

Date: September 16, 2020

Time: 6:00 p.m.

Place: Zoom Meeting

<https://us02web.zoom.us/j/89555745193>

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 July 29, 2020 (Pages 1-3)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Tentative Parcel May 20-001, Woodlake Concord (Phase 1) – **PUBLIC HEARING** (Pages 4-7)
- B. Action: Adoption of Resolution: Approve Tentative Subdivision Map 20-001 Hillside Estates (Antelope Creek) – **PUBLIC HEARING** (Pages 8-12)
- C. Action: Adoption of Resolution: Extension of CUP 17-011 Green Bean with Conditions (Pages 13-15)

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 Hall located at 350 N. Valencia Blvd., Woodlake, CA 93286.

Planning Commissioners:

Chuck Mann - Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

Armida Martinez

PRESENT: Commissioners Mann

ZOOM: Commissioners Navarro & Mann

OTHERS: City Employees Lara, Waters and Zacarias

ABSENT: Varela signed in at 6:10 pm

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 March 18, 2020.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Conditional Use Permit 20-001 7-Points and

Recommend Approval to City Council – **PUBLIC HEARING**

Community Services Director Waters reported the following: 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.

PUBLIC HEARING OPENED: 6:05 PM

PUBLIC HEARING CLOSED: 6:06 PM

ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 20-001 7-POINTS AND RECOMMEND APPROVAL TO CITY COUNCIL. APPROVED UNANIMOUSLY.

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

Community Services Director Waters reported the following: 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.

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.
ON A MOTION BY NAVARRO SECOND MY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-005, 7 POINTS INDUSTRIAL, SUBJECT TO LISTED CONDITIONS. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

Community Services Director Waters – Reported the homes at Castle Rock Estates are almost done. The property is being prepped for the new homes on Cajon. Valencia Heights is moving along great. City Staff will be applying for a park grant.

City Administrator Lara – Reported the City has put in an offer to purchase the car wash property.

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 6:25 PM

Submitted by,

Irene Zacarias

Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

September 16, 2020

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Tentative Parcel Map 20-001, Woodlake Concord (Phase 1) - **PUBLIC HEARING**

BACKGROUND

The subject site is a 17.8 acre site located at on Naranjo Blvd. and South Blair Rd. The applicant is proposing to subdivide in multiple phases. Phase 1 includes Parcel 4 and Parcel 5.

DISCUSSION:

The applicant is proposing to subdivide the land into industrial lots. The first phase of the subdividing includes two parcels: Parcel 4 and Parcel 5, shown on the attached map. Each lot is approximately 1 acre.

The applicant must also meet the conditions of approval listed in the attached resolution.

ENVIRONMENTAL DOCUMENT:

CEQA was completed and filed with the State for this project.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Tentative Parcel Map 20-001, Woodlake Concord (Phase 1).

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 20-001, Approve Tentative Parcel Map 20-001, Woodlake Concord (Phase 1)
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 PARCEL MAP 20-001)
WOODLAKE CONCORD (PHASE 1)) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Tentative Parcel Map 20-001, Woodlake Concord (Phase 1)

WHEREAS, the applicant is proposing to subdivide and develop an industrial park, and

WHEREAS, the Woodlake Subdivision Committee met to review the proposed amended tentative subdivision and provide recommended conditions to the Planning Commission, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the City Council’s meeting, and

WHEREAS, the Planning Commission held a public hearing on the subdivision map, reviewed the staff report and accepted public testimony, 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 property is inside Woodlake’s sphere of influence and urban development boundary line.
2. The CEQA process was completed for the project
3. The project will not have an adverse impact on the public’s health, safety or welfare.

BE IT FURTHER RESOLVED that the Woodlake Planning Commission approves the tentative map subject to the following conditions:

1. The applicant shall construct said subdivision consistent with Exhibit A, the subdivision map.
2. The applicant shall comply with the city engineer's conditions.
3. The applicant shall submit a grading and drainage plan to the city engineer for review and approval.
4. The applicant shall comply with the recommendations of the Woodlake Fire District pertaining to the location of fire hydrants.
5. The applicant shall construct improvements, including curbs, gutters, sidewalks, and streets consistent with Woodlake’s improvement standards.
6. The applicant shall dedicate all street rights-of-way to the City of Woodlake as a certificate on the final parcel map.

