



City of Calistoga
Planning Commission

Agenda Item Summary

DATE	January 22, 2020
ITEM	Crystal Geyser Water Company – Use Permit application UP 2019-10 Design Review application DR 2019-7
APPLICANT	Crystal Geyser Water Company
PROPERTY ADDRESS	501 Washington Street
ASSESSOR'S PARCEL NO.	011-260-023
GENERAL PLAN DESIGNATION	Light Industrial
ZONING DISTRICT	I: Light Industrial
STAFF CONTACT	Zach Tusinger, Senior Planner
POTENTIAL CONFLICTS	Commissioner Coates
RECOMMENDATION	Approve Use Permit application UP 2019-10 and Design Review application DR 2019-7.
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution approving Use Permit application UP 2019-10 and Design Review application DR 2019-7."

CALISTOGA PLANNING COMMISSION
STAFF REPORT

To: Calistoga Planning Commission
From: Zach Tusinger, Senior Planner
Meeting Date: January 22, 2020
Subject: **Crystal Geyser Water Company Building Expansion**

ITEM

1 Consideration of use permit (UP 2019-10) and design review (DR 2019-7) applications
2 for an 8,900 square foot building expansion and associated on-site improvements at the
3 Crystal Geyser Water Company located at 501 Washington Street (APN 011-250-023).

4 **KEY ISSUES**

- 5 • Expansion of existing water bottling plant on an industrially zoned parcel on lower
6 Washington
- 7 • Clean-up and improvement of appearance of a 41-year old operation
- 8 • Modest reduction in truck traffic through downtown Calistoga

9 **BACKGROUND**

10 The project site is located along the south
11 side of lower Washington Street. The 1.8-
12 acre subject parcel is adjacent to a larger,
13 undeveloped 5-acre parcel to the east,
14 which is also owned by Crystal Geyser
15 Water Company. The latter is currently
16 used for parking and storage and is
17 where a number of wells are located. The
18 City's Public Works facility is located to
19 the north across Washington Street. Also
20 across Washington Street, is a similarly-
21 sized, industrially-zoned parcel used for
22 storage. Several residences and offices
23 are located west across Camp Drive (private) from the subject parcel; the under-
24 construction facility for Joe Branum Tree Care is located to the south.



Crystal Geyser at 501 Washington Street

25 Crystal Geyser opened at this location in 1978. In 1985, Crystal Geyser received
26 approval to quadruple the size of the then 6,000 square foot facility to nearly 27,000
27 square feet (its current size today). While several minor modifications have been made
28 over the ensuing years, the water bottling plant generally remains in the same
29 configuration as was approved in 1985.

30 **PROJECT DESCRIPTION**

31 The project proposes to add two additions to the plant building, one along Washington
32 Street and the other at the rear of the property along Camp Drive. The 5,700-square
33 foot addition along Washington Street would provide space for bottle blow-molding
34 equipment. The 3,100-square foot addition at the rear would provide space for storage,
35 additional equipment, and a maintenance shop. As part of the project, most of the
36 existing outdoor tanks and equipment along Washington Street would be relocated to
37 space along Camp Drive to the south and screened by a ten-foot high sound-
38 attenuating fence and evergreen landscaping. (Administrative Use Permit AUP 2019-1
39 previously approved the relocation of several tanks to the west side of the property
40 along Camp Drive and included a similar requirement for the construction of a ten-foot
41 high visual and acoustical attenuation wall.)

42 The bottling plant is currently served by two parking lots with a total of 17 off-street
43 parking spaces. Additional informal parking is found on the adjacent parcel at 505
44 Washington, which is currently used for truck parking and storage. Only one new staff
45 member would be added as a result of the project, and due to the plant's operating
46 schedule and overlapping office, manufacturing, and warehousing uses, no new off-
47 street parking is planned or anticipated to be needed for this expansion. The loading
48 and unloading docks on the east side of the building would remain.

49 According to the project description, the addition of the blow-molding equipment will
50 allow for the manufacturing of bottles onsite. The production of the bottles is largely
51 automated. The onsite production will reduce or eliminate the need for empty bottles to
52 be brought in from an offsite manufacturing facility; the applicant expects that this will
53 eliminate an average of six truck trips each day.

54 The design for the expansions is consistent with the current industrial design of the
55 existing structure. The exterior would consist primarily of insulated metal paneling. A
56 ten-foot high redwood fence is planned for the Camp Drive frontage. All new lighting
57 would be downward facing and shielded to prevent glare on to adjacent properties. No
58 new signage is planned for this project. New landscaping will be subject to final
59 approval by the Planning & Building Department.

60 Interim/Construction Activity

61 Due to the limited footprint of the project site, Crystal Geyser has developed several
62 additional small equipment requests to facilitate construction of the new additions while
63 maintaining the plan in operation. Crystal Geyser originally applied for four 'interim'
64 items through Administrative Use Permit application AUP 2019-6 in November 2019,
65 anticipating that approvals for the administrative use permit could be procured before
66 the public hearing for the subject application. However, due to revisions to the plans and
67 staff requests for supplemental information, staff has been able to incorporate those
68 items into this project review for relevant approvals.

69 Two of the items asked for in the administrative permit are now moot as they were
70 requests to begin site and foundation work for some of the permanent equipment

71 relocations requested in this use permit and design review. The other two items remain,
72 as they are equipment installations needed during the construction process. The first is
73 the installation of three, 30-foot high water storage tanks in the southeast corner of the
74 project site, near the terminus of Camp Drive. The second is the temporary relocation of
75 the truck unloading station and associated equipment to the current informal truck and
76 equipment storage area in the northwest corner of the neighboring parcel at 505
77 Washington. According to the applicant, this temporary use would last approximately
78 three months. As with all items proposed with this project, these temporary installations
79 would require building permits.

