



## BOARD OF SUPERVISORS

**Buck Condit, District 1**  
**Vito Chiesa, District 2**  
**Terry Withrow, District 3**  
**Mani Grewal, District 4**  
**Chance Condit, District 5**

1010 10th Street  
Modesto, CA 95354  
Phone: 209-525-4494 Fax 209-525-4420

### AGENDA

July 26, 2022

9:00 AM

Chambers - Basement Level

1010 10th Street

Modesto, CA 95354

[www.stancounty.com/board/index.shtm](http://www.stancounty.com/board/index.shtm)

The Board of Supervisors welcomes you to its meetings which are regularly held each Tuesday, and your interest is encouraged and appreciated.

**PUBLIC COMMENT PERIOD:** Matters under the jurisdiction of the Board, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Board during the "Public Comment" period shall be permitted to be heard once for up to 5 minutes unless the Chairperson of the Board sets a different time limit. Please complete a Public Comment Form and give it to the Clerk of the Board. If you would like to provide a written comment, please email your comment to the Clerk of the Board at [cobsupport@stancounty.com](mailto:cobsupport@stancounty.com) by 4:00 p.m. on Monday, the day before the meeting, and include the Agenda Item Number or Public Comment Period in the subject line of the email. Your written comment will be distributed to the Board of Supervisors and kept on file as part of the official record of the Board meeting.

The agenda is divided into two sections:

**CONSENT ITEMS:** These matters include routine financial and administrative actions. All consent items will be voted on as a single action at the beginning of the meeting under the section titled "Consent Items" without discussion. If you wish to discuss a consent item, please notify the Clerk of the Board prior to the beginning of the meeting or you may speak about the item during Public Comment Period.

**DISCUSSION ITEMS:** These items will be individually discussed.

**CLOSED SESSION:** Is the portion of the meeting conducted in private without the attendance of the public or press to discuss certain confidential matters specifically permitted by the Brown Act. The public will be provided an opportunity to comment on any matter to be considered in closed session prior to the Board adjourning into closed session.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA:** Please raise your hand or step to the podium at the time the item is announced by the Board Chairperson. In order that interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of 5 minutes unless the Chairperson of the Board sets a different time limit.

**BOARD AGENDAS AND MINUTES:** Board agendas, Minutes, and copies of items to be considered by the Board of Supervisors are typically posted on the Internet on Friday afternoons preceding a Tuesday meeting at the following website: [www.stancounty.com/bos/agenda-minutes.shtm](http://www.stancounty.com/bos/agenda-minutes.shtm).

Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Clerk's office at 1010 10th Street, Suite 6700, Modesto, CA during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website [www.stancounty.com/bos/agenda-minutes.shtm](http://www.stancounty.com/bos/agenda-minutes.shtm).

**AUDIO/VIDEO BROADCAST:** All Board meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: [www.stancounty.com/board/broadcasting-schedule.shtm](http://www.stancounty.com/board/broadcasting-schedule.shtm). In addition, a live audio/video broadcast of this meeting can be heard/seen online at: [www.stancounty.com/bos/board-video.shtm](http://www.stancounty.com/bos/board-video.shtm) or at <http://stancounty.com/bos/youtube>.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Board of Supervisors meetings are conducted in English. Language assistance request should be made by noon the day before the meeting by contacting the Clerk at 209-525-4494.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 525-4494. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

1. Pledge Allegiance to the Flag
2. Invocation
3. Presentation: August 2022 as Child Support Awareness Month in Stanislaus County
4. Public Comment Period
5. Consent Calendar
  - A. Miscellaneous
    1. Approval of the Minutes for July 12, 2022 ([View Item](#))
    2. Approval of Appointment of John Ismail to the Stanislaus County Economic Development Action Committee ([View Item](#))
    3. Approval of Appointment of January Patel to the Salida Municipal Advisory Council ([View Item](#))
    4. Approval to Appoint Joseph Bilger to the Modesto City-County Airport Advisory Committee ([View Item](#))
    5. Acceptance of the Resignation of Jim Melo from the Patterson Cemetery Board of Trustees ([View Item](#))
    6. Approval to Adopt and Waive the Second Reading of Ordinance C.S. 1327 Establishing a Tax on Cannabis Business Activities Within the Unincorporated Area of the County ([View Item](#))
  - B. Chief Executive Office
    1. Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 3 of the Stanislaus County Code Relating to Personnel Policies for the Appointment of New Employees at the Fifth Step of the Salary Range – Chief Executive Office ([View Item](#))
    2. Approval to Extend the New Hire Incentive Program for the Deputy Sheriff Classification and Create a New Hire Incentive Program for the Deputy Sheriff-Custodial Classification – Sheriff ([View Item](#))
    3. Approval of a Technical Adjustment to Clerk-Recorder Lobby and Counter Remodel Project Budget to Use Project Savings to Offset Costs Associated with the Temporary Lease of Office Space for the Clerk-Recorder's Office During Construction – General Services Agency ([View Item](#))
    4. Approval to Award an Agreement to the Center for Human Services in the amount of \$919,264 for the Provision of Homeless Housing, Assistance and Prevention Program (HHAP) Delivery of Permanent Housing Solutions for Youth – Community Services Agency ([View Item](#))
  - C. Department of Public Works
    1. Approval of an Agreement for Acquisition of Property Located at 4543 Roselle Avenue, Modesto, California, for the North County Corridor Project, Grantor: Embree Family 2006 Trust Assessor's Parcel Number: 083-002-029 ([View Item](#))

