

AB 1234 training called to order by City Attorney Diaz at 4:05 pm
Training adjourned at 6:00 pm

City Council meeting called to order at 6:30 pm

PRESENT: Councilmembers Mendoza, Martinez, Lopez & Ortiz

OTHERS: Lara, Waters, Diaz, Marquez and Zacarias

ABSENT:

FLAG SALUTE

PUBLIC COMMENT - None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV. A-G)

- A. Action: Approval of Minutes of the regular meeting held on March 14, 2016
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Continuation of the Proclamation of the Existence of a Local Drought Emergency for the City of Woodlake
- D. Action: Adoption of Resolution: Reaffirm the Approval of Emergency Expenditures for the Development and Implementation of the City of Woodlake Well Project
- E. Action: Adoption of Resolution: Approval of Right of Way Agreements, Grant Deeds, Temporary Construction Easement Deeds and Funds Disbursements for Those Properties Associated With the City of Woodlake South Valencia ADA Project
- F. Action: Adoption of Resolution: Approve the Agreement between the County of Tulare and the City of Woodlake for the Sheriff's Work Alternative Program
- G. Action: Deny Claim for Damages from Aimee Day filed on September 30, 2015 and October 16, 2015

ON A MOTION BY ORTIZ, SECOND BY MARTINEZ IT WAS VOTED TO APPROVE THE CONSENT CALENDER. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution (s): Turner/Mathias Development

PUBLIC HEARING

City Planner Collins reported the following resolutions would be discussed for approval and an ordinance would be introduced:

- Initiating annexation of approximately 15.4 acres of land located between Naranjo Boulevard and Ropes Avenue situated in the southwest quadrant of Woodlake.
- Amending the Woodlake General Plan from the community commercial and medium density residential designations to the neighborhood commercial and open space designations.

- Amending the Woodlake Zoning Ordinance from the R-1-7, R-2, CS and AE-20 (county) districts to Woodlake's PD-CN, PD-R-1-7 and O districts.
- Approving Tentative Subdivision Map 2015-02 that creates 124 single family residential lots, one park lot of 1.42 acres; one storm drainage basin lot of .7 acres, one neighborhood commercial lot of 2.05 acres and one pedestrian access lot.

See attached PowerPoint presented by City Planner Collins. City Administrator Lara asked Mayor Mendoza to open the meeting for public comments.

PUBLIC HEARING OPENED: 6:53 PM

PUBLIC HEARING CLOSED: 6:53 PM

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED ADOPT THE RESOLUTION AND INITIATE AN ANNEXATION OF APPROXIMATELY 15.4 ACRES OF LAND LOCATED BETWEEN NARANJO BOULEVARD AND ROPES AVENUE SITUATED IN THE SOUTHWEST QUADRANT OF WOODLAKE. MOTION PASSED 3-1, ORTIZ OPPOSED.

ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND AMEND THE WOODALKE GENERAL PLAN FROM THE COMMUNITY COMMERICAL AND MEDUIM DENSITY RESIDENTIAL DESIGNATIONS TO THE NEIGHBORHOOD COMMERICAL AND OPEN SPACE DESIGNATIONS. MOTION PASSED 3-1, ORTIZ OPPOSED.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO INTRODUCE THE AMENDMENT OF THE WOODLAKE ZONING ORDINANCE FROM R-1-7, R-2, CS AND AE-20 (COUNTY) DISTRICTS TO WOODLAKE'S PD-CN, PD-R-1-7 AND DISTRICTS. MOTION PASSED 3-1, ORTIZ OPPOSED.

ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE TENTATIVE SUBDIVISION MAP 2015-02 THAT CREATES 124 SINGLE FAMILY RESIDENTIAL LOTS, ONE PARK LOT OF 1.42 ACRES, ONE STORM DRAINAGE BASIN LOT OF .7 ACRES, ONE NEIGHBORHOOD COMMERCIAL LOT OF 2.05 ACRES AND ONE PEDESTRIAN ACCESS LOT. MOTION PASSED 3-1, ORTIZ OPPOSED.

