

Date: September 5, 2018

Time: 6:00 p.m.

Place: City Council Chambers
350 North Valencia Blvd.
Woodlake, CA 93286

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, including auxiliary aids, translation requests, or other accommodations, or to be able to access this agenda and documents in the agenda packet, please contact City Hall at 559-564-8055 at least 3 days prior to the meeting.

The full agenda including staff reports and supporting materials are available at City Hall.

I. CALL TO ORDER & WELCOME

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

This portion of the meeting is reserved for persons wishing to address the Planning Commission on items within its jurisdiction but not on this agenda. NOTE: Prior to action by the Planning Commission on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes. The City conducts business in the English language only. If you need interpretative services, you will need to provide your own.

All items on the Consent Agenda are considered to be routine and non-controversial by Planning Commission staff and will be approved by one motion if no member of the Planning Commission or public wishes to comment or ask questions. Items pulled from the Calendar will be considered separately.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on August 1, 2018 (Pages 1-3)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Regulatory and Conditional Use Permit 18-009 Premium Extracts– **PUBLIC HEARING** (Pages 4-9)

VI. OTHER BUSINESS

- A. Information: Items from Staff
- B. Information: Items from Planning Commissioners
- C. Request from Planning Commissioners for Future Agenda Items

VII. ADJOURN

The next scheduled Planning Commission meeting will be held on Wednesday, September 19, 2018 (if needed) at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

William Valero – Chair

Chuck Mann - Vice Chair

Johnny Varela

Xavier Bocanegra

PRESENT: Commissioners Bocanegra, Navarro, Varela, Mann & Valero

OTHERS: City Employees Waters and Zacarias

ABSENT:

MEETING CALLED TO ORDER AT 6:00 PM

PUBLIC COMMENTS – None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

A. Action: Approval of Minutes from April 25, 2018.

ON A MOTION BY NAVARRO, SECOND BY MANN IT WAS VOTED TO APPROVE THE MINUTES. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Regulatory and Conditional Use Permit 18-06, 18-07 and 18-08 – 7 Points -**PUBLIC HEARING**

The applicant is proposing to operate cannabis businesses within the City of Woodlake. Community Services Direct Waters reported the following: 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.

The applicant is proposing to operate cannabis business. The subject property is located at 19535 Avenue 344, Woodlake, CA 93286 (APN: 059-110-024)

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

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

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.

Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

PUBLIC COMMENT OPENED: 6:15 PM

PUBLIC COMMENT CLOSED: 6:15 PM

ON A MOTION BY MANN, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE REGULATORY AND CONDITIONAL USE PERMIT 18-06, 18-07 AND 18-08 – 7 POINTS. APPROVED UNANIMOUSLY.

B. Action: Adoption of Resolution: Approve Conditional Use Permit 18-04, Buttonwillow **PUBLIC HEARING**

Community Services Director Waters reported the following: the applicant is proposing ¹ to build a facility that stores and distributes agricultural chemicals within light industrial

zone. The applicant is proposing to develop a vacant lot at 396 S Acacia to store and distribute agricultural chemicals and fertilizers. A Conditional Use Permit is required for this use. This facility will be developed for the retail sale of Agricultural Products to local area farmers. Products to be sold will include but not limited to: Herbicides, Insecticides, Fungicides, Rodenticides and both dry and liquid Fertilizers. The Woodlake facility will be open from 7am to 4pm Monday through Friday, except for major holidays. Saturday operation is seasonal and on an as needed basis. The majority of the products are delivered to the customer in trucks, rather than on-site visits. Materials will be delivered to the facility by two-ton delivery trucks or by common carrier semi-tractor/trailer. Deliveries in tractor/trailers would be expected to be 2-3 per week. Deliveries out of our facility might average six to eight per day.

As part of the Conditional Use Permit, the City is requesting that Buttonwillow comply with the following conditions:

1. All unpaved, drivable areas must be covered with DG or other all-weather surface.
2. Install track outs on all unpaved exits.
3. If developer chooses to use DG on drivable areas and the City determines that DG is not significant in mitigating tracking into the road system, the City will require asphalt or concrete.
4. Provide a drainage pond.
5. Provide street lighting, fencing, curb, gutter, and sidewalks.
6. The landscape shall consist of drought tolerant trees and shrubs. The irrigation system shall meet the requirements of the Model Water Efficient Landscape Ordinance (MWELO).
7. Site shall comply with Storm Water and Dust Control Regulations.
8. Submit landscaping, irrigation, civil and grading plans before any construction begins.
9. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit.

PUBLIC COMMENT OPENED 6:36 PM

Carmen Diaz, Exeter – Ms. Diaz stated she was against this business because she felt it would bring danger to her kids. She believes it is unsafe for the community.

