

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

**OTHERS:** City Employees Lara, 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 August 1, 2018.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Regulatory and Conditional Use Permit

18-009, Premium Extracts -**PUBLIC HEARING**

Community Services Director Waters reported the following: 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. 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.

Community Services Director Waters reported the business would have full improvements and would need to pass all inspections required by the City.

Commissioner Valero opened the meeting for public comment.

**PUBLIC COMMENT OPENED: 6:11 PM**

Eliseo Garcia, 192 S. Blair, Woodlake – Mr. Garcia stated he believes he will be the most affected by this business since there is only an orchard separating his home from the proposed business. He is against any cannabis business locating there but would be

supportive of any other business interested in that location. He is concerned with possible odors and explosions. He asked planning commissioners to consider all options before approving this item.

Sarah Diaz, 33600 Road 204, Woodlake – Ms. Diaz provided an email with all her concerns (see attached).

Link Lukens, 258 S. Blair, Woodlake – Mr. Lukens provided a letter with his concerns (see attached).

Olsen Citrus, LLC, 26208 Olsen View Ct., Hemet – Olsen family provided a letter with their concerns (see attached).

Jose Rivas – Mr. Rivas is the CEO of the proposed business and he stated he will be bringing a state of the art facility and will follow all city guidelines. He stated business will have minimal impact on wildlife.

**PUBLIC COMMENT CLOSED: 6:32 PM**

**ON A MOTION BY NAVARRO, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE REGULATORY AND CONDITIONAL USE PERMIT 18-06, 18-07 AND 18-08 – 7 POINTS. MOTION PASSED 4-1, VARELA OPPOSE.**

## VI. OTHER BUSINESS

### A. Information Items from Staff

City Administrator Lara – Introduced new employee, City Planner, Becky Griswold. The CastleRock community submitted their grading plans so activity will start soon.

AutoZone should be starting in a couple of weeks. A Cricket Store will be opening in the old Baldo's barbershop. The Community Center is 95% complete, staff hopes to be complete in 30 days.

Meeting adjourned: 6:38 pm

Respectfully submitted,

Irene Zacarias  
Planning Commissioner Secretary

## Jason Waters

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**From:** Sarah Diaz <ttsdiaz@ymail.com>  
**Sent:** Wednesday, September 5, 2018 4:53 PM  
**To:** Jason Waters  
**Subject:** Proposed cannabis location

Hi

My name is Sarah Diaz and I'm emailing to voice my concerns about the proposed cannabis manufacturing business at Blair avenue and Naranjo. Let me start by saying I am pro cannabis and believe the revenue earned from the original cannabis business, Valley Pure, is a benefit to our small tight knit community.

With that said, I do have some concerns about the proposed business at Naranjo and Blair avenues. First, I have noticed an increase in both vehicle and pedestrian traffic at the Valley Pure location. So much so that on numerous occasions I've had to slow down or come to a complete stop while driving in order to let people leaving the Valley Pure location to cross the street to get to their cars or vice versa. Although this is a problem, it's easy to slow or come to a stop because I'm already driving within the posted city speed limit of 30 mph. If the new location opens where you intend it, I can already see the increased traffic, both vehicle and pedestrian to be a huge problem because the speed limit on both Naranjo and Blair at that location is 55 mph, not 30 mph like in town.

Another reason I have concerns is because there are homes (my house is only 1/4 mile down the street on road 204) very near that location with children. Does the city really want to expose these homes to cannabis manufacturing? I sure hope not.

Lastly, and I'm sure I'm in the minority when I say this, but I am concerned about the destruction of the rural agricultural buffer woodlake has around its town. I have lived in woodlake for 31 years and have been on road 204 for the last 24 years. Woodlake is by far one of the most beautiful small towns around these parts. What sets it apart from other small towns is that industrial growth has been kept to a minimum within and outside the city borders. I would like to see it kept that way. I understand the potential revenue is a huge draw for the city, however, to what extent is the city willing to sacrifice Woodlake's "small town charm" to keep making an extra buck? Are you willing to continue to annex property into the city for the sole purpose of becoming a cannabis town, at the expense of destroying agricultural and rural property to  
Make money?

There has to be a better location for this proposed business. A location that's closer to downtown and better equipped to handle the vehicle and foot traffic that ultimately will follow. A location that's closer to the police department if there's any issues. There has to be a better location. One that will allow rural residents like myself the ability to continue to live without the worry of such businesses so close to our homes.

Sincerely,  
Sarah Diaz

Sent from Yahoo Mail on Android

CITY OF WOODLAKE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Woodlake will conduct a public hearing to discuss the request for a conditional use permit for a proposed cannabis business. The applicant is applying for a conditional use permit and regulatory permit for a cannabis manufacturing business. The proposed business will be located near the intersection of Naranjo Blvd and Blair Rd., Woodlake, CA 93286 (APN: 060-270-019). The time, date and location of the hearing is listed below.

PUBLIC HEARING PLANNING COMMISSION

DATE: September 5, 2018  
TIME: 6:00 p.m.  
PLACE: City Hall  
350 N. Valencia Blvd.  
Woodlake, CA 93286

If you are unable to attend the public hearing, you may direct written comments to Jason Waters, Community Development Director, City of Woodlake, 350 N. Valencia Blvd., Woodlake, CA 93286, or you may telephone (559) 564-8055. In addition, information is available for review at the above address between the hours of 8:00 a.m. and 4:00 p.m. on Monday - Friday.

To: Jason Waters  
From: Link B. Lukens  
258 S. Blair Rd.  
Woodlake CA 93286  
(559) 697-1808

Jason,  
I am totally against  
"Premium Extracts"  
being permitted  
to operate a cannabis  
manufacturing business  
at the Naranjo Blvd.  
and Blair Rd. location

Thank You  
Link B. Lukens



Church of Christ

Link B. Lukens

Preacher  
Cell # 559-697-1808  
Church # 559-564-9136

138 S. Palm  
Woodlake CA 93286

**OLSEN CITRUS, LLC**  
26208 Olsen View Ct., Hemet, CA 92544

August 30, 2018

Jason Waters  
Community Development Director  
City of Woodlake  
350 N. Valencia Blvd.  
Woodlake, CA 93286

Jason,

We have received notice from the City of Woodlake announcing a public hearing to be held 6:00 pm September 5, 2018 at City Hall. The purpose of the hearing is to discuss the request for a conditional use permit for a proposed cannabis business. The applicant is applying for a conditional use permit and regulatory permit for a cannabis manufacturing business.

As contiguous property owners, we are greatly concerned with the amount of traffic that will be generated if the applicant's request is approved. We currently raise olives and citrus nearby and are concerned that there will be an increase in vehicles coming and going on unpaved roads which will in turn create more dust making transpiration more difficult for the trees. An increase in vehicles also means an increase in people which in turn significantly increases the potential for property damage and theft.

We strongly suggest the request for conditional use permit be denied.

If in the event it is approved, we suggest the conditions of approval include the applicant fencing his property in order to direct his patrons to his business and thereby making it difficult to access our property and therefore promote greater security for our property.

Thank you for reviewing and considering our comments and concerns.

Respectfully submitted,

OLSEN CITRUS LLC

Clifford J. Olsen  
Sherry A. Olsen  
Robert D. Olsen, D.V.M.  
Mark A. Olsen  
Paul W. Olsen