

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION NO. 2020-2

APPROVING USE PERMIT APPLICATION UP 2019-10 AND DESIGN REVIEW
APPLICATION DR 2019-7 FOR THE CRYSTAL GEYSER WATER COMPANY

WHEREAS, Crystal Geyser Water Company proposes to construct additions and related improvements to its existing plant building at 501 Washington Street (APN 011-250-023); and

WHEREAS, the proposed building expansion totals less than 10,000 square feet in size; and

WHEREAS, the Planning Commission considered the application at its meeting of January 22, 2020, and prior to taking action on the applications, received written and oral staff reports, and public testimony; and

WHEREAS, the Crystal Geyser Water Company project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines; and

WHEREAS, the Planning Commission hereby finds that the use permit application, pursuant to Calistoga Municipal Code 17.40.030:

1. Is in accord with the General Plan and any applicable planned development.
Supporting Evidence: The proposed uses are consistent with those allowed by the Light Industrial land use designation with a use permit. The project is consistent with the land use and design considerations of the General Plan's Lower Washington Character Area Overlay by providing high-quality design and materials, and providing streetscape improvements.
2. Is in accord with all applicable provisions of the Zoning Code.
Supporting Evidence: The proposed expanded industrial use is permitted in the Light Industrial Zoning District with a use permit. The use is consistent with the standards found in the Zoning Code.
3. Will not substantially impair or interfere with the development, use or enjoyment of other property in the vicinity or the area.
Supporting Evidence: Privacy impacts on neighboring properties would be minimal because there are no immediately-adjacent properties. Neighboring properties do, however, include several offices and residences across Camp Drive. The properties will not substantially be impacted, as the new expansions generally are not directly opposite these properties, and any new development or equipment will be screened by fencing and/or landscaping. Any noise-generating equipment will be monitored and mitigated. Exterior lighting will be shielded to prevent glare.

4. Is consistent with and enhances Calistoga's history of independently owned businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry and promote its economy.

Supporting Evidence: Crystal Geyser Water Company is a longstanding, unique business in Calistoga and contributes to the City's economy, and this project will enhance its future contribution.

5. Is resident-serving, in the case of a formula business.

Supporting Evidence: This finding is not applicable to this application.

WHEREAS, the Planning Commission hereby finds that the design review application, pursuant to Calistoga Municipal Code 17.41.050:

1. Is in accord with the General Plan and any applicable planned development.

Supporting Evidence: The proposed designs are consistent with the standards allowed by the Light Industrial land use designation. The project is consistent with the land use and design considerations of the General Plan's Lower Washington Character Area Overlay by providing high-quality design and materials, landscaping, fencing, and providing streetscape improvements.

2. Is in accord with all applicable provisions of the Zoning Code.

Supporting Evidence: The proposed expanded industrial use is permitted in the Light Industrial Zoning District with a use permit. The use is consistent with the standards found in the Zoning Code.

3. Is consistent with any adopted design review guidelines to the extent possible.

Supporting Evidence: The project design is consistent with the City's guidelines by providing visual interest through the use of color, materials, landscaping, and fencing, employing a design and materials that are compatible with the Lower Washington neighborhood, and screening mechanical equipment from public view.

4. Will not impair or interfere with the development, use or enjoyment of other property in the vicinity or the area.

Supporting Evidence: Privacy impacts on neighboring properties would be minimal because there are no immediately-adjacent properties. Neighboring properties do, however, include several offices and residences across Camp Drive. The properties will not substantially be impacted, as the new expansions generally are not directly opposite these properties, and any new development or equipment will be screened by fencing and/or landscaping. Any noise-generating equipment will be monitored and mitigated. Exterior lighting will be shielded to prevent glare.

THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that based on the above findings, Use Permit application UP 2019-10 and design review application DR 2019-7 is approved, subject to the conditions found in Exhibit A.

PASSED AND ADOPTED on January 22, 2020 by the following vote of the Calistoga Planning Commission:

AYES: Wilkes, Cooper, McNair, Allan
NOES: None
ABSENT: Coates
ABSTAIN: None


Tim Wilkes, Vice Chair


ATTEST: 
Lynn Goldberg, Secretary

Exhibit A

Conditions of Approval – Crystal Geyser UP 2019-10 and DR 2019-7

General:

1. This resolution approves the design review and use permit for the blow-molding expansion and associated site improvements. All other use permits and associated conditions shall remain in effect unless modified herein.
2. The use and improvements shall substantively comply with the project description and plans submitted for these use permit and design review applications.
3. Minor changes may be approved after review by the Planning & Building Department.
4. Final review of any required acoustic mitigation strategies, and the installation thereof, will be required by the Planning & Building Department prior to occupancy. Acoustical monitoring may be required.
5. A final landscape plan for the project's Washington Street frontage must be approved by the Planning Commission prior to the issuance of any building permits for the Blow Molding Building Expansion. Landscaping shall be installed prior to the issuance of any certificate of occupancy for the project.
6. A solid wood fence with a minimum height of 16 feet shall be installed along Camp Drive adjacent to the tanks. The final fencing design must be approved by the Planning Commission prior to the issuance of any building permits for the project. Materials samples may be required prior to approval. The approved fencing shall be installed prior to the issuance of any certificate of occupancy for the project.
7. All new and existing outdoor lighting on the property shall be Dark Sky-compliant, downward facing, and shall not cast glare on any surrounding properties. Modifications to any existing lights shall be completed prior to the issuance of any certificate of occupancy for the project.
8. No new signage is explicitly approved as part of this resolution. Any new signage shall be reviewed and approved separately by the Planning & Building Department.
9. All required impact fees for this project shall be paid prior to Building Permit issuance.
10. Indicate width and location of all public and private easements (e.g., for utilities) on building permit submittals.
11. Submit a soils and geotechnical report that includes but is not limited to: pavement, foundation and slab structural sections recommendations; borings; groundwater levels; and percolation tests.
12. Obtain an encroachment permit for all work within (or use of) the public right-of-way.

