

Date: July 29, 2020

Time: 6:00 p.m.

Place: Zoom Meeting

<https://us02web.zoom.us/j/81560667394?pwd=aVVOeUVwcGxZWjRVbjRtaVZPMW9BQT09>

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 March 18, 2020 (Pages 1-4)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Conditional Use Permit 20-0001 7-Points and Recommend Approval to City Council – **PUBLIC HEARING** (Pages 5-8)
- B. Action: Adoption of Resolution: Approve Site Plan 20-005, 7 Points Industrial, Subject to the Listed Conditions (Pages 9-17)

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 TBD (if needed) at 6:00 p.m. at City Council Chambers located at 145 North Magnolia, Woodlake, CA 93286.

Planning Commissioners:

Chuck Mann - Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

Armida Martinez

**PRESENT:** Commissioners Martinez & Varela

**PHONE IN:** Commissioners Navarro & Mann

**OTHERS:** City Employees Lara and Waters

**ABSENT:** Bocanegra

**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 December 18, 2019.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Site Plan 20-002, Cypress and Kaweah Improvements, Subject to the Listed Conditions

Community Services Director Waters reported the following:

1. A landscaping and irrigation plans shall be provided and approved by the City. MWELO requirements shall be followed. Landscaping on Kaweah must match existing and adjacent landscaping.
2. Properties must connect to City water and sewer services
3. The buildings and improvements shall comply with R-1-7 zoning.
4. Owner must construct curb, gutter, and sidewalk improvements on each parcel. Improvements on the parcel with the existing home must be constructed concurrently or prior to the issuance of any permit on the other proposed homes.
5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements, including hydrant installation, if requested.
8. A streetlight must be provided on Cypress in a location to be determined by the City engineer.

The subject site is located on the northeast corner of Cypress and Kaweah. The subject property is currently vacant land and one single family home.

The zoning is R-1-7.

Surrounding land uses are as follows:

North: Single Family Homes

South: Schools

East: Single Family Homes

West: Single Family Homes

The applicant is proposing to build two single family homes. The applicant has agreed to comply with City improvement standards for the construction of the homes. The attached site plan shows the location of the lots where the homes will be built.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

**ON A MOTION BY NAVARRO, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-002. APPROVED UNANIMOUSLY.**

B. Action: Adoption of Resolution: Approve Site Plan 20-003 Naranjo Oil Change and Carwash, Subject to Listed Conditions

Community Services Director Waters reported the following:

1. A landscaping and irrigation plan shall be provided and approved by the City. MWELO requirements shall be followed.

2. A grading and drainage plan showing how the storm water will be handled for the site shall be provided and approved by the City. Storm drain will connect to City Storm Water System.
3. The building shall comply with the Woodlake DD-X overlay zone.
4. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements including fire sprinklers, if necessary, and back flow preventers.
7. The center line on Naranjo Blvd. shall meet Caltrans' requested location.
8. The applicant shall post "No Parking" signs along Naranjo in a manner that meets the California Manual on Uniform Traffic Control Devices (CA MUTCD).
9. Streetlight shall be provided on Naranjo Blvd. in locations requested by the City. Streetlights along Naranjo shall meet the downtown design standards.
10. Sidewalks along Naranjo shall meet the downtown decorative design standards.
11. All signs shall comply with Woodlake's sign ordinance and must be approved by the City's design committee.
12. A drive approach shall be added on Naranjo Blvd., in line with Walnut Street.
13. Curb shall be placed between all areas where landscaping abuts paved asphalt.
14. The applicant shall connect to City sewer and water.
15. The applicant shall comply with all comments and recommendations from Caltrans.

The project is located on the southside of Naranjo Blvd. at the intersection of Walnut Street and Naranjo Boulevard between Autozone and Green Bean.

The subject property is currently vacant land.