7. All sewer, water and storm drainage improvements shall be installed consistent with the Woodlake improvement standards and approved by the city engineer.
8. The subdivider shall pay all fees and charges associated with the recordation of the final subdivision map.
9. Street lights shall be installed at locations specified by the city engineer.
10. All on-site utility lines and poles shall be placed underground.
11. The applicant will improve any existing infrastructure, as required by the City.
12. Meet all entitlement dedication requirements.
13. Meet all requirements approved by the Planning Commission during the Site Plan approval process.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 16th day of September 2020, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chuck Mann, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WOODLAKE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1 OF PARCEL MAP NO. 669 AS PER MAP RECORDED IN BOOK 7 OF PARCEL MAPS AT PAGE 69 IN THE OFFICE OF THE TULARE COUNTY RECORDER AND PART OF THE FORMER VISALIA ELECTRIC RAILROAD AND PART OF THE FORMER MINKLER SOUTHERN RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY) DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT: THENCE NORTH 89°54'10" EAST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 442.38 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 25 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 216 (AVE 344 AND NARANJO BLVD) ALSO BEING THE NORTH RIGHT OF WAY OF THE FORMER VISALIA ELECTRIC RAILROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°54'10" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 871.62 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF AN EASTERLY LINE OF SAID PARCEL 1 (ALSO BEING THE WEST LINE OF PARCEL 2-A OF SAID PARCEL MAP NO. 669); THENCE SOUTH 00°05'50" EAST ALONG SAID EXTENSION AND EASTERLY LINE A DISTANCE OF 229.00 FEET; THENCE FOLLOWING THE PERIMETER OF SAID PARCEL 1, NORTH 89°54'10" EAST A DISTANCE OF 100.87 FEET; THENCE SOUTH 00°02'14" WEST A DISTANCE OF 405.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 00°05'39" EAST PERPENDICULAR TO THE SOUTH LINE OF SAID PARCEL LAND FORMER MINKLER SOUTHERN RAILWAY COMPANY RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°54'21" WEST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 1079.50 FEET; THENCE NORTH 00°05'39" WEST PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY WEST CORNER OF SAID PARCEL 1; THENCE ALONG THE PERIMETER OF SAID PARCEL 1 THE FOLLOWING COURSES, NORTH 00°00'00" EAST PARALLEL TO THE EAST RIGHT OF WAY OF ROAD 204 (BLAIR AVE.) A DISTANCE OF 140.39 FEET; THENCE SOUTH 89°54'21" WEST A DISTANCE OF 315.50 FEET TO THE EAST RIGHT OF WAY OF SAID ROAD 204; THENCE NORTH ALONG SAID RIGHT OF WAY A DISTANCE OF 273.84 FEET TO A POINT 30.00 FEET SOUTH OF THE MOST WESTERLY NORTH CORNER; THENCE LEAVING SAID PERIMETER NORTH 89°54'10" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 422.38 FEET; THENCE NORTH PARALLEL WITH THE EAST RIGHT OF WAY OF SAID ROAD 204 A DISTANCE OF 220.00 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 216 AND THE POINT OF BEGINNING, PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT RECORDED DECEMBER 29, 2016 AS INSTRUMENT NO. 2016-0083086 OF OFFICIAL RECORDS AND DESCRIBED AS ADJUSTED PARCEL 2.

EXCEPTING ALL MINERALS AND MINERAL RIGHTS, INTERESTS, AND ROYALTIES, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, BY DEED RECORDED JANUARY 30, 1980, AS FILE NO. BOOK 3736, PAGE 509 OF OFFICIAL RECORDS, AND BY DEED RECORDED APRIL 29, 1996, AS FILE NO. 86-029705 OF OFFICIAL RECORDS.

