

PRESENT: Councilmembers Mendoza, Gonzalez & Martinez

OTHERS: Lara, Waters, Zamora & Zacarias

ABSENT: Ortiz & Lopez

FLAG SALUTE

PUBLIC COMMENT -

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on April 22, 2019 (Pages 1-16)
 - B. Action: Approval of Warrants (Pages 17-58)
 - C. Action: Adoption of Resolution: Approval of the April 2019 Monthly Report of Investments (Pages 59-61)
 - D. Action: Adoption of Resolution: Authorize the City Administrator to File the Regional Surface Transportation Program (RSTP) Exchange Program Fund Claim for Fiscal Year 2018-2019 on Behalf of the City of Woodlake and Allow the City Administrator to Sign Necessary Documentation (Pages 62-67)
 - E. Action: Adoption of Resolution: Authorize Council to Submit a Letter Opposing AB 1356 (Pages 68-70)
 - F. Action: Adoption of Resolution: Reject Claim for Damages for from Estate of Allen Raymond Casselman filed on April 24, 2019 (Pages 71-73)
- ON A MOTION BY GONZALEZ, SECOND BY MARTINEZ IT WAS VOTED TO APPROVE THE CONSENT CALENDAR. APPROVED UNANIMOUSLY.**

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the Green Smart Farmer Expansion Project – **PUBLIC HEARING**
Community Services Director Waters reported the following. The Project Applicant intends to expand the existing Cannabis Cultivation, Manufacturing and Distribution Facility by constructing two 75,600 square foot buildings, for an additional 151,200 square feet of Facility. The proposed project is located at 915 West Ropes Avenue on APN 060-170-106. Council previously approved a Conditional Use Permit to operate cannabis businesses on the property and approved the construction of 75,600 square feet for a cannabis facility.

The proposed project consists of the following components:

1. Construction of two 75,600 square foot buildings, for an additional 151,200 square feet of Facility.
2. Installation of a parking lot with approximately 70 parking spots and interior sidewalks.
3. Installation of an interior landscape screen along the western facility border.
4. Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

Construction will occur in one phase and is anticipated to take up to a year to complete.

The project at full build-out will employ 10-20 full time staff, and will operate from 8am to 5pm, up to seven days a week. Twenty additional delivery trucks per week are anticipated at full Project buildout.

The facility's electrical needs will continue to be serviced by Southern California Edison connections that have been assessed to be able to provide for full operation of indoor/mixed light cannabis cultivation.

The Project's cultivation water needs will be serviced by an existing on-site well while water for sanitary facilities will come from the City. Waste water from operational use (effluent water not recycled in cultivation and washing process) will be serviced by the existing on-site storm basin. All other waste water, including sewer use, will be serviced by the existing on-site septic system.

The project site already has an approved Conditional Use Permit to operate cannabis businesses. The City Council may add this facility to the permit by approving the site plan.

A notice was circulated for the IS/MND and the City received comments from Caltrans (attached) and the California Department of Food and Agriculture CalCannabis Cultivation Licensing Division (attached). The City amended the Negative Declaration to be consistent with Caltrans' traffic model, which resulted in a reduction in trips generated.

The complete Project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration (MND). The MND has concluded that no significant environmental impacts will occur as a result of the Project.

Additional comments have been added to the end of these minutes.

PUBLIC HEARING OPEN: 6:35 PM

PUBLIC HEARING CLOSE: 6:36 PM

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE MITIGATED NEGATIVE DECLARATION FOR THE GREEN SMART FARMER EXPANSION PROJECT. APPROVED UNANIMOUSLY.

B. Action: Adoption of Resolution: Approval of the Green Smart Farmer Expansion Project and Site Plan

Community Services Director Waters reported the following: The Project Applicant intends to expand the existing Cannabis Cultivation, Manufacturing and Distribution Facility by constructing two 75,600 square foot buildings, for an additional 151,200 square feet of facility.

The proposed project is located at 915 West Ropes Avenue on APN 060-170-106. Council previously approved a Conditional Use Permit to operate cannabis businesses.

