

PRESENT: Councilmembers Mendoza, Ortiz, Lopez, G. Gonzalez Jr. & Martinez

OTHERS: Lara, Marquez, Waters, Zamora, & Zacarias

ABSENT:

FLAG SALUTE

PUBLIC COMMENT

Michael Navarro, Woodlake – Mr. Navarro stated the parade was a great event but would like to see businesses with Christmas lights.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on November 23, 2017
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of the November 2017 Monthly Report of Investments
- D. Action: Adoption of Resolution: Approve the Amendment to the Purchase and Sale Agreement with Hafeltry Development Company, LLC for the Property with APN# 060-131-016

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

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Nominate and Approve the Citizens Oversight Committee(COC) as Required Per Measure R and Measure S
City Administrator Lara reported the following: the City of Woodlake City Council instructed staff to consider the potential of placing a local sales tax measure and a cannabis tax measure on the November 7, 2017 ballot. As part of the process, Council requested the creation of a Citizens' Advisory Committee (CAC) that would represent the community at large and give feedback to Council about potential projects, policies and procedures. As part of outreach efforts, staff engaged the public by putting a survey together with general questions about sales taxes in the City of Woodlake. The City received nearly two hundred survey responses. On November 7, 2017, Measure R (Local Sales Tax) and Measure S (Cannabis Tax) were both approved by the voters of the City of Woodlake. At the November 13, 2017, meeting Council instructed staff to request applications for the Citizens Oversight Committee (COC) as required per Measure R and Measure S. Applications were accepted until December 1, 2017.

The following applications were submitted for Councils review and approval:

- WUSD Representative (1) – Glen Billington
- Local Business Owners (1) – Ali Mohamed
- Police Representative (1) – Mike Marquez
- Fire Representative (1) – J. Anthony Perez
- Resident of the City of Woodlake (2) – Larry Arroyo, Daniel Ray Haynes, Marvin Lee Welch, Ali Mohamed

- Community Member (1) – Jeffrey Paul Johnson, Larry Arroyo, Daniel Ray Haynes, Marvin Lee Welch, Ali Mohamed

After Council’s review, the following were approved:

- WUSD Representative – Glen Billington
- Local Business Owners – Ali Mohamed
- Police Representative – Mike Marquez
- Fire Representative – J. Anthony Perez
- Resident of the City of Woodlake – Daniel Ray Haynes and Marvin Lee Welch
- Community Member – Jeffrey Paul Johnson

ON A MOTION BY G. GONZALEZ JR., SECOND BY MARTINEZ, IT WAS VOTED TO ADOPT THE RESOLUTION AND NOMINATE AND APPROVE THE CITIZENS OVERSIGHT COMMITTEE (COC) AS REQUIRED PER MEASURE R AND MEASURE S. APPROVED UNANIMOUSLY.

- B. Action: Adoption of Resolution: Approval of Negative Declaration for Proposed Cannabis Businesses – Rupp Cannabis - **PUBLIC HEARING**
- City Employee Waters reported the following: The applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property. With the Conditional Use Permit the applicant must complete the CEQA process. The applicant is proposing to operate cannabis businesses on the corner of Acacia and Ropes. The subject properties consist of two parcels totaling 1.3 acres. The current property contains two industrial buildings, but additional improvements and structures will be built prior to the business beginning operations.

The applicant is requesting conditional use permits for the following cannabis businesses:

1. Cannabis Manufacturing
2. Cannabis Cultivation
3. Cannabis Distribution
4. Cannabis Nursery

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, which require completing the CEQA process.

The City of Woodlake, with City Engineer QK, determined that the project required an Initial Study prior to approval. The determination of the Initial Study was that the proposed project could not have significant effect on the environment, and a negative declaration would be prepared. The impacts of the project were determined to be “No Impact” or “Less-than-Significant Impact”.

A notice was circulated for the IS/ND and the City received two comments:

1. Caltrans stated they had “no comment”.
2. The San Joaquin Valley Air Pollution Control District indicated that the applicant must comply with District Rule 9510 (Indirect Source Rule) and submit an Air Impact Assessment (AIA) prior to final approval of the project. The City will make the AIA a conditional of approval for the Conditional Use Permit. The Air District also asked that the applicant contact the District for more information regarding District regulations.

PUBLIC HEARING OPENED 6:41 PM

PUBLIC HEARING CLOSED 6:41 PM

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ, IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE A NEGATIVE DECLARATION FOR THE PROPOSED CANNABIS BUSINESS RUPP CANNABIS. APPROVED 4-1, COUNCILMEMBER G. GONZALEZ JR. ABSTAIN.

- C. Action: Adoption of Resolution: Approval of Negative Declaration for Proposed Cannabis Businesses – Green Smart – **Public Hearing**

City Employee Waters reported the following: The applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property. With the Conditional Use Permit, the applicant must complete the CEQA process.

The applicant is proposing to operate cannabis businesses. The subject property is located at 1099 W Ropes in a light manufacturing zone designation and 22.72 Acres.