PARCEL 2:

THE RIGHT TO USE THE EXISTING PIPE LINE OVER THE NORTH 15 FEET AND THE EAST 26 FEET OF THE SOUTH 140.5 FEET OF THE WEST 335.6 FEET, MEASURED TO THE CENTERLINE OF BLAIR AVENUE (ROAD 204) OF THAT PORTION OF LOT 4 OF THE BLAIR TRACT, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTH OF THE LAND CONVEYED TO THE MINKLER SOUTHERN RAILWAY COMPANY BY DEED RECORDED JUNE 15, 1914, IN BOOK 22 PAGE 302 OF DEEDS, TULARE COUNTY OFFICIAL RECORDS, TOGETHER WITH THE RIGHT TO USE SAID STRIP FOR ROAD PURPOSES FOR ACCESS TO PROPERTY ADJOINING SAID LAND AND FOR THE RIGHT TO REPAIR, REPLACE AND MAINTAIN SAID PIPE LINE.

EASEMENTS

- 39' ACCESS EASEMENT PER PARCEL MAP 669 FILED ON JULY 5, 1974, IN BOOK 7, PAGE 69, T.C.R.
- 15' EASEMENT RESERVED FOR WILSON MIARS AND BEULAH E. MIARS FOR A WATER PIPELINE AND INGRESS AND EGRESS TO MAINTAIN SAME PER GRANT DEED NO. 32575 RECORDED OCTOBER 8, 1969, IN VOLUME 2861, PAGE 164, O.R.T.C., TO BE ABANDONED WITH INCREMENTAL DEVELOPMENT OF LAGO AVENUE AS A PUBLIC ROAD
- THE RIGHT TO USE, REPAIR, REPLACE & MAINTAIN AN EXISTING PIPELINE TOGETHER WITH THE RIGHT TO USE THE SAME AREA DESCRIBED AS PARCEL 2 IN DEED FOR ROAD PURPOSES GRANTED TO DONALD A. STUTSMAN ET AL., PER GRANT DEED NO. 32575, RECORDED OCTOBER 8, 1969, IN VOLUME 2861, PAGE 164, O.R.T.C.
- 10' EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF AERIAL AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR TRANSMISSION OF ELECTRICAL ENERGY AND COMMUNICATION PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENT NO. 1512, RECORDED JANUARY 11, 1977, IN VOLUME 3381, PAGE 817, O.R.T.C., TO BE ABANDONED AND POLE LINE REMOVED
- 10' EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF AERIAL AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR TRANSMISSION OF ELECTRICAL ENERGY AND COMMUNICATION PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENT NO. 1512, RECORDED JANUARY 11, 1977, IN VOLUME 3381, PAGE 817, O.R.T.C.
- 15' EASEMENT FOR PUBLIC HIGHWAY PURPOSES GRANTED TO THE STATE OF CALIFORNIA BY VISALIA ELECTRIC RAILROAD COMPANY, A CORPORATION, PER DOCUMENT NO. 27492, RECORDED MAY 27, 1988 IN BOOK 4707 AT PAGES 61-66, O.R.T.C.

DEDICATIONS

- PORTIONS NOW OFFERED FOR DEDICATION IN FEE TO THE CITY OF WOODLAKE FOR PUBLIC STREET AND UTILITY PURPOSES: LAGO AVENUE, KALAMATA STREET, BELDI STREET AND A PORTION OF BLAIR AVENUE (ROAD 204)
- 17 FEET OF ADDITIONAL RIGHT OF WAY AS AN IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF WOODLAKE: A PORTION OF STATE ROUTE 216 (AVENUE 344 - NARANJO BOULEVARD)

DEDICATIONS BY OTHERS

- EXISTING PUBLIC STREET AND UTILITY IMPROVEMENTS: PORTION DECEDED TO THE CITY OF WOODLAKE AS PUBLIC STREET PER DOCUMENT NO. 2020-0038611, RECORDED JULY 02, 2020, O.R.T.C.: A PORTION OF LAGO AVENUE