The current zoning is Service Commercial

Surrounding land uses are as follows:

- North: Walnut Street, Residences
- South: Vacant Land, Future Residential
- East: Autozone Commercial Building
- West: Green Bean Pharm

The applicant is proposing to build a build an oil change and carwash. The attached site plan shows the location of the improvements and the lots. The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

**ON A MOTION BY NAVARRO SECOND MY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-003. APPROVED UNANIMOUSLY.**

- C. Action: Adoption of Resolution: Approve Site Plan 20-0004 and Variance 20-001, North Palm Multifamily Complex, Subject to the Listed Conditions

Community Services Director Waters reported the following:

1. A landscaping and irrigation plan shall be provided and approved by the City. MWELO requirements shall be followed.
2. Properties must connect to City water and sewer services
3. The buildings and improvements shall comply with R-3 zoning.
4. Owner must construct sidewalk improvements on the parcel.
5. All improvements and buildings shall meet ADA compliance.
6. All buildings shall meet current fire code requirements, including hydrant installation, if requested.
7. A trash enclosure must be provided.
8. Fencing should comply with city improvement standards and must be consistent with R-3 design standards including wrought iron fencing along Palm. Prior to installation,

the City will approve fencing materials and locations.

9. A lighting plan showing the location of lights in the proposed parking area and in the complex must be provided.

10. New and existing structures must have similar design features and must complement each other.

11. ADA parking spots must provide access to ADA vans.

12. Building elevations must be provided prior to the issuance of permits.

13. Pedestrian access must be available from the alley.

14. Parking should be reconfigured to allow for spots to face north and south, instead of east. A smaller drive approach would be required with this reconfiguration.

15. Fire sprinklers must be installed in all units, including the existing multifamily unit.

The subject site is located on North Palm between Lakeview and Antelope Avenues. The subject property is currently vacant land and with one apartment building.

The zoning is RM-3.

Surrounding land uses are as follows:

North: Single Family Homes

South: Single Family Homes

East: Commercial Businesses/Woodlake Downtown

West: Single Family Homes

The applicant is proposing to build two multifamily units and repair an existing multifamily unit. The project also includes the construction of sidewalks within the complex, a parking lot, fencing, a drive approach, and lighting.

The project also needs a variance because it does not meet setback requirements between buildings (10 feet) and between the rear property line (15 feet). As proposed, there is a 6-foot setback between the buildings and a 7-foot setback from the rear property line. As a conditional of approval of the variance, the City is requiring fire sprinklers in the existing unit. The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

**ON A MOTION BY NAVARRO SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-004 AND VARIANCE 20-001. APPROVED UNANIMOUSLY.**

## VI. OTHER BUSINESS

### A. Information Items from Staff

## 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 Planning Commission meeting TBD at 6:00 p.m. at City Council Chambers located at 145 N. Magnolia, Woodlake, CA 93286.

Planning Commissioners:

Chuck Mann - Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

Armida Martinez

Meeting adjourned at 6:24 PM

Submitted by,

Irene Zacarias

Planning Commissioner Secretary

# City of Woodlake

## **AGENDA ITEM V-A**

**July 29, 2020**

**Prepared by Jason Waters, City Staff**

### **SUBJECT:**

**Action:** Adoption of Resolution: Conditional Use Permit 20-001 7-Points and Recommend Approval to City Council – **PUBLIC HEARING**

### **BACKGROUND**

The applicant is proposing to operate cannabis businesses 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 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 business:

1. Cannabis Non-Storefront Retail

The applicant has existing conditional use permits and regulatory permits for the following cannabis business:

1. Cannabis Manufacturing
2. Cannabis Cultivation
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.
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:**

A Mitigated Negative Declaration was approved for the project.

**RECOMMENDATIONS:**

That the Woodlake Planning Commission approve Conditional Use Permit 20-001, 7 Points 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 20-001 7 Points 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 20-001 7 POINTS AND         )  
RECOMMEND APPROVAL TO CITY        )  
COUNCIL                                    )                                    Resolution No.

