

MINUTES
PLANNING COMMISSION MINUTES
August 6, 2002
7:30 p.m.

Council Chambers *
City Hall
1017 Middlefield Rd
Redwood City, CA
Ph: 650-780-7233

DRAFT

Accessible to Disabled

COMMISSIONERS PRESENT: Chairman Garcia, Commissioner Foust, Commissioner McCoy, Commissioner Piulle, Commissioner Radcliffe and Commissioner Seybert

COMMISSIONER ABSENT: Commissioner Paulson

STAFF PRESENT: Principal Planner Passanisi, Assistant City Attorney Brower, Public Works Director Ingram and Planning and Redevelopment Secretary Laval.

PROCEEDINGS RECORDED: A tape recording of the entire meeting is available for listening at the office of Planning and Redevelopment, City Hall, Redwood City, for details or further information not contained in this draft of the written minutes.

AGENDA POSTED: Copies of the Agenda for this meeting have been posted in the Main Branch of the Redwood City Library on the Friday prior to the Planning Commission meeting.

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **ORAL COMMUNICATIONS**

None

4. **NEGATIVE DECLARATION-PUBLIC HEARING**

EA-2002-02
Location: Citywide

Proposed Action: To construct infrastructure facilities (pipelines, pump station, storage reservoir, and other improvements) to deliver recycled water from the South Bayside System Authority (SBSA) wastewater treatment plant to customers in Redwood Shores, the greater bayfront area, and central Redwood City.

Recommendation: Approve the Negative Declaration with Mitigation Measures

Project Planner: Valerie Young, Contract Planner and Tom Passanisi: 780-7237;
tpassanis@redwoodcity.org

Mr. Ingram gave a Power Point presentation on the subject project.

Chairman Garcia asked Mr. Ingram what is considered the center of Redwood City for the recycled program.

Mr. Ingram said that for the purpose of water distribution it essentially is the flat portion of the city east Alameda de las Pulgas.

Chairman Garcia asked if the City could lay down pipe during the widening of Woodside Road.

Mr. Ingram said that is one of the alternatives.

Commissioner McCoy asked what fraction of the project would be lost if the City did not put in a storage pump in Red Morton Park.

Mr. Ingram said that the Kennedy-Jenks recommendation would be to stay on the East side of 101 and deliver water from storage and pumping at SBSA without outside storage.

Mr. Ingram said that because the area is reasonably flat they don't have to build the storage and pumping facilities in a remote location to achieve cost effectiveness. Mr. Ingram said that it would be pretty unlikely that they would actually have to build a tank in Red Morton Park.

Chairman Garcia felt that the water situation is not getting any better if anything it is going to get worst.

Mr. Ingram said that when the City sells hetch-hetchy water to customers the City does not regulate how that water gets used. It is up to the customers to use it as they see fit. However, if the City is selling recycled water State law regulates how the water gets used. The City is responsible for making sure that the sites that receive the water meet all of the regulatory requirements for effective use of that water.

Commissioner Piulle asked who is using the recycled water and is it being used on public land.

Mr. Ingram said right now there are two privately owned developments that are also using water from the same system.

Commissioner Piulle asked if recycled water is cheaper. What are the future of the rates?.

Mr. Ingram said that he did not have an answer, but he will be discussing rates with the Utilities Committee of the City Council, over the next 30 to 90 days.

Mr. Ingram said that his recommendation to the City Council would be that we should not send the message to the public and the community that somehow this recycled water is less a precious resource than drinking water.

Mr. Ingram said that his recommendation would be that recycled water should be the same price.

Mr. Ingram said that he feels that staff needs to be very careful about the message that we send.

Commissioner McCoy said that he does not understand the logic and what bothers him is that unless you mandate the use of recycled water for landscaping purposes no one will use it.

Commissioner McCoy said that if you have a choice of using existing drinking water for landscaping purposes at the same price then why should customers use recycled water.

Commissioner Foust asked Mr. Ingram how the two private developments handle the rate structure.

Mr. Ingram said that the rate this year is eighty cents per unit. He said that maybe next year the rates will go up slightly higher.

Commissioner Radcliffe asked since no storage and pumping site may need to be built in Red Morton, then would such a facility be built on the Bay side.

Mr. Ingram said that is correct. He said that that there is a very cost effective piping system that will get water from SBSA all the way out to Whipple Avenue and out to the Port without outside pumping or storage facilities. So all the pumping and storage will occur at SBSA.

Valerie Young, CHM2Hill Planning Consultant who prepared the Environmental document for the project. Ms. Young gave a power point presentation on the Environmental Review process.

Commissioner Puelle asked a question regarding attachment # 2 page 29, Comparisons of regular water and recycled water. She is concerned about the e-coli in the water and whether it will be a health hazard to children or anyone that comes in contact with it.