NOTES

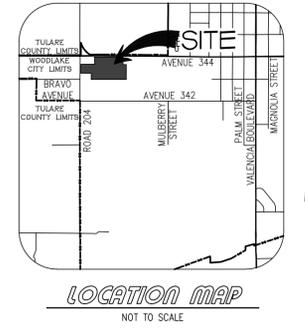
- SITE ADDRESS: NONE
- ASSESSOR'S PARCEL NO.: 060-270-010
- EXISTING ZONING: ML - LIGHT INDUSTRIAL
- EXISTING LAND USE: AGRICULTURAL
- PROPOSED ZONING: ML - LIGHT INDUSTRIAL
- PROPOSED LAND USE: INDUSTRIAL PARK
- PREPARED FROM RECORD DATA & FIELD SURVEYS
- NO EXISTING STRUCTURES ON SITE
- THERE ARE NO EXISTING SEPTIC TANKS OR LEACHING FIELDS
- EXISTING STREET DEDICATIONS PER DEEDS
- THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM IN LAGO AVENUE
- THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: ON-SITE INDIVIDUAL SEPTIC SYSTEMS
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA
- ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS AND SPECIFICATIONS
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED
- THE ON-SITE TREES ARE ORCHARD OLIVE TREES
- OUTLOT A WILL BE RESERVED FOR AG IRRIGATION PURPOSES AND METERED WATER TO BE AVAILABLE FOR PARCELS 1-13 HERON
- NO PARKING WOULD BE ALLOWED ALONG STATE ROUTE 216
- THE INTERSECTION OF STATE ROUTE 216 AND ROAD 204 TO BE MODIFIED AS NEEDED TO COMPLY WITH ALL VEHICLE TURNING MOVEMENTS PER THE SURFACE TRANSPORTATION ASSISTANCE ACT (STAA)
- WOODLAKE CONCORD CENTER INC. AND KATHRYN LYNN STEWART (OWNER OF APNS 060-270-008 & 009) HAVE SIGNED A MEMORANDUM OF UNDERSTANDING TO COORDINATE GRADING, CONVEY A STORM WATER BASIN PARCEL TO THE CITY OF WOODLAKE FOR THE BENEFIT OF BOTH PARCELS, AND RECIPROCAL EASEMENTS, ALSO FOR THE BENEFIT OF BOTH PARCELS.

PHASES

- PHASE I:**
 DEVELOPMENT OF PARCELS 4 AND 5
 CONSTRUCTION OF STREET IMPROVEMENTS AND PUBLIC UTILITIES ON SOUTH HALF OF LAGO AVENUE
 CONSTRUCTION OF STREET IMPROVEMENTS ON BLAIR AVENUE (ROAD 204)
- PHASE II:**
 DEVELOPMENT OF PARCELS 1, 6, 7, 10 AND 11
 CONSTRUCTION OF STREET IMPROVEMENTS AND PUBLIC UTILITIES ON LAGO AVENUE
 CONSTRUCTION OF STREET IMPROVEMENTS AND PUBLIC UTILITIES ON KALAMATA STREET
 CONSTRUCTION OF STREET IMPROVEMENTS ON STATE ROUTE 216 (AVENUE 344 - NARANJO BOULEVARD)
- PHASE III:**
 DEVELOPMENT OF PARCELS 2, 3, 8, 9, 12, 13 AND OUTLOT A
 CONSTRUCTION OF STREET IMPROVEMENTS AND PUBLIC UTILITIES ON LAGO AVENUE
 CONSTRUCTION OF STREET IMPROVEMENTS AND PUBLIC UTILITIES ON BELDI STREET
 CONSTRUCTION OF STREET IMPROVEMENTS ON STATE ROUTE 216 (AVENUE 344 - NARANJO BOULEVARD)

LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY (APNS 060-270-008 & 009)
- PROPOSED PARCEL LINE BY THIS MAP
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED PHASE LIMIT
- FLOOD ZONE LIMIT
- BASE FLOOD ELEVATION LINE & VALUE
- EXISTING 8" WATER MAIN
- EXISTING WATER WELL
- EXISTING WATER BLOW OFF
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.C.E. SOUTHERN CALIFORNIA EDISON EASEMENT
- S.D.E. STORM DRAIN EASEMENT



