

**PRESENT:** Councilmembers Mendoza, Ortiz, Valero, Gonzalez & Martinez

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

**ABSENT:**

### **FLAG SALUTE**

### **PUBLIC COMMENT**

Gary Mann, 4<sup>th</sup> Grade Teacher, Castle Rock Elementary School – Mr. Mann had his Robotics class give a presentation regarding a problem they identified in the city and how they could solve the problem.

#### IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on November 25, 2019
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Accept Council Attendance Record for Calendar Year 2019

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

#### V. ACTION/DISCUSSION ITEMS

- A. Information: SoCal Edison Presentation

An award was presented to the City of Woodlake by Omar Ferris

- B. Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the Woodlake Reorganization Project – **Public Hearing**

Community Services Director Waters reported the following: The City intends to annex, amend the land use through a General Plan Amendment, and/or change the zone in five distinct areas, in and just north of the City of Woodlake. The City is also proposing a residential development within a portion of the site to be annexed for the construction of up to 90 residential units.

The City intends to annex, amend the land use through a General Plan Amendment (GPA), and/or change the zone in five distinct areas, as described below:

##### **Area A**

Area A consists of APN 057-060-028 and -029. The City intends to annex the 38-acre Area A into city limits, change the land use designation from “Agriculture” to “Low Density Residential”, give it a zone designation of R-1-10 and develop up to 90 single family units, as described in further detail under “Residential Development”. See Attachments 1, 2 and 4.

##### **Area B**

These parcels along Valencia Blvd. are within the city limits and are currently zoned R-1-7 with a land use designation of “Very Low Density Residential”. These parcels will be rezoned to RA and the land use will be changed to “Low Density Residential”. See Attachment 3.

##### **Area C**

These parcels are designated as “Very Low Density Residential”. These parcels will be annexed into the city limits, zoned as RA and re-designated as “Low Density Residential”.

#### **Area D**

This parcel (APN 061-010-015) is currently within the SOI and designated as “Neighborhood Commercial”. This parcel will be annexed and zoned as Neighborhood Commercial. The land use designation will not change.

#### **Area E**

APN 061-010-016 is within the city limits with a current land use designation of Neighborhood Commercial, which will remain. The site currently is zoned as R-1-7 and will be rezoned as Neighborhood Commercial to match the land use designation.

#### **Residential Development**

The City is proposing a residential development within Area A for the development of up to 90 single-family residential units, as demonstrated in the conceptual site plan provided in Attachment 4. The development will hook up to City water and sewer and includes a stormwater basin to hold all storm drainage on-site. A notice was circulated for the IS/MND and the City received comments from Caltrans. Caltrans requested that a Traffic Impact Study be completed to determine the potential impacts of the project and the City and Caltrans agreed that a Study would be conducted once a development proposal was received by the City. 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.

**PUBLIC HEARING OPENED: 6:44 PM**

**PUBLIC HEARING CLOSED 6:44 PM**

**ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE MITIGATED NEGATIVE DECLARATION. APPROVED UNANIMOUSLY.**

- C. Action: Adoption of Resolution: Approve the Purchase and Sale Agreement Between Efrain Yanez and the City of Woodlake for the Property with APN No. 057-060-028-000

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. The property with APN No. 057-060-028-000 was acquired by the City of Woodlake in July 2019 to attract future development on the North side of the City. The property sits north of the City of Woodlake on Cajon Ave. as seen in Attachment No. 2. The property consists of 31.05 acres of olives. After acquiring the property in July and developing conceptual maps the property was marketed for future housing development. Concurrently the City began the annexation, land use change, zone change and environmental on the property. The City received interest from multiple developers on the property. Efrain Yanez from Yanez Construction worked with City staff on a mutual concept where both staff and the developer agree with the final product of the development. The development will offer much needed single-family housing in the City of Woodlake. The overall sale price of the property will be seven hundred and thirteen thousand dollars (\$713,000.00). As noted in the Purchase and Sale Agreement, the City will temporarily carry a portion of the note and recover the remainder of the note as lots are sold.

