



MINUTES
REGULAR MEETING OF THE CITY COUNCIL AND
JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS

TUESDAY, OCTOBER 11, 2016

PUBLIC BUSINESS SESSION: 6:30 p.m.

**PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD.,
CLOVERDALE, CA 95425**

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:

- Call to Order: Mayor Brigham called the meeting to order at 6:30 p.m.
- Pledge of Allegiance
- Roll Call: Present-Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham
- Conflict of Interest Declaration: None
- Agenda Review – Regular Session (Changes and/or Deletions): None

PUBLIC COMMENTS: None

PROCLAMATIONS / PRESENTATIONS:

1. Commercial cannabis manufacturing presentation –

Matthew VanBenschoten, with TC Labs Management/ Extract Outfitters, gave a PowerPoint presentation on commercial cannabis manufacturing, noting that extraction and manufacturing provides the consumer with a consistent, clean, pure, measured dosage. He discussed the cannabis business model, which includes cultivation, lab testing, manufacturing, and the store front. He emphasized the importance of safety and regulating the industry. He also discussed tax revenues and jobs that would be generated in Cloverdale by the presence of a cannabis manufacturing business.

Brian Elliott, with Fire and Emergency Services Consulting, stated there are adequate standards and regulations in place already to manage this industry. He commented that there are currently other businesses that use chemicals and volatiles in their operations, such as auto body shops and cabinet shops, adding that these businesses are governed by and work within established regulations.

Discussion ensued about butane and other volatiles and safety precautions.

PUBLIC COMMENTS:

Jeanne Cox, Cloverdale, asked about State regulation. Mr. VanBenschoten responded that the State has until 2018 to establish regulations for the industry but local agencies may begin creating local regulations sooner. Melanie Bagby, Cloverdale, asked about air quality standards and if Cloverdale standards are lower than that of Santa Rosa. Assistant City Manager/Community Development Director, David Kelley responded that Cloverdale is under the California guidelines and standards for air quality as well as the local air quality board. Mr. Elliott added that the standards concerning some paint products are stricter in Santa Rosa than in Cloverdale, but that will not impact this industry.

Shawn Bovee, Cloverdale, questioned the intent to limit the number of allowable cannabis manufacturing businesses in Cloverdale as well as dispensaries and the plan to address business already in operation. Discussion ensued with Councilmembers stating that these details will need to be determined later, mostly likely in January or February after an ad hoc committee has had opportunity to research and discuss options.

CONSENT CALENDAR:

2. **Minutes of Previous Meeting:** August 23, 2016
3. **Minutes of previous Meeting:** September 27, 2016
4. **Adoption of Resolution No. 074-2016, adopting the City of Cloverdale Five-Year Strategic Plan for 2016-2021**
5. **Adoption of Ordinance No. 711-2016, amending the Zoning Map and Zoning Ordinance, to Rezone a 0.52 acre property from "P-D/15 Rink Mixed use" to "R-2 Two-Family Residential" for the Rink Parcel Map Project located at 531 N. Cloverdale Boulevard**

Action: Motion was made by Councilmember Russell, to approve the consent calendar; seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

COMMUNICATIONS: None.

PUBLIC HEARINGS:

6. **Proposed Annexation, General Plan Amendment, Rezoning and CEQA document for an approximate 42.5-acre area lying east of existing City boundaries in an unincorporated portion of Sonoma County. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. The Project also includes consideration of a Conditional Use Permit and Major Design Review for Nu Forest Products, Inc. on approximately 26.85 acres of the overall annexation area**

Assistant City Manager/Community Development Director, David Kelley, presented this item requesting the Council take the below actions:

- 1) Open the public hearing and take testimony.
- 2) Adopt City Council Resolution No. 075-2016, adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Project.
- 3) Adopt City Council Resolution No. 076-2016, directing City staff to file an annexation application with Sonoma County Local Agency Formation Commission (LAFCO) for the Nu Forest Products and adjacent properties to the City of Cloverdale.
- 4) Adopt City Council Resolution No. 077-2016, approving an amendment to the Cloverdale General Plan relating to five properties lying adjacent to the Nu Forest site.
- 5) Adopt City Council Resolution No. 078-2016, approving the Conditional Use Permit and Major Design Review for Nu Forest Products.
- 6) Introduce and waive the first reading of Ordinance No. 710-2016, of the City Council of the City of Cloverdale amending Cloverdale Municipal Code zoning, making certain changes to Chapters 18.06 and Chapter 18.09 to add live work units as a conditionally permitted use in the M--1 District and zoning approximately 42.5-acres of land lying generally east of Asti Road, west of the Russian River, south of existing City limits and north of the City of Cloverdale wastewater treatment plant and corporation yard (APNs 116-260-04, -030, -033, -045, -046 -050 & -55) as a combination of M-1 (General Industrial), R-R (Rural Residential) and P-1 (Public Institutional).

Mr. Kelley acknowledged and introduced Jerry Haag as the lead consultant on the project, who presented the details of the annexation. Mr. Haag introduced Sharmaine Ege, a representative for Nu Forest. She discussed the history and goals of Nu Forest. She commented that Nu Forest is happy to be coming to Cloverdale and intends to be an active supporter in the community, noting that they have already joined the Chamber of Commerce.

City Attorney, Jose Sanchez, commented that City Staff is hopeful that there will be unanimous support by the involved property owners; however, one protest can force LAFCO to a protest hearing, which may delay the annexation process.

Mayor Brigham opened and closed the Public Hearing with no public comments received.

Action: Motion was made by Councilmember Palla to approve Resolution No. 075-2016, adopting a Mitigated Negative declaration and Mitigation Monitoring and Reporting Plan for the Nu Forest Annexation and Development Project on approximately 42.5 acres of land lying generally east of Asti Road, west of the Russian River, south of existing City limits and north of the City of Cloverdale wastewater treatment plant and corporation yard (APNs 116-260-004, -030, -033, -045, -046 -050 & -55; seconded by Vice Mayor Wolter. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Action: Motion was made by Vice Mayor Wolter to approve Resolution No. 076-2016, directing staff to file annexation application for Cloverdale Reorganization No. 2016-01, for the Nu Forest Product properties consisting of approximately 42.5 acres of land lying generally east of Asti Road, west of the Russian River, south of existing City limits and north of the City of Cloverdale wastewater treatment plant and corporation yard (APNs 116-260-004, -030, -033, -045, -046 -050 & -55; seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Action: Motion was made by Councilmember Cox to approve Resolution No. 077-2016, approving an amendment to the General Plan for five properties on approximately 11.27 acres of land lying generally east of Asti Road, west of the Russian River, south of existing City limits and north of the City of Cloverdale wastewater treatment plant and corporation yard (APNs 116-260-030, -033, -045, -046 & -050; seconded by Councilmember Russell. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Action: Motion was made by Councilmember Russell to approve Resolution No. 078-2016, approving a Conditional Use Permit (File No. CUP 029-2015), and a Major Design Review (File No. DR 029-2015) for Nu Forest Products, Inc. Located at 280 Asti Road (APNs 116-260-004 & -055); seconded by Councilmember Palla. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Action: Motion was made by Councilmember Palla to introduce and waive the first reading of Ordinance 710-2016, amending Title 18, “ Zoning”, of the City Municipal Code, rezoning certain properties containing 42.5 acres of land lying generally east of Asti Road, west of the Russian River, south of existing City limits and north of the City of Cloverdale wastewater treatment plant and corporation yard to a combination of Rural Residential (RR), General Industrial (M-1) and Public Institutional (P-I) Districts and making certain changes to the standards of the General Industrial Zoning District to allow live-work units with the issuance of a Conditional Use Permit (APNs 116-260-004, -030, -033, -045, -046 -050 & -55); seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

NEW BUSINESS:

7. Action on Resolution No. 079-2016, opposing Proposition 57 (“The Public Safety and Rehabilitation Act of 2016”)

Chief Cramer discussed the many concerns of Proposition 57, stating that it would undo four decades of Criminal Justice Reform by allowing the early release of criminals convicted of “non-violent” felonies and reduced incarceration of career criminals, drug dealers and gang members. He provided a list of crimes that would be

considered “non-violent,” noting that he, and most members of the public, would disagree that the crimes listed are “non-violent.” Chief Cramer recommended Council adopt the Resolution opposing Proposition 57 and supporting the “No on Proposition 57” campaign. Councilmember Palla discussed the unanimous vote of the California League of Cities to oppose Proposition 57.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Palla to adopt Resolution No. 079-2016, opposing Proposition 57 and supporting the “No on Proposition 57” campaign; seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

8. Action on a Resolution No. 080-2016, authorizing the City Manager to execute an agreement amendment for professional services with RRM Design Group for professional services for additional engineering services related to trailhead and pre-engineered trail bridge construction documents, and trail design details for the Clover Springs Open Space Preserve

City Manager, Paul Cayler, gave the background on the project, and recommended the City Council review the RRM Design Group proposal for Clover Springs Open Space engineering and permitting services, and adopt the resolution, authorizing the execution of an amendment to the professional service agreement with RRM Design Group. Mr. Cayler explained that the City would also be partnering with the Sonoma County Trails Council to organize volunteers to work on the project. He introduced Ken Wells, Director of Sonoma County Trails Council, who shared background information on the Council and himself, commenting that he is happy to be working with the City on this project.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Russell to adopt Resolution No. 080-2016, authorizing the City Manager to execute an agreement amendment for professional services with RRM Design Group for professional services for additional engineering services related to trailhead and pre-engineered trail bridge construction documents, and trail design details for the Clover Springs Open Space Preserve; seconded by Councilmember Palla. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

SUBCOMMITTEE REPORTS:

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting, TBA
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - Next Meeting: October 13, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - Next Meeting: October 12, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: November 29, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham) - Next Meeting: TBA.
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: November 28, 2016, 5:00 p.m.

COUNCIL REPORTS:

Councilmember Russell provided an update and information on Sonoma County Transportation Authority and, Regional Climate Protection Authority, and SMART. She announced the availability of shirts supporting SMART and encouraged those present to order.

Councilmember Cox reported that he attended the 3rd Annual State of the Latino Community in Sonoma County at Sonoma State and the 4C's (Community Child Care Council of Sonoma County) Cloverdale Preschool Open House at their new facility, 330 N. Washington Street. He stated that he and his wife also participated in the National Walk and Roll to School Day.

Councilmember Palla discussed items covered at the last REMIF meeting, including the accreditation process; the addition of 16 licenses, which will allow access to a wide array of safety videos through the workers' compensation carrier; the fact that FAA considers drones as "commercial", which means REMIF will not be covering them; and upcoming trainings offered. He also provided an update regarding appointments of Executive Officers for the League of California Cities.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT: City manager Cayler informed the Council that the Mayor's and Councilmembers Association has requested that Councilmembers submit topics of interest regarding programs for the upcoming year. Assistant City Manager/Community Development Director Kelley reported that Keith's BBQ was issued a Temporary Occupancy and opened yesterday.

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS: None

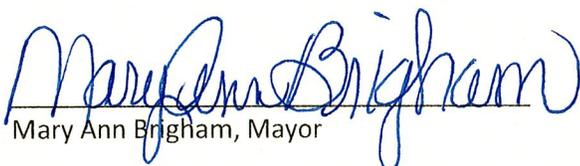
ADJOURNMENT: Mayor Brigham adjourned the meeting at 9:05 p.m. to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, October 25, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

These minutes were approved at the October 25, 2016, City Council meeting by the following voice vote (Ayes-4; Noes-0; Absent-1).

Ayes: Councilmember Palla, Councilmember Russell, Councilmember Cox, and Mayor Brigham
Noes: None
Absent: Vice Mayor Wolter
Recuse: None

Approved:

Attested:


Mary Ann Brigham, Mayor


Linda Moore, Deputy City Clerk