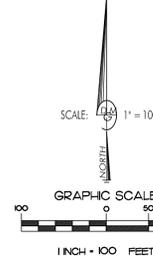
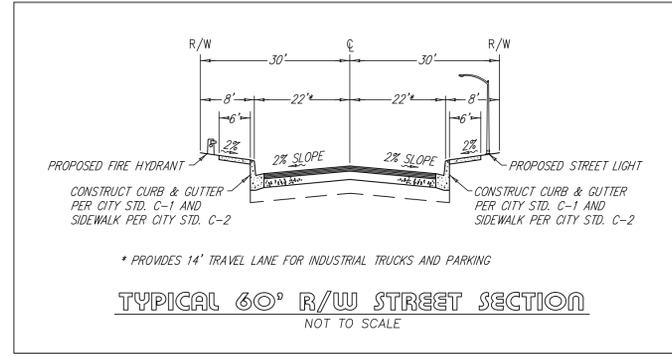
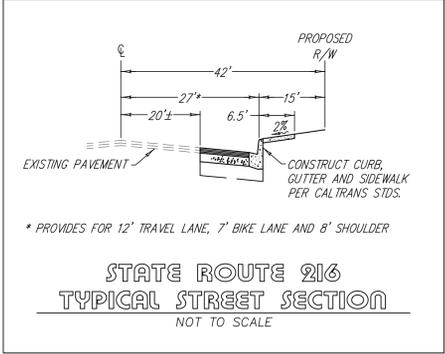
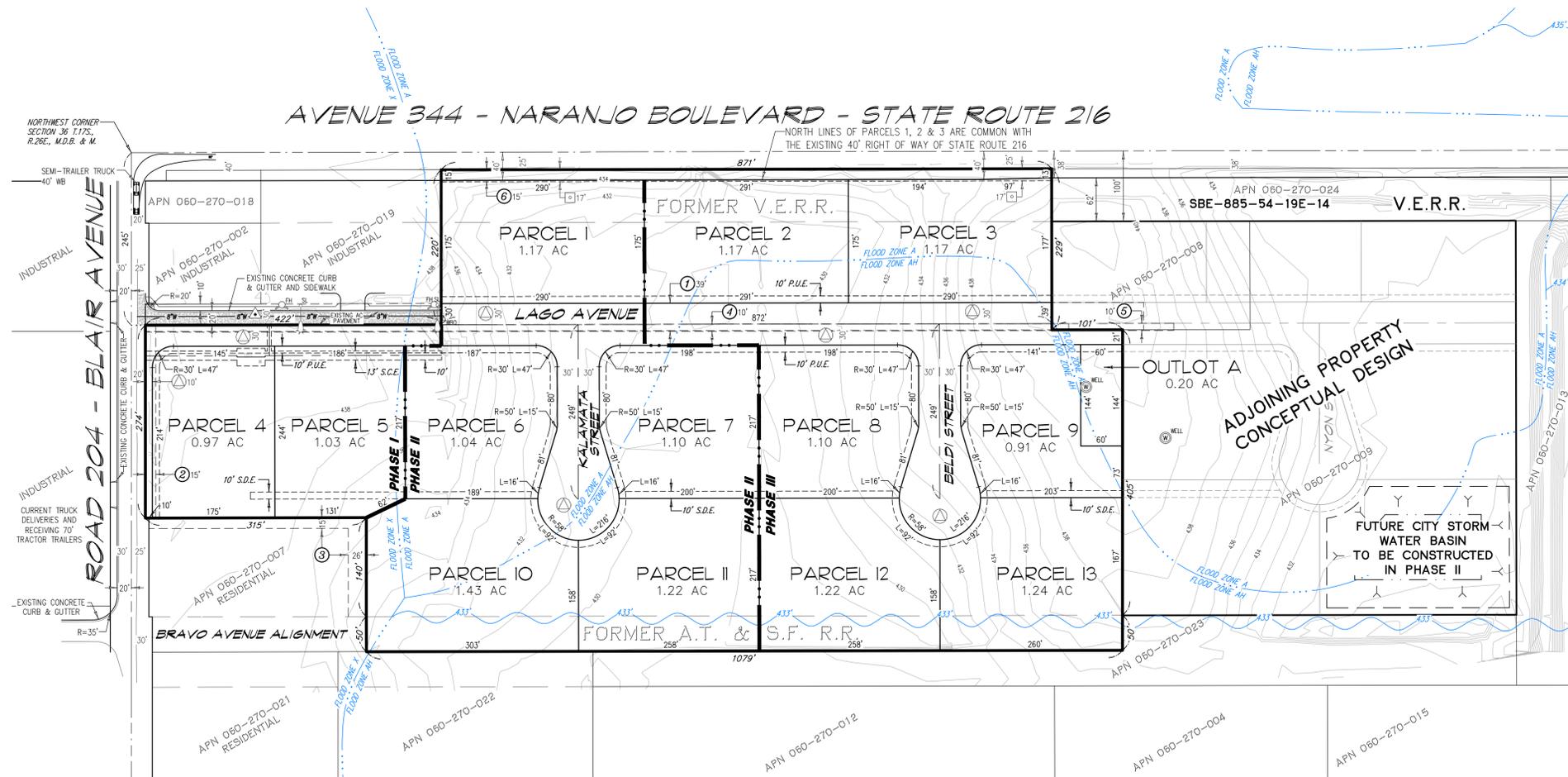
RECORD OWNER