**ON A MOTION BY MENDOZA, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE PURCHASE AND SALE AGREEMENT. APPROVED UNANIMOUSLY.**

D. Action: Adoption of Resolution: Annual Renewal of CUP'S with Conditions  
Community Services Director Waters reported the following: The City's ordinances indicate that CUPs must be renewed annually if the uses are to continue a property.

The City is recommending an approval with conditions for the following permits:

1. **CUP 17-011 Green Bean.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City in the Downtown Area. Construction and install landscaping and irrigation in compliance with City's design standards.
2. **CUP 18-006 Cultivation, 18-007 Manufacturing and 18-006 Distribution 7 Points.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed. Landscaping and Irrigation around site.
3. **CUP 18-009 Premium Extracts.** Complete the road construction on Lago Ave., 32' of pavement (2-12' lanes and 8' shoulder).
4. **CUP 18-001 Cultivation, 18-002 Manufacturing, and 18-003 Distribution Uncle Green.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
5. **17-012 Platinum Gardens.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
6. **CUP 17-008 Manufacturing and CUP 17-009 Cultivation Top Crop.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.

For the projects listed with conditions, the City would like to request the 2020 renewal to be valid for 6 months pending the final completion of the noted conditions. Once conditions have been completed the CUP will automatically be renewed for the duration for the 2020 year.

Additionally, The City is recommending an approval with the following condition:

**CUP 18-004 Buttonwillow.** Complete street light installation to finalize Phase II, automatically renewed for 2020 pending finalization.

**ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CUP'S WITH CONDITIONS. APPROVED UNANIMOUSLY.**

E. Action: Adoption of Resolution: Approval of the City of Woodlake's Fee Schedule Effective January 1, 2020

City Administrator Lara reported the following: The City of Woodlake currently collects fees for services provided to the public, such as: administration, utilities, planning, building, development, airport and police. Many of the fees are out of date, and do not provide enough revenues for the City to recover the cost of providing services to the public. The fee schedule is reviewed annually to assure that appropriate revenues are being collected to cover the expenditures associated with services provided to the public. The purpose of developing a uniform fee schedule is to provide the public with a better understanding of the current fee structure and to update those fees that are not providing enough revenues for services delivered by the City of Woodlake. The goal of developing an updated fee schedule is not to create a profit for the City, but to ensure that the City is covering its expenditures for services provided.

Please note that not all fees on the City of Woodlake Fee Schedule are being amended. The only fees being amended are those for services provided.

Summary of Changes:

1. Remove nonprofit rate for the Woodlake Community Center Rentals. The City was not covering their costs with the nonprofit rate.
2. Adjust Cannabis Regulatory Rates. The City has combined the fees as needed to recover City expenditures to provide regulatory services.

**ON A MOTION BY MARTINEZ, SECOND BY VALERO IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE CITY OF WOODLAKE'S FEE SCHEDULE. APPROVED UNANIMOUSLY.**

## VI. OTHER BUSINESS

### A. Information: Items from Staff

City Attorney Zamora – Wished everyone a Merry Christmas

City Clerk Zacarias – Reminded Council and Staff that the Employee Holiday potluck is December 20<sup>th</sup>. Please let me know if you can attend. Also, if any council members would like to participate in the parade, let me know and I will prepare a float for you.

Community Services Director Waters – Reported the deadline for basketball sign ups is December 20<sup>th</sup>.

### B. Information from Council

Vice-Mayor Ortiz -Wished everyone a Merry Christmas

Councilmember Gonzalez – Reported there will be a Volleyball Alumni game on November 30<sup>th</sup> at 6 pm

Councilmember Martinez – Wished everyone a Merry Christmas

Councilmember Valero – Wished everyone a Merry Christmas and reminded council and staff that the Woodlake Lions is hosting their senior dinner on December 12<sup>th</sup>.

Councilmember Gonzalez – Wished everyone a Merry Christmas

Mayor Mendoza – Reported he will be in Orlando for the next couple of days and will be meeting the Mayor of Apopka.

## VII. CLOSED SESSION

## 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, January 13, 2020 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

Greg Gonzalez Jr. - Councilmember

Jose L. Martinez – Councilmember

William Valero – Councilmember

Meeting adjourned at 7:09 PM

Submitted by,

Irene Zacarias  
City Clerk