- B. Action: Adoption of Resolution: Approve the Subdivision Agreement Between Self-Help Enterprises and the City of Woodlake for the Valencia Heights Subdivision
- City Employee Waters reported the following: staff has been working with Self-Help Enterprises on the attached Subdivision Agreement. The Agreement gives the subdivider and the City a clear understanding of what

improvements are to be made within said subdivision and said public improvements as approved by Council in the Final Subdivision Map.
ON A MOTION BY ORTIZ, SECOND BY MARTINEZ, IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE SUBDIVISION AGREEMENT BETWEEN SELF-HELP ENTERPRISES AND THE CITY OF WOODLAKE FOR THE VALENCIA HEIGHTS SUBDIVISION. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approval of the Decrease of Sewer Rates Effective July 1, 2016

City Administrator Lara reported the following: the Sewer Fund has become fiscally strong with the new rates and its infrastructure has drastically improved. The Waste Water Treatment Plant is working very efficiently and while there is still twelve million dollars in outstanding notes against the Sewer Fund the Fund is collecting slightly more than necessary to operate and maintain necessary reserves for future improvements. This has been made possible by many factors such as the efficiency of the Waste Water Treatment Plant, revenues generated by the septic receiving station, and sewer collection and treatment fees for new development. After reviewing the last two years audits and current standing of the Sewer Fund the Fund is approximately over collecting two dollars and fifty cents monthly from each individual customer. Over a year this would reduce revenues for the Sewer Fund in the amount of fifty thousand dollars annually.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ, IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE DECREASE OF SEWER RATES EFFECTIVE JULY 1, 2016. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

- A. Information: Items from Staff

City Employee Waters – reported the installation of water meters is about half way done. We will also need to join a GSA soon. He will have more information to present at the next board meeting.

City Administrator Lara – reported the Roundabout project will be complete on the east lane. Next week the northbound lanes will be closed and detours will be posted. Estimated date for completion is scheduled for end of fiscal year. Construction on the Plaza project will begin Monday with an estimated completion date of September 2016. A budget will be presented to council at the next meeting. Santos Vigil has submitted his retirement letter. Mr. Vigil will retire June 30, 2016 after 21 years with the City of Woodlake.

City Clerk Zacarias – reminded council that their Forms 700 were due no later than April 1st, 2016. Opening Day for Baseball and Softball is April 2nd at 9:00 am at Willow Court Park.

- B. Information: Items from Council

Councilmember Ortiz – reported she will be absent for the next council meeting.

Mayor Mendoza – reported he will be hosting a seminar for 1st time homebuyers. The seminar will be held at the Woodlake Veterans Memorial on April 12th from 6 pm to 8 pm and all are invited.

- C. Request from Council Members for Future Agenda Items

VII. CLOSED SESSION

NOTICE TO THE PUBLIC

As provided in the Ralph M. Brown Act, Government Code sections 54950 et seq., the Governing Board may meet in closed session with members of its staff and its attorneys. These sessions are not open to the public and may not be attended by members of the public. The matters the Council will meet on in closed session are identified below or are those matters appropriately identified in open session as requiring immediate attention and arising after the posting of the agenda. Any public reports of action taken in the closed session will be made in accordance with Government Code sections 54957.1

“Documents: If distributed to the Council less than 72 hours before a regular meeting, any public records which are subject to public inspection and pertain to an open-session item on the regular meeting agenda shall be available at the following address at the time they are distributed to a majority of the Council: 350 North Valencia Boulevard, Woodlake, California 93286. Public records distributed to the Council at a public meeting will be available to the public at such meeting if they were prepared by the City. Exemptions and details in Government Code § 54957.5 (a) shall apply.”

VIII. ADJOURN

The next scheduled City Council meeting will be held on Monday, April 11, 2016 at 6:30 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

City Council:

Rudy Mendoza - Mayor

Frances Ortiz - Vice Mayor

Louie Lopez - Councilmember

Greg Gonzalez Jr. - Councilmember

Jose L. Martinez - Councilmember

Meeting adjourned at 7:22 p.m.

Submitted by,

Irene Zacarias

City Clerk

Turner/Mathias Project

- Annexation 15-01,
- General Plan Amendment 15-02,
- Zoning Ordinance Amendment 15-02, and
- Tentative Subdivision Map 15-02.



PROJECT SITE

216

N Coy Press St

N Walnut St

Acacia St

N Pepper St

S Pepper St

S Acacia St

W Bravo Ave

W Ropes Ave

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2015 Google

Google

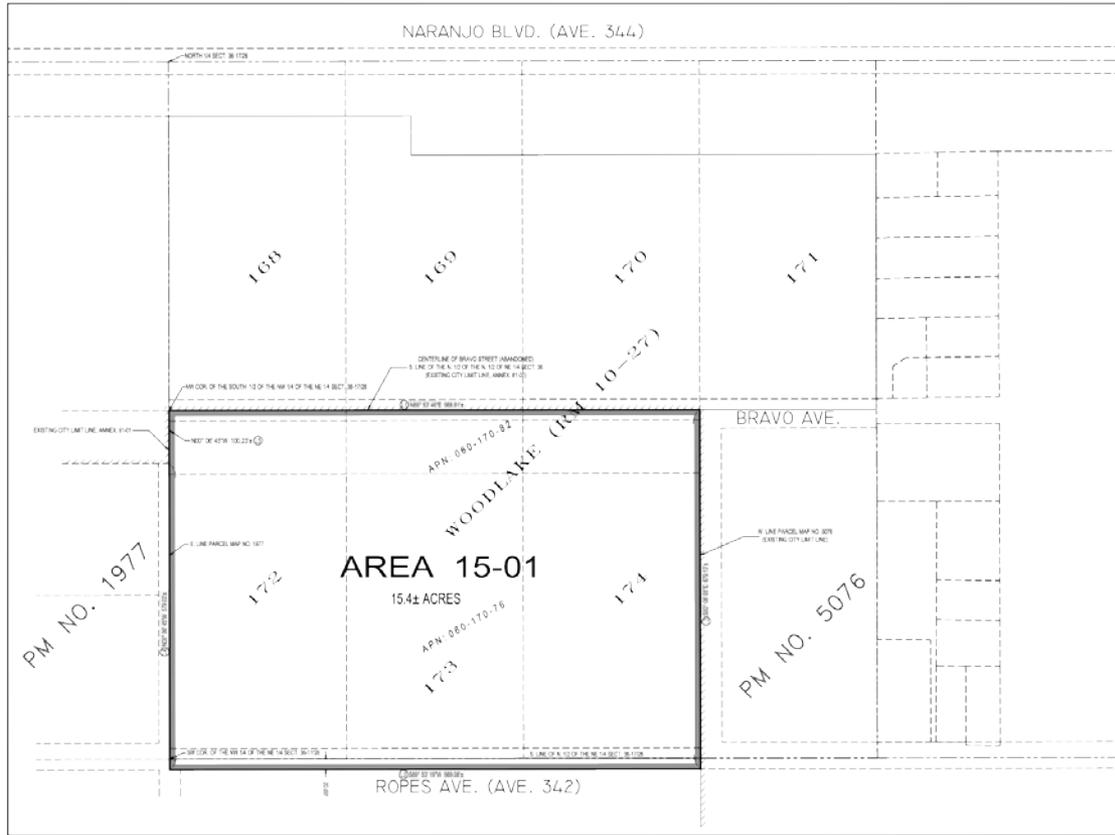
36°24'42.46" N 119°06'19.68" W

Mar 31, 2015

Eye alt 694 m

Annexation 15-01

- Approximately 15.4 acres of the subject site is outside the Woodlake city limits. For the full build out of the proposed subdivision this acreage needs to be annexed into the city. This annexation could also trigger the annexation of additional properties located west of the 15.4-acre parcel. This expanded annexation could include up to 19 acres that encompasses five parcels.



LINE TABLE AREA 15-01		
LINE	DIRECTION	DISTANCE (FT.)
(1)	NORTH 50° 00' 00" W	988.874
(2)	SOUTH 75° 00' 00" E	475.174
(3)	SOUTH 75° 00' 00" E	988.364
(4)	NORTH 60° 00' 00" W	575.024
(5)	NORTH 60° 00' 00" W	192.224

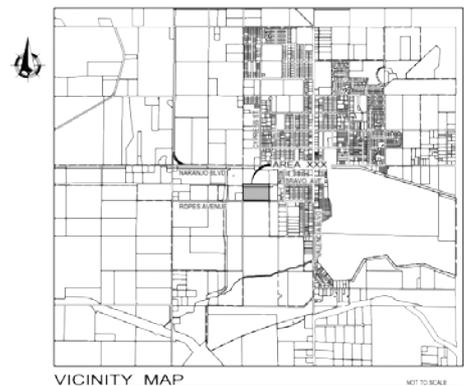
LEGEND

———— ANNEXATION BOUNDARY

----- EXISTING CITY LIMITS

DISCLAIMER

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



ANNEXATION 15-01

SCALE 1" = 100'