WOODLAKE CONCORD CENTER INC.
 2350 WEST SHAW STE 140
 FRESNO, CA 93711

AREA

ORIGINAL PARCEL AREA = 17.87 ACRES

AVENUE 344 - NARANJO BOULEVARD - STATE ROUTE 216



PLOTTED BY: MAJANI ESLEMI (SFAHAW) - 7/31/2020 3:34:16 PM C:\M\DOCUMENTS\19-077\DWG

PHASED TENTATIVE PARCEL MAP NO. 19-001
CONCORD CENTER

PREPARED FOR:
WOODLAKE CONCORD CENTER INC
 2350 WEST SHAW STE 140
 FRESNO, CA 93711

PREPARED BY:
DALE G. MELL & ASSOCIATES
 ENGINEERING & SURVEYING SERVICES
 2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
 (559) 292-1046 • FAX 251-9220 • EMAIL: STAFF@DGMELL.COM



JOB # 19-077
 DRAWN BY: E.D. / M.E.
 CHECKED BY: DGM
 SCALE: 1" = 100'
 DATE: 07/11/19
 DWG # 19-077TPM
 FIELD BOOK: 490
 DATE OF SURVEY: 07/10/19
 LAST REVISED: 07/31/20 M.E.

City of Woodlake

AGENDA ITEM V-B

September 16, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Tentative Subdivision Map 20-001 Hillside Estates (Antelope Creek) – **PUBLIC HEARING**

BACKGROUND

The applicant is proposing a tentative subdivision map. The proposed subdivision map is located near the northwest corner of Cajon Drive and SR 245 on APN: 057-060-028.

DISCUSSION:

The applicant is requesting a tentative subdivision map to subdivide a 31-acre parcel near the northwest corner of Cajon Drive and SR 245 on APN: 057-060-028. This area was annexed into Woodlake City Limits in December of 2019 and Approved by Tulare County in May of 2020. The proposed map would result in a 73-unit single family residential subdivision that will also include a park and pedestrian access lots. Vehicular access is provided at two locations along Cajon Avenue

All services will be hooked up to City utilities. A storm system will be built that connects to the City's existing storm drain system. A park is centrally located to the proposed lots and can be accessed via area sidewalks and landscaping strips.

Lot sizes will range from approximately 8,500 square feet to 14,500 square feet, with most lots ranging from 9,000 to 11,500 square feet.

The width of the subdivision's roadways will vary in width of 40 feet curb to curb. As a condition of approval, the developer will install curb, gutters, sidewalks, lighting and landscaping. 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.

