

**MINUTES  
SPECIAL MEETING OF THE  
CANYON LAKE CITY COUNCIL  
Canyon Lake City Hall  
31516 Railroad Canyon Road  
Canyon Lake, CA 92587  
Monday, December 1, 2025**

**Special Session – 5:00 p.m.**

**CALL TO ORDER**

Mayor Terry called the meeting to order at 5:00 p.m.

Council Member Smith, appearing via teleconference, confirmed he was traveling on agency business, could see and hear the meeting and no one over the age of 18 was in the room with him.

**FLAG SALUTE**

The flag salute was conducted.

**ROLL CALL**

Present: Mayor Pro Tem Castillo, Council Member Smith (via teleconference), Council Member Steeber, Council Member Welty and Mayor Terry.

Absent: None.

**PUBLIC COMMENTS**

There were no public comments.

**BUSINESS ITEMS**

1. Authorization to Negotiate and Execute Purchase and Sale Agreement for Approximately 34.99 Acres of Vacant Land (APN 354-030-013) – Northwest Side of Railroad Canyon Road at Canyon Hills Road

City Manager Brown provided a presentation.

Darcy Burke spoke in support of the item and thanked the City Council for moving forward in a way she believes is in the community's interest.

Joe Kamashian asked if there were any plans to modify the City's ridgeline ordinance.

Motion and second by Council Member Smith/Mayor Pro Tem Castillo to: (1) adopt Resolution No. 2025-49 authorizing the City Manager to negotiate and execute a Purchase and Sale Agreement for the acquisition of approximately 34.99 acres of vacant land located on the northwest side of Railroad Canyon Road at Canyon Hills Road (APN 354-030-013), in an amount not to exceed \$1,500,000; (2) authorize the City Manager to take all further actions and execute such documents as are necessary to effectuate the purchase, including related escrow, title, due diligence, and closing documents, provided that all documents are approved as to form by the City Attorney; and (3) authorize up to an additional five percent (5%) of the purchase price for costs associated with the transaction.

Motion carried 5-0, with Mayor Pro Tem Castillo, Council Member Smith, Council Member Steeber, Council Member Welty and Mayor Terry voting aye.

2. Introduction and First Reading of Ordinance No. 269 - An Ordinance of the City of Canyon Lake, California, Amending Chapter 4.20 (Commercial Cannabis Businesses) of the Canyon Lake Municipal Code to a Vacancy-Based Best Value Permitting Process and Adoption of a Resolution Reducing the Maximum Number of Authorized Commercial Cannabis Retail Permits from Two to One

City Manager Brown provided a presentation.

There were no public comments.

Motion and second by Council Member Smith/Mayor Terry to: (1) waive full reading and introduce by title only Ordinance No. 269 - An Ordinance of the City of Canyon Lake, California, Amending Chapter 4.20 (Commercial Cannabis Businesses) of the Canyon Lake Municipal Code to a Vacancy-Based Best Value Permitting Process; and (2) adopt Resolution No. 2025-50 reducing the maximum number of authorized commercial cannabis retail permits from two (2) to one (1).

Motion carried 5-0, with Mayor Pro Tem Castillo, Council Member Smith, Council Member Steeber, Council Member Welty and Mayor Terry voting aye.

## **ADJOURNMENT**

At 5:27 p.m., Mayor Terry adjourned the meeting.

Respectfully submitted,

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Sheryl L. Garcia, MMC, CPM  
City Clerk