The proposed project consists of the following components:

1. Construction of two 75,600 square foot buildings, for an additional 151,200 square feet of Facility.
2. Installation of a parking lot with approximately 70 parking spots and interior sidewalks.
3. Installation of an interior landscape screen along the western facility border.

4. Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

Construction will occur in one phase and is anticipated to take up to a year to complete. The project site already has an approved Conditional Use Permit to operate cannabis businesses. The City Council may add this facility to the permit by approving the site plan project.

ON A MOTION BY GONZALEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE GREEN SMART FARMER EXPANSION PROJECT AND SITE PLAN. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approve the Acquisitions of the Property with APN No. 060-170-093-000 by the City of Woodlake General Fund
City Administrator Lara reported the following: The City of Woodlake continues to look at potential properties to promote future economic development. Over the last few years the City has acquired properties and marketed them to potential developers. This was last done with the property where the current Auto Zone is being constructed.

The City has identified another property that may be acquired and marketed for future economic development. The property sits between Green Bean and Auto Zone off Naranjo Blvd. The lot consists of 20,511 SF and seller and City have agreed to a purchase price of one hundred thousand dollars (\$100,000.00). The City would be paying \$4.88 a SF. The purchase price per SF is comparable to other acquisitions in the area for commercially zoned property.

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE ACQUISITIONS OF THE PROPERTY WITH APN NO. 060-170-093-000. APPROVED UNANIMOUSLY.

- D. Action: Adoption of Resolution: Extend Expiration Date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision)
Community Services Director Waters reported the following: The Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision) map was approved by the City Council in 2016. The applicant is requesting an extension on Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision) in order to complete the escrow process.

The map expired on March 28, 2019 while the applicant was attempting to sell the property. The applicant has requested that the map's expiration date be extended until September 28, 2019 in order to complete the sale of the property before the final map is recorded.

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND EXTEND ESPARATION DATE OF TENTATIVE SUBDIVISION MAP 15-02, TURNER/MATHIAS (GREENWOOD SUBDIVISION). APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information: Items from Staff

City Clerk Zacarias – Reported the Step Up event on May 3rd went well. The parade and rodeo also went well and was attended by many. The next scheduled meeting will be held on Tuesday, May 28th due to the Memorial Holiday on May 27th.

Community Services Director Waters – Reported Soccer sign ups have started and will continue until August 16th. The Woodlake Magazine was mailed out and will highlight all events, sports and programs from now until August.

City Administrator Lara – Reported AutoZone is set to open in June. Valencia Heights has had their first 10 families move in to their homes. Castlerock Estates has pulled a total of 24 permits. South Valencia should have their street lights installed this week. City Staff plans to have a meeting with other service groups to form a planning committee for Western Week 2020.

B. Information: Items from Council

Councilmember Martinez – Reported he had attended the San Joaquin Valley Regional Planning Agencies Annual Blueprint Awards banquet on May 9th. The City received an Award of Merit. City Engineer Monique Mello stated she is happy to work with the City of Woodlake staff and be a part of all the great projects in town.

Mayor Mendoza – Reported the City will host the next TCAG meeting on May 20th. The meeting will be held in council chambers.

VII. CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATOR(S)** (Government Code § 54957.6). It is the intention of this governing body to meet in closed-session to review its position and to instruct its designated representatives:

- Designated representatives:
- Name of employee organization: POA
- Position title(s) of unrepresented employee(s):

**MEETING MOVED TO CLOSED SESSION AT 7:00 PM
MEETING RECONVENED AT 7:11 PM**

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 Tuesday, May 28, 2018 at 6:30 p.m. at City Council Chambers located at 145 N. Magnolia, 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 7:11 PM

Submitted by,

Irene Zacarias
City Clerk

Central Valley Regional Water Quality Control Board

25 April 2019

Jason Waters
City of Woodlake
350 North Valencia Boulevard
Woodlake, CA 93286

COMMENTS ON MITIGATED NEGATIVE DECLARATION (SCH NO. 2019039157), GREEN SMART FARMER EXPANSION PROJECT, TULARE COUNTY

On 3 April 2019, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) received the Mitigated Negative Declaration for the Green Smart Farmer Expansion Project, located in Tulare County. Central Valley Water Board staff has reviewed the Mitigated Negative Declaration and has the following comments regarding the project and associated Mitigated Negative Declaration.