ENVIRONMENTAL DOCUMENT:

A Mitigated Negative Declaration was completed and filed with the State for this project.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Tentative Subdivision Map 20-001, Hillside Estates (Antelope Creek)

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Tentative Subdivision Map 20-001 Hillside Estates (Antelope Creek)
2. Attachment No. 1 Tentative Subdivision Map

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

In the matter of:

APPROVING TENTATIVE)	Resolution No.
SUBDIVISION MAP 20-001)	
HILLSIDE ESTATES)	

Commissioner _____, offered the following resolution and moved its adoption to Approve the Tentative Subdivision Map 20-001 Hillside Estates (Antelope Creek)

WHEREAS, the applicant is requesting a tentative subdivision map to subdivide 31-acres into 75 residential lots, and

WHEREAS, the APN for the subject property is APNs 057-060-028, containing 31-acres, and

WHEREAS, the subject site recently contained olive trees, and

WHEREAS, the subject site was annexed into Woodlake City Limits in December of 2019 and finalized with Tulare County in May of 2020, and

WHEREAS the subject site will be served by city services and infrastructure, and

WHEREAS, the Woodlake Subdivision Committee met to review the proposed tentative subdivision and provide recommended conditions to the Planning Commission , and

WHEREAS, the applicant must meet all requirements and conditions set forth by the City Engineer and City Community Development Department, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission meeting of September 16, 2020, and

WHEREAS, the Planning Department has prepared a staff report on the aforementioned tentative subdivision map, and

WHEREAS, a Mitigated Negative Declaration was completed and approved for this project, and

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the Tentative Subdivision Map 20-001 Hillside Estates (Antelope Creek)

The foregoing resolution was adopted upon a motion of Commissioner _____ and seconded by Commissioner _____ and carried by the following vote at the Planning Commission meeting held on September 16, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Chuck Mann, Chair

ATTEST:

Irene Zacarias, Planning Secretary

LEGEND/NOTES:

- (E) EXISTING
- (P) PURPOSED
- CONST. CONSTRUCT
- E.O.P. EDGE OF PAVEMENT
- RAD. RADIUS
- SF SQUARE FEET
- SDWK SIDEWALK
- STD. STANDARD
- CONST. CITY STD. 6" TALL BLOCK WALL
- CAL-TRANS STD. 6" CAL-TRANS ADJACENT TO CURB
- 20' RAD. CURB RETURN PER CITY STD.

- 1) ALL LOTS TO BE 10,000 SF MIN., EXCEPT LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
- 2) MINIMUM LOT WIDTH AT FRONT PROPERTY LINE SHALL BE 40'

- 1) ALL WORK WITHIN CAL-TRANS R.O.-W SHALL REQUIRE AN APPROVED CAL-TRANS PERMIT AND IRRIGATION
- 2) MWLO REQUIREMENTS FOR ALL LANDSCAPING

SITE DATA

- TOTAL LOT AREA: ±30.68 ACRES (±1,336,507 SF)
- (E) GENERAL PLAN: AGRICULTURAL
- (P) GENERAL PLAN: LOW DENSITY RESIDENTIAL
- (E) ZONING: AGRICULTURAL
- (P) ZONING: R-1-10

SITE NOTES

SOLID WASTE BY CITY OF WOODLAKE
 SANITARY DISPOSAL BY CITY SEWER SYSTEM
 STREET ADDRESS SHALL BE POSTED AT JOB SITE WITH A MINIMUM 3" HIGH NUMERALS
 PROJECT SHALL COMPLY WITH CITY OF WOODLAKE STANDARDS UNLESS SPECIFIED OTHERWISE BY CITY ENGINEER.