The applicant is requesting conditional use permits for the following cannabis businesses:

5. Cannabis Manufacturing
6. Cannabis Cultivation
7. Cannabis Distribution

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, which require completing the CEQA process.

The City of Woodlake, with City Engineer QK, determined that the project required an Initial Study prior to approval. The determination of the Initial Study was that the proposed project could not have significant effect on the environment, and a negative declaration would be prepared. The impacts of the project were determined to be “No Impact” or “Less-than-Significant Impact”.

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1. Caltrans stated they had “no comment”.
2. The San Joaquin Valley Air Pollution Control District indicated that the applicant must comply with District Rule 9510 (Indirect Source Rule) and submit an Air Impact Assessment (AIA) prior to final approval of the project. The City will make the AIA a conditional of approval for the Conditional Use Permit. The Air District also asked that the applicant contact the District for more information regarding District regulations.

PUBLIC HEARING OPENED 6:43 PM

PUBLIC HEARING CLOSED 6:43 PM

ON A MOTION BY LOPEZ, SECOND BY MARTIENZ, IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE NEGATIVE DECLARATION FOR PROPOSED CANNABIS BUSINESSES – GREEN SMART. APPROVED 4-1. COUNCILMEMBER G. GONZALEZ ABSTAIN.

- D. Action: Adoption of Resolution: Issue Regulatory Permits to Green Smart to Conduct Cannabis Operations Within the City of Woodlake - **Public Hearing**
- City Employee Waters reported the following: City Council adopted cannabis business regulations on August 14, 2017, authorizing cannabis businesses to locate within the City of Woodlake. A Regulatory Permit is required for any cannabis business within city limits.

The applicant is proposing to operate cannabis businesses. The subject property is located at 1099 W Ropes in a light manufacturing zone designation and 22.72 Acres.

The applicant is requesting regulatory permits for the following cannabis businesses:

- 1.Cannabis Manufacturing
- 2.Cannabis Cultivation
- 3.Cannabis Distribution

The cannabis regulatory license authorizes companies to operate cannabis businesses within City limits once they have an approved Conditional Use Permit, Certificate of Occupancy issued by the Building Department, Woodlake Business License, and have a license from the State of California. At this time, the applicant has not completed the Conditional Use Permit process, Business License process, State licensing process, or has received a Certificate of Occupancy. Staff expects that these items will take a number of months before completed. Councilmember Martinez asked if someone other than the city building inspector would be inspecting the new businesses. City Administrator Lara stated yes, inspections would also be done by someone from the fire department, police department and city staff.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND ISSUE REGULATORY PERMITS TO GREEN SMART TO CONDUCT CANNABIS OPERATIONS WITHIN THE CITY OF WOODLAKE. APPROVED 4-1. COUNCILMEMBER G. GONZALEZ JR. ABSTAIN.

VI. OTHER BUSINESS

A. Information: Items from Staff

City Administrator Lara – Reported there will be a special City Council meeting on Monday, December 18th 6:30 pm. Community Center is going well. Pads should go in before Christmas and if there is no rain, construction will continue. Vice-Mayor Ortiz asked when the South Valencia sidewalk project would begin. City Administrator Lara stated between 30-45 days. The Christmas parade was a great event and over 900 gifts were given out to kids during Santa's workshop.

Chief Marquez – Reported the K-9 officer has graduated narc academy and is now on active patrol. There was an assault incident on the 800 block of South Valencia, suspect was detained and arrested. There was a minor issue with one of the entries of the parade, a truck club. They were told to not rev their motors or create other loud noises. They did not listen so they were removed from the parade route and taken into custody.

B. Information: Items from Council

Vice-Mayor Ortiz – Reported she was sorry she missed the parade but has heard a lot of great feedback. Also, she reminded everyone to visit the museum when you get a chance. There are a lot of great things to see. It is open Friday and Saturday from 10 am to 2 pm. Admission is \$2.

Councilmember G. Gonzalez Jr. – Reported his staff had a great time participating in the parade.

Councilmember Lopez – Reported the Christmas parade had a great turnout. He would also like to give a big thank you to Public Works Supervisor, Adrian Ornelas and Public Works Staff Joe Dorado for the awesome job

Mayor Mendoza – Reported he received positive feedback from a councilmember from another city. They stated they enjoyed the parade and the clean-up after was quick and thorough. Mayor Mendoza also attended the ground-breaking ceremony for the Valencia Heights subdivision and he was happy to see our local families being presented a home.

C. Request from Council Members for Future Agenda Items

VII. CLOSED SESSION

1. **PENDING LITIGATION** (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning:

Conference with legal counsel – **EXISTING LITIGATION** (Government Code § 54956.9(d)(1)).

☒ Parties, case/claim no. City of Woodlake v. Garibay, Tulare County Case No. VCU263067

☐ Case name unspecified because of jeopardy to settlement negotiations or service of process.

MEETING MOVED TO CLOSED SESSION AT 7:05 PM

MEETING RECONVENED AT 7:20 PM

Mayor Mendoza reported no action was taken and there was nothing to report

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, December 18, 2017 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 7:47 PM

Submitted by,

Irene Zacarias
City Clerk