The proposed project is located at 915 West Ropes Avenue in the City of Woodlake in Tulare County (APN 060-017-089). The purpose of the project is to expand an existing Cannabis Cultivation, Manufacturing and Distribution Facility. The project consists of construction of two 75,600 square foot buildings, installation of a parking lot with approximately 70 parking spots, installation of an interior landscape screen along the western border, and installation of perimeter security. The project description states that wastewater from operational use that isn't recycled for cultivation or washing process will be discharged to an on-site storm basin and that all other wastewater will be discharged to an on-site septic system.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/1968/rs68_016.pdf

The antidegradation analysis is a mandatory element in the land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Cannabis General Order

Cannabis cultivation operations are required to obtain coverage under the State Water Resources Control Board's General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order No. WQ 2017-0023-DWQ (the statewide Cannabis General Order).

Page 50 of the Initial Study states "the proposed Project will be in compliance with the rules and requirements set forth in the Central Valley Water Board's General Waste Discharge Requirements Order for Discharges of Waste Associated with Medical Cannabis Cultivation Activities, Order No. R5-2015-0113." The statewide Cannabis General Order supersedes the Central Valley Regional General Order. The project applicant must enroll for coverage and comply with the requirements of the statewide Cannabis General Order.

The Project Operations Section of the Initial Study (page 7) states that "wastewater from operation use (effluent water not recycled in cultivation and washing process) will be serviced by the existing on-site storm basin." The Cannabis General Order requires indoor cannabis cultivation activities that discharge cultivation operation wastewater to land **obtain separate Waste Discharge Requirements** from the Water Board. For more information on waste discharges to land, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

For questions about obtaining Waste Discharge Requirements for discharging wastewater from Cannabis Cultivation Operations, please contact Daniel Benas at Daniel.Benas@waterboards.ca.gov or (559) 445-5116.

The Water Boards Cannabis Cultivation Programs offer an easy to use online Portal for cultivators to apply for Cannabis General Order coverage at:

<https://public2.waterboards.ca.gov/CGO>

Additional information about the Cannabis General Order, Cannabis Small Irrigation Use Registration (SIUR) Program, and Portal can be found at:

www.waterboards.ca.gov/cannabis

For questions about the Cannabis General Order, please contact the Central Valley Water Board's Cannabis Permitting and Compliance Unit at: centralvalleysacramento@waterboards.ca.gov or (916) 464-3291.

Construction Storm Water General Permit

Dischargers whose projects disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Onsite Wastewater Treatment Systems Policy

Pursuant to the State Board's Onsite Wastewater Treatment Systems Policy, the regulation of the septic system may be regulated under the local agency's management program.

Please note that only domestic wastewater coming from bathrooms and kitchens should be discharged to septic systems. Cannabis cultivation can generate other wastewaters such as irrigation runoff, water treatment effluent, cleaning agents, and wash waters. Discharges of these wastewaters to an on-site wastewater system such as a septic tank and leach field must obtain separate regulatory authorization, such as waste discharge requirements (WDRs), a conditional waiver of WDRs, or other permit mechanism, prior to discharge. The application to obtain WDRs or a conditional waiver of WDRs can take over a year to process and requires that you characterize the wastewater chemistry and volume. In lieu of discharging to a septic system, Water Board staff recommends that wastewaters from cannabis cultivation activities be discharged to a holding tank and then hauled by a servicing company to a community wastewater treatment plant for disposal.

For more information on waste discharges to land, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the Low Threat General Order or Waiver should contact the Central Valley Water Board at (559) 445-5116.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

If you have questions regarding these comments, please contact Jordan Hensley at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Alexander S. Mushegan
Senior Engineer

cc: Griffen Perea, Central Valley Water Board, Redding (via email)
Steve Rosenbaum, Central Valley Water Board, Rancho Cordova (via email)