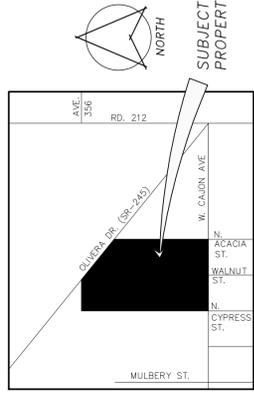
ALL WORK WITHIN CAL-TRANS R.O.-W SHALL REQUIRE AN APPROVED CAL-TRANS PERMIT AND IRRIGATION

**TENTATIVE MAP
 ANTELOPE CREEK ESTATES**

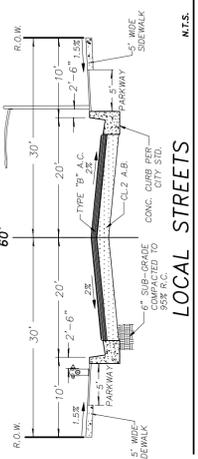
OWNER:
 YANEX CONSTRUCTION
 42931 RD. 52 93654
 REEDLEY, CA. 93654
 559-638-6644

ENGINEER:

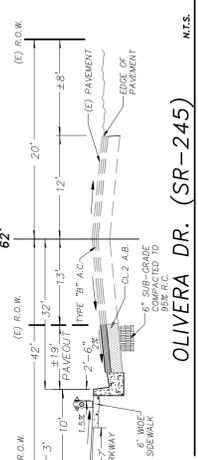
A.W. ENGINEERING
 7700 BEN LINDEN BLVD
 VISALIA, CA 93291
 PH. 559-713-6139



VICINITY MAP



LOCAL STREETS



LOCAL STREETS



City of Woodlake

AGENDA ITEM V-C

September 16, 2020

Prepared by Jason Waters

SUBJECT:

Action: Adoption of Resolution: Extension of CUP 17-011 Green Bean with Conditions

BACKGROUND:

The Woodlake Municipal Code requires that the City renew or extend expiring CUPs issued within the City.

DISCUSSION:

The City's ordinances indicate that CUPs must be renewed or extended if the uses are to continue operating on a property.

The City is recommending an extension, with conditions, for CUP 17-011 Green Bean. The Planning Commission originally approved this CUP in 2017 and has issued multiple extensions and renewals while the applicant completed the planning and engineering process. The proposed use on the site is a Cannabis Retail business. Currently, the City only allows for two CUPs for cannabis retail businesses within City limits.

The conditions associated with the CUP include the construction of curb, gutters, sidewalks, streetlights, ADA parking, landscaping and irrigation in accordance with the Municipal Code.

The applicant has indicated that they expect to open between the first and second week of October and that they are finalizing the Caltrans approval process for offsite improvements on Naranjo.

City Staff recommends approving the CUP extension until December 31, 2020 and requiring the applicant to meet the following conditions by that date:

1. Complete all on-site improvements including, but not limited to, the ADA parking lot, ADA ramps and sidewalks, trash enclosure, landscaping, and storm drain system.
2. Complete all off-site improvements including, but not limited to, the construction of curb, gutters, sidewalks, drive approaches, and landscaping along Naranjo Blvd.

RECOMMENDATIONS:

City staff recommends that the Planning Commission extend CUP 17-011 Green Bean with conditions

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Resolution: Approve Extension of CUP 17-011 Green Bean with Conditions

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

In the matter of:

APPROVING EXTENSION OF CUP)
17-011 GREEN BEAN WITH)
CONDITIONS) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. That the Woodlake Planning Commission approve extension of CUP 17-011 Green Bean with Conditions.

WHEREAS, the City must renew or extend expiring Conditional Use Permits, and

WHEREAS, the GreenBean CUP required and additional extension in order to be valid, and

WHEREAS, the following conditions must be met by December 31, 2020:

1. CUP 17-011 Green Bean.

- a. Complete all on-site improvements including, but not limited to, the ADA parking lot, ADA ramps and sidewalks, trash enclosure, landscaping, and storm drain system.
- b. Complete all off-site improvements including, but not limited to, the construction of curb, gutters, sidewalks, drive approaches, and landscaping along Naranjo Blvd.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the extension of CUP 17-011 Green Bean with Conditions

The foregoing resolution was adopted upon a motion of Commissioner, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 16th day of September 2020, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chuck Mann, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary