

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

**OTHERS:** City Employees Waters, Griswold 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 September 19, 2018.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approving Tentative Subdivision Map 18-01, Castle Rock Park Phase 3

Community Services Director Waters reported the following: the applicant is proposing to amend the previously approved Castle Rock Park Tentative Map. The amended map alters the street pattern of the development, adds park space, increases the number of lots (from 53 to 59) and does not substantially change the scope of the project. The applicant is proposing to amend Tentative Subdivision Map 03-01 Castle Rock Park #2 to build a 59-unit single family residential subdivision that will also include a park and pedestrian trail. Vehicular access is provided at Wutchumna Avenue, Holly Street, and Orangewood Drive. A park is centrally located to the proposed lots and can be accessed via a pedestrian trail. A storm system will be built that connects to the City's existing storm drain system. Lot sizes will range from approximately 5,300 square feet to 10,330 square feet, with most lots ranging from 6,000 to 7,000 square feet. The width of the subdivision's roadways will vary in width from 56 feet to 60 feet curb to curb. As a condition of approval, the developer will install curb, gutters, sidewalks and lighting. The City will also require the applicant to enter into a subdivision agreement with the City that further outlines the development standards of the subdivision

**PUBLIC COMMENT OPENED: 6:20 PM**

**Daniel Corona, 414 E. Sequoia, Woodlake – Mr. Corona was concerned that the back fence to his property would not provide privacy. He was assured the fence would meet all city standards.**

**PUBLIC COMMENT CLOSED: 6:25 PM**

**ON A MOTION BY NAVARRO, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE TENTATIVE SUBDIVISION MAP 18-01, CASTLE ROCK PARK PHASE 3. APPROVED UNANIMOUSLY.**

B. Information: Approving Lot Line Adjustment 18-002, Lowmac Inc.

Community Services Director Waters reported the following: this is an Administrative Resolution of the City Planner/Engineer of the City of Woodlake approving a Lot Line Adjustment for Robert Lowery of Lowmac Inc. The City Planner and the City Engineer have reviewed said proposal and determined that the following findings were pertinent in evaluation the proposal:

1. The applicant wishes to adjust the lot lines between APN 061-020-042 and APN 061-020-043, and
2. The subject property is Zoned R-1-6, Residential Single Family
3. No new parcels will be created; therefore, the requirements of the Subdivision Map Act shall be applicable as per Section 66412(d) of the California Government Code. This proposal also meets all requirements of the Woodlake Subdivision Ordinance

4. The proposal as been determined to be Categoricaly Exempt as defined in Section 15305 (a) of the California Environmental Quality Act of 1970 (CEQA).

## VI. OTHER BUSINESS

### A. Information Items from Staff

Community Services Director Waters – Reported the ribbon cutting for the Woodlake Community Center will be on Friday at 10 am. The South Valencia project should be completed in 6 months. The North Magnolia project should be completed in 3 months. AutoZone has started fencing their work site area and should begin construction soon. Green Bean should begin construction soon. City staff will be meeting with Rupp staff on Thursday to discuss construction plans. Alsumiri Park project is moving along and looking great.

Meeting adjourned: 6:52 pm

Respectfully submitted,

Irene Zacarias  
Planning Commissioner Secretary