13. Submit a water and sewer allocation study comparing project with existing baseline. Purchase additional allocation(s) of water and/or wastewater as necessary.
14. Use the City of Santa Rosa Standards, and applicable notes and reference standards on all building permit submittals.
15. Revise Preliminary Drainage Study and the BASMA report to reflect Phase I improvements and submit prior to Grading or Building Permit Approval.
16. Interim project equipment relocations to facilitate construction of this project are approved as detailed in the staff report, including the temporary use of the previously disturbed northeast portion of the neighboring parcel currently used for storage and truck parking at 505 Washington Street (APN 011-260-042) subject to the ongoing review and approval by the Planning & Building, and Public Works Departments.
17. Hours of construction are limited to those allowed by the Calistoga Municipal Code.
18. Permits shall be required for any new accessory structures (temporary or permanent) associated with the site or project.

Trees:

19. Provide a tree removal plan with arborist report information and determine number of protected trees (or trees that have to be mitigated, as defined by CMC 19.01.040 Requirements). Tree permit will require 3:1 replacement ratio. Applicant will need to pay \$250 for each mitigation tree that can't be planted on site to comply with permit.

Stormwater:

20. Post-development peak stormwater flows must be equal or less than existing conditions for the 2, 10 and 100-yr 24-hour storm events (per CMC 19.08 and 16.16, and Santa Rosa Standards).
21. Follow provisions of BASMAA Post Construction Manual latest edition.
22. Submit a preliminary drainage study prior to grading or building permit.
23. Submit stormwater pollution prevention plan (SWPPP).
24. Provide an erosion control plan prior to grading or building permit.
25. Follow all current local, regional, state, and/or federal storm water requirements related to quantity & quality.
26. Provide details of any new outfalls and obtain all necessary permits for the storm drain outfall from the appropriate state and federal agencies.
27. Cleanout existing storm drain system along frontage and regrade existing stormwater channel parallel to Washington to daylight on City spray field to prevent water ponding

Floodplain:

28. The proposed utility building is within the existing 100-yr flood plain. Show existing 100-yr floodway and 100-yr floodplain on site plan and civil sheets for reference. Approvals for this project are required by the local floodplain administrator who is the Director of Planning and Building Department and compliance with all requirements of CMC Chapter 18 is required, including any additional approvals needed by the City Council, or other outside agencies.
29. Finish floors shall be 2-feet above BFE unless separate approval is granted under CMC Chapter 18. Flood proof buildings and all utilities as required in Chapter 18.
30. Prior to occupancy, an elevation certificate shall be prepared and submitted to the Planning and Building Department certifying the base flood elevation and the elevation of floodproofing.
31. Submit a separate storm water drainage report (separate from BASMAA report). Drainage study shall have narrative describing how peak flows are mitigated for the project and brief discussion on FEMA flood-plain and how the project is meeting flood-plain requirements and brief discussion of trash mitigation.
32. Use NOAA Atlas 14, Vol 6, VII for Calistoga location for all rainfall intensity information and calculations for Peak Flow. Include storm water hydrographs showing pre/post peak flows using modified rational or TR55 method. Provide discharge hydrograph for outlet control to demonstrate peak flows are less than existing conditions. Show table summarizing peak flows pre/post and with detention and outlet control how they are equal or less than existing conditions.

Streets and Sidewalks:

33. Replace damaged curb, gutter, sidewalk, driveway and ramps along the project's street frontage, improved to current ADA standards.

Sewer & Water:

34. Camera existing sewer laterals and review with Public Works to determine whether or not existing lateral(s) can be reused or need to be replaced. If existing laterals are connected to the 12"VCP sewer main in Washington, this lateral will need to be abandoned and a new lateral installed to the 18-inch sewer main.
35. Abandon existing 12" VCP sewer main in Washington Street and connect existing customers to 18-inch sewer main
36. Flood proof all utilities as required in CMC Chapter 18.
37. All industrial waste tanks will require primary or secondary containment measures. Such measure shall be reviewed and approved prior to the issuance of Building Permits for relevant portions of the project.
38. Loop existing 6"AC water main to the 10" NBA main in Washington Street.
39. Install three-way valving at both connections.

40. Install all required backflow prevention devices and fire hydrants/sprinklers as required
41. Combine water service connections into one point of connection with three-way valving on existing main in Washington Street.
42. Fire hydrant locations and distribution will be determined by the fire flow requirements at the time of project submittal for grading or building permits.
43. Fire sprinklers shall be required for this project.