CITY OF WOODLAKE

150 N VALENCIA BLVD., WOODLAKE, CALIFORNIA 91386 559 564 8055

SCALE	AS INDICATED
DRAWN BY	RCW
CHECKED BY	
DATE	12/20/18

REVISION NO.	DATE

CITY OF WOODLAKE
ANNEXATION No. 15-01

SHEET
1
OF
1

General Plan Amendment 15-02

- The subject territory is designated community commercial along State Highway 216 and the balance of the property as medium density residential. The medium density residential designation permits up to 15 dwelling units per acre. The project's density ranges from 5.46 units per acre up to 8.14 units per acres for the smaller residential lots.
-
- This Amendment is proposing to redesignate the community commercial designation along the south side of State Route 216 to the neighborhood commercial designation and extend said designation southward so that a total of two acres is designated for this type of land use. This 2-acre site will eventually support a neighbor shopping center.
-
- The subdivision applicant is also proposing land for a park/pond site, containing approximately two acres. The General Plan will designate the site as "open space".
-
- General Plan Amendment 15-01 will serve to implement many of the policies and action programs in the Woodlake Housing Element. Generally small residential lots support more affordable housing, which in turn creates affordable housing for low- to moderate-income households.

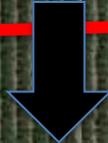
216

General Plan Amendment 15-02



Community Commercial to Neighborhood Commercial

Medium Density Residential to Open Space



W Ropes Ave

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2015 Google

Google

36°24'42.46" N 119°06'19.68" W

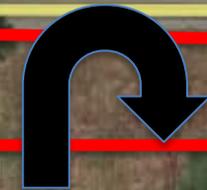
Mar 31, 2015

Eye alt 694 m

Zoning Ordinance Amendment 15-02

- To implement General Plan Amendment 15-01, the subject property needs to be rezoned to districts that are consistent with the following general plan designations: neighborhood commercial, medium density residential and open space. Staff has concluded that the appropriate classifications are the neighborhood commercial (CN), single-family residential (R-1-7) and open space (O) districts. In addition, the Planned Development (PD) overlay district will be combined with the CN and R-1-7 districts. The Planned Development overlay district grants the builder design flexibility as it pertains to lot size, street width, and setback distances. Using the overlay district, the builder can be more creative in the design of the subdivision.

Zoning Ordinance Amendment 15-02



CS to PD-NC

R-1-7/R-2 to PD-R-1-7

R-1-7 to O



216

N Cicely Press St

N Walnut St

Acacia St

N Pepper St

S Pepper St

S Acacia St

W Bravo Ave

W Ropes Ave

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2015 Google

Google

36°24'42.46" N 119°06'19.68" W

Mar 31, 2015

Eye alt 694 m

Tentative Subdivision Map 15-02

- The applicant is proposing a 124-lot single-family residential subdivision that will also include a park/pond site (two acres), a neighborhood commercial lot (2.05 acres) and a pedestrian access lot, connecting the subdivision to the neighborhood commercial site. The subdivision is designed using a grid pattern with streets running east/west and north/south. The two-acre park/pond will be centered in the subdivision and will front onto Ropes Avenue.
- The subdivision will be constructed in four phases. Phase 1 will contain 48 lots and will occupy the northeast quarter of the subject site. Phase 2 will occupy the southern half of the subject site and will contain a park/pond feature and 31 lots. Phase 3 will contain 40 lots. The final phase will involve the neighborhood commercial site containing approximately two acres.

Conditions of Approval

- 1. The applicant shall enter into a Subdivision Agreement with the City of Woodlake prior to the recordation of the final subdivision map.
- 2. The applicant shall construct said subdivision consistent with Exhibit A, the subdivision map.
- 3. That the subdivider comply with the city engineer's attached conditions.
- 4. The developer/home builder shall provide plot plans and elevation drawings for the homes to be constructed in the subdivision. The following building design standards shall be required within Subdivision 15-01.
 - a. Double-frontage homes will be constructed on all corner lots in the subdivision.
 - b. Interior lots shall construct garages 10 feet behind the face of the home.
 - c. All residential units shall comply with the following setback standards.
 - 1. Front yard, 15 to 20 feet (10 feet with front porch)
 - 2. Side yard, 5 feet
 - 3. Rear yard, 20 feet
 - 4. All garages shall be setback 10 feet behind the face of the house.
- 5. A 5-foot parkway shall be installed along all subdivision streets. The parkway shall only be planted with city-approved street trees. Two bubblers shall be provided for each tree. Lawn shall not be permitted in any parkways. Mulch is the desirable parkway cover.
- 6. That the developer be required to install front yard landscaping, and side yard landscaping for corner lots, on all lots within the subdivision. Said landscaping and irrigation plans shall be reviewed and approved by the city planner, and shall comply with the State Model Water Ordinance.
- 7. The applicant shall submit a grading and drainage plan to the city engineer for review and approval.
-

