60% of the project's cost.

In response to a question from **Commissioner Wilkes**, Mr. Kirn replied that the proposed pond will probably provide enough capacity; however, it's part of a larger solution. It's readily constructible within a short timeframe. Following completion of the pond, over-irrigation of the spray fields would occur only if necessary.

In response to a question from **Chair Manfredi** about other alternatives to disposal of the wastewater, Mr. Kirn explained that if money and time were not issues, they would remove boron from the wastewater so it can be used for vineyard irrigation. They are analyzing ion exchange and reverse osmosis options to determine what is most economical long-term. The next hurdle would be finding receptive users and transporting the wastewater to them.

In response to a question from **Commissioner Cooper**, Mr. Kirn explained that the pond did not include the pan handle portion of the site because too much excavation was required for a relatively small amount of storage. They will be looking at other open space areas that can handle the disposal of the treated wastewater.

**Doug Cook** asked whether the City had considered a lined reservoir, although he acknowledged that the City was trying to get rid of the wastewater rather than conserve it. He is also concerned about the removal of boron and antimony from the wastewater.

**Richard Spittler**, City Manager, noted that the boron issue is separate from the wastewater storage pond issue. Even if the boron could be stripped out, we would still need to store the treated wastewater. The City has made an effort to keep it as far from the mobile home park as possible.

**Chair Manfredi** closed the public hearing.

**Commissioner Wilkes** has no issues with the use permit. The speakers are addressing city policy, not the application itself. The city can never have enough wastewater storage, and it could actually be a valuable wildlife habitat.

A motion by **Vice-Chair Bush** to adopt a resolution approving a use permit for the construction of a recycled water storage pond on City property associated with the City's wastewater treatment plant located at 1100 Dunaweal Lane was seconded by **Commissioner Cooper** and approved unanimously.

- 2. Update of the Circulation Element of the Calistoga General Plan GPA 2014-2:** This update provides a long-term, comprehensive plan to address the City's transportation needs, including the provision of "complete streets"

**Planning & Building Director Goldberg** advised the Commission that the State requires the City to update its Circulation Element to incorporate "complete streets" provisions that address all forms of transportation. She also reviewed some of the other proposed changes to the Element, noting that most cyclist- and pedestrian-related exhibits, policies and actions have been moved to the *Active Transportation Plan* to facilitate future amendments. The proposed transportation improvements correlate with future development envisioned by the Land Use Element of the General Plan.

**Chair Manfredi** opened and closed the public hearing after no public comments were offered.

**Commissioner Wilkes** finds the updated Circulation Element to be a vast improvement over the current Element. He supports the removal of the state highway classification from Lincoln Avenue.

In response to questions from **Vice-Chair Bush**, Mr. Kirn replied that the City had not yet taken any steps to remove the state highway designation. Public Works is working with Caltrans on other projects, such as the Lincoln Avenue bridge replacement. But the re-designation is still on their radar screen. In terms of protection for pedestrians at the Brannan and Lincoln intersection, improvements have been included in a funding plan the City has submitted to NCTPA, which may include in-pavement lighting or pedestrian-activated signals.

A motion by **Commissioner Cooper** and seconded by **Commissioner Wilkes** to adopt a resolution recommending to the City Council adoption of the 2014 Circulation Element Update of the Calistoga General Plan was approved unanimously.

## **H. MATTERS INITIATED BY COMMISSIONERS**

Commissioner Wilkes expressed concern about the increase in the extent of sidewalk dining tables and sidewalk merchandise displays on Lincoln Avenue. Vice-Chair Bush encouraged the City to take steps to remove the state highway designation from Lincoln Avenue so that the City could have more regulatory powers over use of the right-of-way.

**I. DIRECTOR REPORT**

**Ms. Goldberg's** recommendation that the Commission cancel its October 22, 2014 meeting due to a lack of agenda items was approved unanimously.

**J. ADJOURNMENT**

The meeting was adjourned at 6:08 p.m.

  
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Lynn Goldberg  
Planning Commission Secretary