80 Future Project

81 In addition to this project, Crystal Geyser is developing plans for a future expansion that
82 would encompass the parcel at 505 Washington and has held several neighborhood
83 meetings to discuss them. That expansion would significantly expand the footprint of the
84 plant, provide additional off-street parking, construct a new façade with streetscaping
85 and landscaping improvements along Washington Street, and incorporate a water
86 ‘tasting room’ for visitors. While that future project is not part of the considerations for
87 the project under review in this application, it is important to understand in the context of
88 Crystal Geyser’s broader plans. It should also be noted that significant off-site
89 improvements will be required for any future expansion projects, and additional studies
90 for California Environmental Quality Act (CEQA) purposes will be required for that
91 project.

92 **CONSISTENCY ANALYSIS**

93 The project’s consistency with the City’s plans, policies and codes is evaluated below.

94 Calistoga General Plan

95 • Land use designation

96 The General Plan’s Land Use Map designates the project site as Light Industrial. This
97 land use designation is applied to areas in the city where existing industrial uses occur
98 and where industry can be isolated and screened from residential uses. Uses in the
99 industrial area are intended to be designed to minimize conflicts with adjacent areas.

100 The project is consistent with the following land use objectives and policies:

- 101 - Objective LU 1.3: Ensure that commercial and industrial development is
102 designed, located and operated so as to not disturb Calistoga’s quality of life, and
103 approved at a rate and scale that retains Calistoga’s small-town character.
- 104 - Policy 1.3-2: Commercial and industrial land shall be developed in an
105 environmentally sensitive manner and shall be compatible with any adjacent
106 residential and commercial uses.
- 107 - Policy 1.3-3 No commercial and industrial uses shall be permitted unless they
108 meet noise, air, water and wastewater quality standards and have access to city
109 water, wastewater, fire and police services.

110 • Character area overlay

111 The General Plan pays particular attention to certain groups of properties to ensure that
112 the values and vision of the community are realized and that Calistoga’s identity as a
113 unique historic small town is preserved by designating them with a character area
114 overlay. The project site is located within the Lower Washington Character Area, an
115 area comprised of a variety of land uses that encompasses properties along
116 Washington Street east of downtown.

117 The project is consistent with the land use and design considerations of this character
118 area overlay by:

- 119 - Parking standards should minimize the impact of parking requirements on new
120 development and to reduce redundant parking.
- 121 - Development along Washington Street shall provide for streetscape
122 improvements, including installation of street trees and effective traffic calming
123 elements.
- 124 - Outdoor lighting shall be designed to preserve and protect the nighttime
125 environment.

126 Zoning Code

127 As noted, this project site is zoned I: Light Industrial Zoning District. The intent of this
128 district is to provide a location for warehousing and manufacturing uses. All uses in the
129 Light Industrial District require a use permit. Activities allowed by use permit include
130 production or assembly of food and kindred products, storage and warehousing,
131 wineries and tasting rooms, and geothermal activity, among others. The project is
132 consistent with the intent of the district, and uses allowed by use permit, by expanding
133 the production capabilities of an existing water bottling plant on an already-developed
134 parcel.

135 With the exception of the maximum height and maximum lot coverage limitations, the
136 development standards in the Light Industrial District are established by use permit. The
137 below table details the relevant development standards, current circumstances, and the
138 anticipated development standards as proposed by the project.

Development Standard		Current	Project
Front yard	By use permit	55 feet	16 feet
Interior side yard	By use permit	90 feet	90 feet
Street side yard	By use permit	31 feet	31 feet
Rear yard	By use permit	41 feet	13 feet
Maximum lot coverage	40%	23%	34%
Maximum building height	30 feet	25 feet	30 feet

139 **ENVIRONMENTAL REVIEW**

140 The proposed project has been reviewed in accordance with CEQA and the City has
141 determined that CEQA Guidelines Section 15301, the Existing Facilities Exemption

142 applies as the project is for the expansion of an existing facility and the total square
143 footage of the building expansion is well under 10,000 square feet.

144 No environmental impacts are expected from this project. There would not be any new
145 traffic associated with the project. Rather, according to the applicant there would
146 potentially be a reduction in truck traffic averaging six less trucks each day. Additionally,
147 a noise study was prepared for this project (see Attachment 5). The noise study
148 recommended a 10-foot high acoustical barrier along the western and southern sides of
149 the project to mitigate noise, and to monitor noise and engage in future acoustical
150 testing as the project moves forward. The proposed noise barrier was already approved
151 as part of Administrative Use Permit 2019-1 (although it has yet to be constructed). The
152 mitigations and resulting designs have been incorporated into the project description
153 and designs.

154 Flood Plain

155 A portion of the proposed building expansion is in the designated flood plain. The
156 smaller expansion along the south side of the property adjacent to Camp Drive must
157 either be floodproofed so that the relevant portions of the structure are watertight, or the
158 applicant must receive a variance from the City Council waiving this requirement (See
159 CMC Section 18.24.020). This will be required to be resolved prior to the issuance of a
160 building permit for this portion of the project.

161 **FINDINGS**

162 To reduce repetition, the bases for making the required findings to approve the project's
163 use permit and design review applications are contained in the attached draft
164 resolutions.

165 **PUBLIC COMMENTS**

166 As of January 15, 2020, no public comments had been received regarding the use
167 permit and design review applications.

168 **RECOMMENDATIONS**

169 Based on the information and analysis contained in this report, staff recommends that
170 the Planning Commission adopt a resolution approving use permit application UP 2019-
171 10 and design review application DR 2019-7

ATTACHMENTS

1. Draft Resolution approving use permit application UP 2018-10 and design review application DR 2018-7
2. Vicinity Map
3. Project Description
4. Project Plans
5. Noise Analysis