Commissioner \_\_\_\_\_, offered the following resolution and moved its adoption. Approve Conditional Use Permit 20-001 7 Points 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 at 19535 Avenue 344, Woodlake, CA 93286 (APN: 059-110-024) in a light manufacturing 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 Conditional Use Permit for the following business:

1. Cannabis Cultivation Non-Storefront Retail, and

WHEREAS, The applicant has existing conditional use permits and regulatory permits for the following cannabis business:

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Conditional Use Permit 20-001 7 Points, 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 Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Woodlake Planning Commission on the 29<sup>th</sup> day of July 2020, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chuck Mann, Chair

ATTEST:

\_\_\_\_\_  
Irene Zacarias, Planning Secretary

# City of Woodlake

## AGENDA ITEM V-B

July 19, 2020

Prepared by City Staff

### SUBJECT:

**Action:** Adoption of Resolution: Approve Site Plan 20-005, 7 Points Industrial, Subject to the Listed Conditions:

1. A landscaping and irrigation plan shall be provided and shall meet MWELo requirements.
2. A location for a trash enclosure to serve the businesses shall be provided on site. Concrete slab is required in front of enclosure.
3. The building and all improvements, including fencing, façade design, etc. shall comply with the ML zone.
4. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
5. Any future proposed uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
6. All improvements shall meet ADA standards.
7. A lighting plan showing the placement of streetlights shall be provided and installed by the applicant.
8. The parking lot will be well lit and parking design must be approved by the City.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan. The alignment of the curb, gutter, and sidewalks will match neighboring properties and be consistent with complete streets guidelines.
10. A fire analysis report will be prepared to determine fire suppression needs.
11. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
12. Hydrants shall be installed at locations approved by the Woodlake Fire District.
13. Any existing wells intended for commercial use shall be tested and certified for potable water.
14. A stormwater system that diverts water to a nearby storm drain facility shall be provided. A

grading and drainage plan showing how the storm water will be handled for the site shall be provided.

15. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
16. Design calculations shall be provided with submittals.
17. All elevation shall be based on the City's benchmark system.
18. Show adjacent property grades. A retaining wall will be required for grade differences greater than 0.5-feet at the property line.
19. The applicant shall connect to City water services.
20. The right-of way for Mulberry Street shall 60-feet (40' curb to curb). Ropes must meet City design standards and include a landscaping strip.
21. Provide R-value tests.
22. Traffic Index for Mulberry and Ropes is 9.0.
23. Sidewalks shall meet city standard.
24. Install street striping and signage as required by City Engineer. Stop signs (and street name signs) and limit lines are required at intersections.
25. A curb return and ADA ramp shall be installed at the intersection of Mulberry and Ropes.
26. An ADA ramp shall be installed on the south end of Mulberry Street.
27. Construct parking per City Standard.
28. Applicant will coordinate and comply with the requests of other government agencies including the San Joaquin Valley Air Pollution Control District, Cal Cannabis, and the State Water Resources Control Board.
29. If no sewer services are available, septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
30. City shall approve all building and civil plans before construction may begin.

## **BACKGROUND**

The subject site is located on W Ropes Avenue and the future location of Mulberry.  
The subject property is currently vacant land.

The zoning is ML (Light Manufacturing)

Surrounding land uses are as follows:

North: Cemetery, Church  
South: Vacant Land, Future Residential  
East: Green Bean Pharm  
West: Agriculture

**DISCUSSION:**

The applicant is proposing to build an industrial metal building that could be used for cannabis cultivation. The attached site plan shows the location of the improvements.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

**ENVIRONMENTAL DOCUMENT:**

The project has completed the CEQA process.

**RECOMMENDATIONS:**

That the Woodlake Planning Commission approve Site Plan 20-005, 7 Points Industrial, subject to the following conditions:

1. A landscaping and irrigation plan shall be provided and shall meet MWELo requirements.
2. A location for a trash enclosure to serve the businesses shall be provided on site. Concrete slab is required in front of enclosure.
3. The building and all improvements, including fencing, façade design, etc. shall comply with the ML zone.
4. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
5. Any future proposed uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
6. All improvements shall meet ADA standards.
7. A lighting plan showing the placement of streetlights shall be provided and installed by the applicant.
8. The parking lot will be well lit and parking design must be approved by the City.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan. The alignment of the curb, gutter, and sidewalks will match neighboring properties and be consistent with complete streets guidelines.
10. A fire analysis report will be prepared to determine fire suppression needs.

11. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
12. Hydrants shall be installed at locations approved by the Woodlake Fire District.
13. Any existing wells intended for commercial use shall be tested and certified for potable water.
14. A stormwater system that diverts water to a nearby storm drain facility shall be provided. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
15. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
16. Design calculations shall be provided with submittals.
17. All elevation shall be based on the City's benchmark system.
18. Show adjacent property grades. A retaining wall will be required for grade differences greater than 0.5-feet at the property line.
19. The applicant shall connect to City water services.
20. The right-of way for Mulberry Street shall 60-feet (40' curb to curb). Ropes must meet City design standards and include a landscaping strip.
21. Provide R-value tests.
22. Traffic Index for Mulberry and Ropes is 9.0.
23. Sidewalks shall meet city standard.
24. Install street striping and signage as required by City Engineer. Stop signs (and street name signs) and limit lines are required at intersections.
25. A curb return and ADA ramp shall be installed at the intersection of Mulberry and Ropes.
26. An ADA ramp shall be installed on the south end of Mulberry Street.
27. Construct parking per City Standard.
28. Applicant will coordinate and comply with the requests of other government agencies including the San Joaquin Valley Air Pollution Control District, Cal Cannabis, and the State Water Resources Control Board.
29. If no sewer services are available, septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
30. City shall approve all building and civil plans before construction may begin.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

1. Resolution: Approve Site Plan 20-005, 7 Points Industrial subject to conditions
2. Exhibit A: Site Plan

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

In the matter of:

APPROVING THE SITE PLAN 20-005        )  
7 POINTS INDUSTRIAL                    )                    Resolution No. 20-

Commissioner , offered the following resolution and moved its adoption. Approve Site Plan 20-005, 7 Points Industrial

WHEREAS, the applicant is proposing to build an industrial metal building on W Ropes and the future location of Mulberry.

WHEREAS, the proposed request has been processed consistent with Chapter 54, Site Plan Review, of the Woodlake Zoning Ordinance, and

WHEREAS, the Site Plan Committee has reviewed the site plan for the proposed buildings and has determined that it is consistent with requirements of the ML zone, and

WHEREAS, upon review of the project the Site Plan Review Committee has recommended approval of Site Plan 20-005 subject to conditions to the Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project will meet the requirements of the California Environmental Quality Act.
2. The proposed use is consistent with the Woodlake General Plan, Land Use Element.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 20-005, 7 Points Industrial, subject to the following conditions.

1. A landscaping and irrigation plan shall be provided and shall meet MWELo requirements.
2. A location for a trash enclosure to serve the businesses shall be provided on site. Concrete slab is required in front of enclosure.
3. The building and all improvements, including fencing, façade design, etc. shall comply with the ML zone.
4. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over

spray, and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.

5. Any future proposed uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
6. All improvements shall meet ADA standards.
7. A lighting plan showing the placement of streetlights shall be provided and installed by the applicant.
8. The parking lot will be well lit and parking design must be approved by the City.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan. The alignment of the curb, gutter, and sidewalks will match neighboring properties and be consistent with complete streets guidelines.
10. A fire analysis report will be prepared to determine fire suppression needs.
11. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
12. Hydrants shall be installed at locations approved by the Woodlake Fire District.
13. Any existing wells intended for commercial use shall be tested and certified for potable water.
14. A stormwater system that diverts water to a nearby storm drain facility shall be provided. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
15. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
16. Design calculations shall be provided with submittals.
17. All elevation shall be based on the City's benchmark system.
18. Show adjacent property grades. A retaining wall will be required for grade differences greater than 0.5-feet at the property line.
19. The applicant shall connect to City water services.
20. The right-of way for Mulberry Street shall 60-feet (40' curb to curb). Ropes must meet City design standards and include a landscaping strip.
21. Provide R-value tests.
22. Traffic Index for Mulberry and Ropes is 9.0.
23. Sidewalks shall meet city standard.

24. Install street striping and signage as required by City Engineer. Stop signs (and street name signs) and limit lines are required at intersections.
25. A curb return and ADA ramp shall be installed at the intersection of Mulberry and Ropes.
26. An ADA ramp shall be installed on the south end of Mulberry Street.
27. Construct parking per City Standard.
28. Applicant will coordinate and comply with the requests of other government agencies including the San Joaquin Valley Air Pollution Control District, Cal Cannabis, and the State Water Resources Control Board.
29. If no sewer services are available, septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
30. City shall approve all building and civil plans before construction may begin.