- 8. A 6-foot block wall shall be installed along the following property lines:
 - a. South property line of Lots 109 to 113 and Lots 121 to 124.
 - b. The east side of Lot 113.
 - c. The west side of Lot 121.
 - d. The north side of Lots 7 through 21; Lots 61,62 and 75, and Lots 112, 113, and 126, and Lot A (the pocket park).
- 9. A 6-foot wrought iron fence shall be installed along the north and south sides of the proposed ponding basin.
- 10. The applicant shall comply with the recommendations of the Woodlake Fire District pertaining to the location of fire hydrants.
- 11. The applicant shall construct improvements, including curbs, gutters, sidewalks, and streets consistent with Woodlake's improvement standards.
- 12. The applicant shall dedicate all street rights-of-way to the City of Woodlake as a certificate on the final subdivision map.
- 13. All sewer, water and storm drainage improvements shall be installed consistent with the Woodlake improvement standards.
- 14. The applicant shall form a landscaping and lighting district. The city engineer and city administrator shall determine the improvements that will be maintained by this district.
- 15. The subdivider shall pay all fees and charges associated with the recordation of the final subdivision map.
- 16. Street lights shall be installed at locations specified by the City Engineer. The streetlights shall be a decorative streetlight recommended by Southern California Edison Company.
- 17. All residential units shall be designed to have a useable front porch with a minimum width of five feet.
- 18. The subdivider shall grade and excavate the storm drainage retention basin prior to the completion of the first phase of the project. These improvements shall be consistent with the city engineer's approved grading and drainage plan.
- 19. The subdivider shall submit for review and approval a landscaping and irrigation plan for the Village Green Park prior to recordation of the final map. Said plan shall be consistent with the Chapter 17.66 (Landscaping, Grading and Irrigation) of the Woodlake Zoning Ordinance
- 20. The Village Green Park shall be installed prior to completion of phase 2 of the subdivision consistent with the city-approved landscaping and irrigation plan. The installation of this park shall be in -lieu of the developer paying park impact fees.
- A lift station maybe required to service the new development.
-

Facts

- Sewer:
-
- Sewer is available to the subject territory from Bravo and Ropes Avenues. The subdivider will be required to extend each of these lines westward to Mulberry Street.
-
-
- Water:
-
- Water is available to the subject territory from Bravo and Ropes Avenues. The subdivider will be required to extend each of these lines westward to Mulberry Street and then loop the system so that proper water pressure is maintained.
-
- Storm Drainage:
- Storm water runoff will be retained on site in a pond that will be enclosed by a 6-foot block wall and 6-foot wrought iron fence. Landscaping will be installed outside of the fences. The subdivider will be required to prepare a grading/drainage plan in order to ensure that storm water runoff from the subdivision is properly directed to the storm drainage retention pond. Said pond shall be constructed prior to the completion of Phase 1 of the subdivision.
-

Facts continued

- Road Improvements:
 -
 - The applicant is proposing to construct a number of interior streets as well as the widening of the north side of Ropes Avenue; the west side of Oak Street, and the construction of 2/3 of Mulberry Street from Ropes Avenue to State Highway 216. The developer will also extend Bravo Street westward to Mulberry Street.
 -
- Park Improvements:
 -
 - The applicant shall rough grade the park site during the first phase of the subdivision. The park will be completed during Phase 2 of the subdivision. Park improvements will be installed in lieu of the developer paying park impact fees.
 -
- Zone:
 -
 - The subject territory is zoned R-1-7 and CS. The land that is currently in the county is zoned AE-20. The applicant is requesting to rezone the subject site to three zones - CN, R-1-7 and O. The R-1-7 and CN zones will be combined with the Planned Development (PD) overlay district. Surrounding zone classifications are as follows:
 - North: PF (Woodlake Cemetery) and CS (old Woodlake Lumber Yard)
 - South: AE-20 (citrus)
 - West: A-1 and RA (rural residences, olives and trucking yard)
 - East: RM-3 and RM-2 (single family and multi-family units)



216

CS

R-1-7

R-2

AE-20 (COUNTY)

CURRENT ZONING

N Cicely Press St

N Walnut St

N Pepper St

Acacia St

S Pepper St

S Acacia St

W Bravo Ave

W Ropes Ave

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2015 Google

Google

36°24'42.46" N 119°06'19.68" W

Mar 31, 2015

Eye alt 694 m

216

COMMUNITY
COMMERCIAL

MEDIUM DENSITY RESIDENTIAL

CURRENT GENERAL
PLAN DESIGNATIONS

W Ropes Ave

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2015 Google

Google

Mar 31, 2015

Eye alt 694 m

36°24'42.46" N 119°06'19.68" W