Ms. Young said that it won't be a health hazard and she said that the total chloroform does include some organisms. She referred the question to Jim Bewley, SBSA.

Commissioner Puelle asked about one of the mitigation measures on attachment # 5 page 3. She said that if there are any bones found, a burial ground, or Historic artifacts found on the ground that an Archeologist should be called in and the Historical Resources Advisory Committee should be notified.

Jim Bewley, SBSA, said that the type of e-coli that is referred in the document is used by the Department of Health in California and throughout the country as the indicator of adequate disinfections. He said that the recycled water could be used to irrigate food crops with this type of treatment on it.

Commissioner McCoy asked if most of the water is being dumped into the bay.

Mr. Bewley said that the level that they discharge into the bay does not need the unrestrictive use criteria. Anywhere you are irrigating you should be able to control access.

Commissioner McCoy asked what capital cost SBSA is using.

Mr. Bewley said that the City would reimburse SBSA for the capital cost. He said that SBSA would build, own and operate the chemical filtration process improvements and the disinfections. He said that the City would reimburse SBSA for Redwood City's equity.

Commissioner Puelle asked Mr. Ingram how do you differentiate which pipe is coming in with recycled water. How does the end consumer know which water is coming in where and how do you prevent mistakes.

Mr. Ingram said that all of the above ground fixtures have to be either marked with a purple tag saying recycled water or the pipes are actually purple in color.

Commissioner McCoy said that the document that they are reviewing tonight includes mitigation measures but he is asking if by approving the document tonight do we give carte blanche to the Public Utilities Commission or the Public Works Department. He wanted to know if the project could come back to some elective body like the City Council or appointed body to make the decision. He is concerned about approving the project just based on verbal assurances.

Ms. Young said that from the CEQA perspective, once the final location and design of the off-site tanks and pump station are determined, the City would need to revisit the environmental document to determine whether the assumptions about the facilities had changed or if the facilities had been adequately addressed. The City would then determine if supplemental environmental review of the pump station and storage tank would be required, and conduct it as necessary.

Ms. Young said that since the document does not identify where the facilities are going to be that maybe the City needs to do some sort of supplemental environmental review. She said that the decision for the supplemental environmental review will rest with the City.

Mr. Passanisi said that another possibility will be to put in the document that the tanks and developments require City review.

Mr. Ingram said that he agrees with Commissioner McCoy and he sees no problem with requiring tanks or pumps station to have Planning Commission review and to include whatever conditions the Commission deems necessary.

Ms. Young said that her recommendation will be to modify the mitigation measure to include the desire for the facilities to come back to the Planning Commission for review.

Commissioner Foust asked where the modification will go in the document.

Ms. Young said that the most appropriate place will be in the mitigation monitoring plan which is attachment # 5.

Commissioner Seybert said that the entire aesthetics section deal with the tanks and he feels that the only aesthetics impact is the above ground recycling water facilities. The document should state in that section that above ground recycled waters facilities need to come back to the Planning Commission and the Architectural Review Board for processing.

Commissioner Foust wanted to know how the public information process will be handled and what will be the traffic impacts.

Mr. Ingram said that there will be a meeting in September to cover both landscape and industrial uses to educate the public.

Open public hearing

Clem Molony, in support of the plan and said that it is a good project.

He said that continuing quality of life really depends on conservation, recycling and smart growth. He said the project is a good one and commends the City and staff for pushing the project.

Greg Greenway, Seaport Industrial Association, offered the support of the Association for the project. He said that the need for water is very strong for the future for all the companies.

M/S: Seybert/McCoy: Public hearing closed

M/S: Foust/McCoy: To approve the Negative Declaration with Mitigation measures with the condition that all above ground recycled water storage reservoir and pump stations will be reviewed by the Planning Commission prior to their approval including changes that Commissioner Piulle requested regarding Historic artifacts.

Motion passes

MATTERS OF COMMISSION INTEREST

❖ Upcoming projects

Mr. Passanisi said that staff is working on the Marina Shores draft EIR and it will be going to the Planning Commission sometime in the fall. He said that Abbott Lab is reducing the size of the project. Also the Precise Plan Ordinance is coming back for formal review on early September. The Main St. Historical District will be reviewed in early September. The appeal on the Redwood Shores Bayfront Plan and the Specific Plan is going to the City Council September 9th. Commissioner Piulle said that the Franklin St. project is really amazing. Mr.

Passanisi said if there are any other projects that the Commission is interested in visiting to let him know.

ADJOURNMENT

M/S: McCoy/Foust

The meeting adjourned at 9:05 p.m. to reconvene at 7:30 p.m on August 20, 2002 at the Council Chamber, City Hall, 1017 Middlefield Road, Redwood City, California.

Respectfully Submitted,

Hilary Paulson, Secretary
REDWOOD CITY PLANNING COMMISSION

HP:mdl