The foregoing resolution was adopted upon a motion of Commissioner Navarro, second by Commissioner Bocanegra, at a regular meeting of the Woodlake Planning Commission on the 29<sup>th</sup> day of July 2020, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

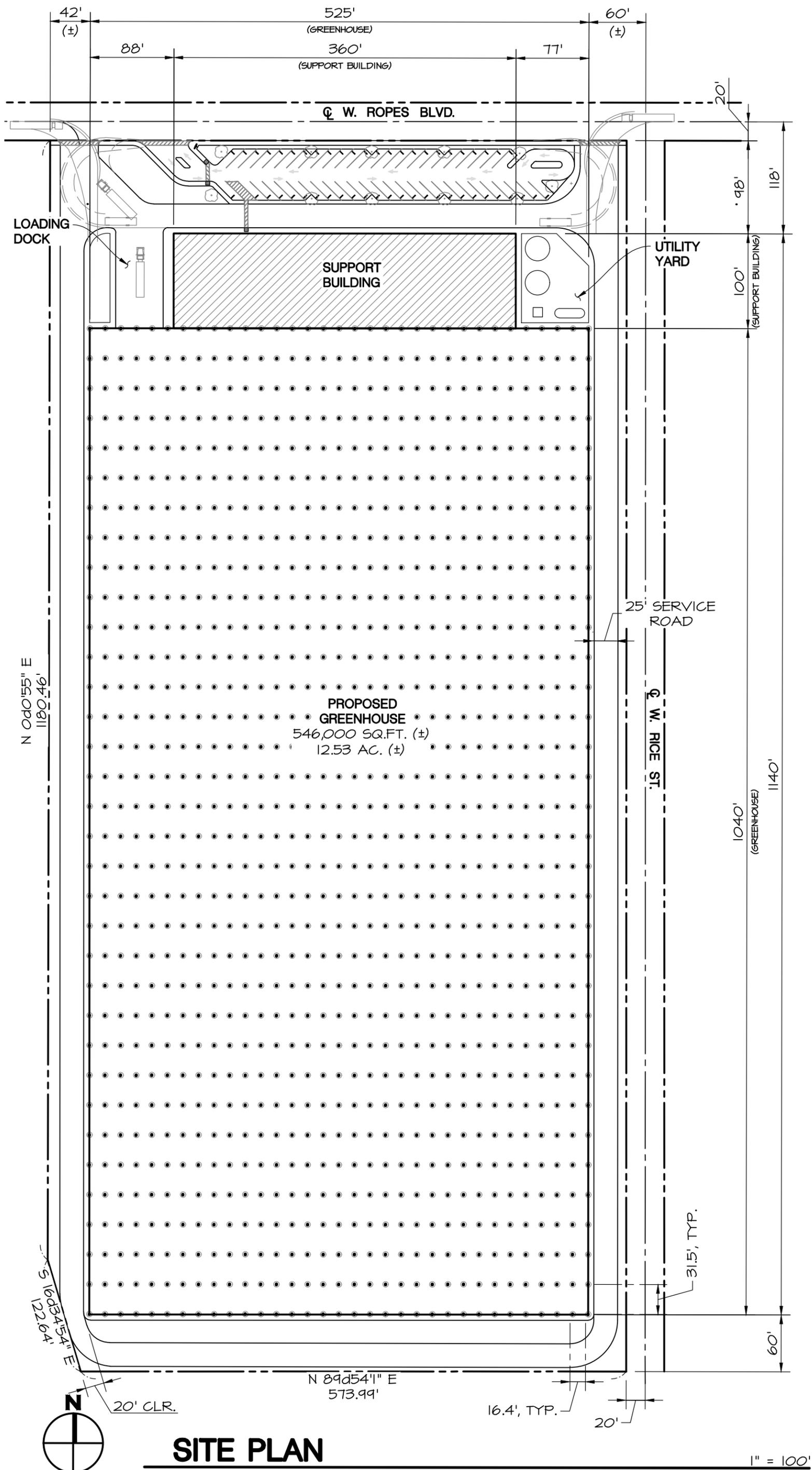
---

Chuck Mann, Vice-Chair

ATTEST:

---

Irene Zacarias, Planning Commission Secretary



# SITE PLAN

1" = 100'