Community Services Director Waters stated he received an email from a concerned resident (Sylvia Reyes) and Ms. Reyes requested her email be read at the Planning Commission meeting during public comment. The following was read:

Mr. Waters:

Thank you the information I requested regarding the proposed commercial development by Buttonwillow Warehouse Company near three of our properties.

My sister, Susan Jensen, and I have serious concerns regarding this development and exposure of potentially hazardous chemicals to residents in the community of Woodlake, and particularly, to the residents who reside closest to the proposed development. We oppose the proposed development because of these concerns. Due to the short notice, we are unable to attend the meeting on August 1st, however plan to attend the City Council meeting on September 10th.

Thank you for responding to our concerns and for reading this letter on our behalf at the meeting on August 1st.

Sincerely,

Sylvia Reyes & Susan Jensen

PUBLIC COMMENT CLOSED 6:47 PM

ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 18-04. MOTION PASSED 4-1 WITH MANN VOTING NAYE.

C. Action: Adoption of Resolution: Approve Site Plan 18-008, Premium Extracts, Subject to the Listed Conditions

Community Services Director Waters reported the following conditions:

1. Work with neighbor on necessary ROW dedications along Blair and new road as needed.
2. The new road will require 32' of pavement (2-12' lanes and 8' shoulder), not the 20' proposed road.
3. The new road will be a local road, not a private road.
4. Street lights will be necessary on the roadway.
5. Water shall be extended off the 12" main line on Blair down the new road all the way down to the end of the road.
6. A hydrant will be needed on the east end of the property.
7. Fence on the north side of the property needs to be set back 50' from the center line.
8. The north fence shall be lined with 24-gallon Valley Oaks and mulch. The trees should be 75' apart.
9. The site will need an on-site ponding basin or bio-swales for storm water.
10. The entire site shall be ADA compliant.
11. The notes on the Site Plan state there are 13 stalls but only 11 are shown.
12. Sidewalks must meet City industrial standards (6 feet)
13. Landscaping easement behind sidewalks will be a minimum of 6 feet
14. Submit landscaping, irrigation, civil and grading plans before any construction begins.
15. Site shall comply with Storm Water and Dust Control Regulations.
16. The subject site is located on approximately 2 acres on Ave 344 (APN 060-270-019). The subject property is currently an olive orchard.

The proposed current zoning is ML, Light Manufacturing.
Surrounding land uses are as follows:

North: Agriculture/Industrial Development
South: Agriculture
East: Agriculture
West: Welding Shop/Industrial Development

The proposed project will complete a CE as part of the CEQA Process.

ON A MOTION BY MANN, SECOND BY VALERO IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 18-008, PREMIUM EXTRACTS. MOTION PASSED 4-1 WITH NAVARRO VOTING NAYE.

VI. OTHER BUSINESS

A. Information Items from Staff

Community Services Director Waters – Reported the Community Center should be completed end of August.

Meeting adjourned: 7:07 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

September 5, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Regulatory and Conditional Use Permit 18-009 and Recommend Approval to City Council, Premium Extracts – **PUBLIC HEARING**

BACKGROUND

The applicant is proposing to operate a cannabis business 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.

DISCUSSION:

The applicant is proposing to use the site for a cannabis manufacturing business and will add an industrial building. The site is located near the intersection of Naranjo and Blair.

The applicant is requesting a conditional use permit and regulatory permit for the following cannabis businesses:

1. Cannabis Manufacturing

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

ENVIRONMENTAL DOCUMENT:

The activity will require a Categorical Exemption.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Conditional Use Permit 18-009 Premium Extracts and Recommend Approval to City Council subject to the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Conditional Use Permit 18-009, Premium Extracts and Recommend Approval to City Council

BEFORE THE PLANNING COMMISSION
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVING CONDITIONAL USE PERMIT)
18-009 PREMIUM EXTRACTS) Resolution No.
AND RECOMMEND APPROVAL TO CITY)
COUNCIL)

Planning Commissioner _____, offered the following resolution and moved its adoption.
Approve Conditional Use Permit 18-009, Premium Extracts and Recommend Approval to City Council

WHEREAS, the applicant is proposing to operate a cannabis business in the City of Woodlake, and

WHEREAS, the subject property is located near the intersection of Blair and Naranjo (APN: 060-270-019) in a light industrial zone designation, and

WHEREAS, a Conditional Use Permit, Certificate of Occupancy, Business License, and Regulatory Permit is required for cannabis businesses, and

WHEREAS, the City Council must also approve the Conditional Use Permit and the Regulatory Permit, and

WHEREAS, the applicant is requesting a Conditional Use Permit for the following business:

1. Cannabis Manufacturing

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Conditional Use Permit 18-009 Premium Extracts, for one year, and recommends approval to the City Council, subject to the following conditions.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

The foregoing resolution was adopted upon a motion of Planning Commissioner, _____ second by Commissioner, at a regular meeting of the Woodlake Planning Commission on the 5th day of September 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Secretary