2. Approval of an Agreement for Acquisition of Property Located at 5437 Claus Road, Modesto, California, for the North County Corridor Project, Grantor: Jorge A. and Maria G. Aguiniga-Arellano Assessor's Parcel Number: 075-022-035 ([View Item](#))
3. Approval of a Resolution Establishing Stop Sign Controls on Central Avenue at Monte Vista Avenue in Ceres and Herndon Road at Nadine Avenue in Ceres ([View Item](#))
4. Approval to Levy the Fiscal Year 2022-2023 Benefit Assessments for the Various Lighting Districts ([View Item](#))
5. Approval of an Agreement for Acquisition of Property Located at 4928 Claus Road, Modesto, California, for the North County Corridor Project, Grantor: Olive Lane Properties, LLC APN: 014-001-002 ([View Item](#))

#### D. Department of Planning and Community Development

1. Approval to Set a Public Hearing on August 16, 2022, at the 6:30 P.M. Meeting, to Consider the Planning Commission's Recommendation for General Plan Amendment, Rezone, and Vesting Tentative Map Application No. PLN2021-0040 - Lazares Companies, a Request to Amend the Denair Community Plan Designation from Estate Residential to Low-Density Residential and the Zoning Designation from Rural Residential (R-A) to Planned Development (P-D) on a 18.6 Acre Parcel, and to Subdivide the Project Site Into 72 Parcels, Located at 3531 and 3549 East Monte Vista Avenue, Between North Waring and Lester Roads, in the Community of Denair ([View Item](#))
2. Approval to Set a Public Hearing on August 16, 2022, at the 6:30 P.M. Meeting, to Consider the Planning Commission's Recommendation for General Plan Amendment and Rezone Application No. PLN2021-0108 - James Bates RV and Boat Storage, a Request to Amend the General Plan and Zoning Designations of 18.5 Acres, from Urban Transition (UT) and General Agriculture (A-2-10) to Planned Development (P-D), to Allow For Development Consistent with Permitted Uses in the Planned Industrial (P-I) Zoning District, Located on Litt Road, on the Southeast Corner of Plainview and Litt Roads, West of Terminal Avenue and the Burlington Northern Santa Fe (BNSF) Railroad, in the Modesto Area ([View Item](#))

#### E. County Counsel

##### 6. Public Hearings

1. Conduct a Public Hearing to Consider the Approval of the Fiscal Year 2022-2023 Assessments for County Services Area Nos. 4 through 27, Landscape Assessment District Del Rio Heights and Landscape and Lighting Districts: Bret Harte, Bystrum, Howard/McCracken, Laurel, Paradise South, Riverview, and Riverdale – Public Works ([View Item](#))
2. Conduct a Public Hearing to Consider Adoption of the Amended Eastern San Joaquin Groundwater Subbasin Groundwater Sustainability Plan – Environmental Resources ([View Item](#))

3. Conduct a Public Hearing to Consider the Planning Commission's Recommendation of Approval of Rezone Application No. PLN2021-0112 - Top Shelf Mega Storage, a Request to Rezone a 10-Acre Parcel from Planned Development (P-D) (261) to a New P-D to Allow for Development of a Recreational Vehicle Storage Facility in Two Phases, Located at 4401 West Barnhart Road, on the Northeast Corner of West Barnhart Road and North Golden State Boulevard, in the Keyes Area, and Adoption of a Mitigated Negative Declaration – Planning and Community Development ([View Item](#))
4. Conduct a Public Hearing to Consider the Planning Commission's Recommendation of Approval for the Request to Mutually Amend Development Agreement No. PLN2018-0112 - Jayden's Journey to Modify the Community Benefit Contribution and the Payment Rates for the Community Benefit Rate for a Commercial Cannabis Retail Business, Located at 5054 Pentecost Drive, Southeast Corner of Bitritto Court and Pentecost Drive, in the Modesto Area and Find the Project Exempt from the California Environmental Quality Act – Planning and Community Development ([View Item](#))
5. Conduct a Public Hearing to Consider the Planning Commission's Recommendation to Mutually Amend the Development Agreement No. PLN2020-0036 - The People's Remedy to Modify the Community Benefit Contribution and the Payment Rates for the Community Benefit Rate for a Commercial Cannabis Retail Business, Located at 1119 Lone Palm Avenue, Between Woodland and Kansas Avenues, West of State Route 99, in the Modesto Area and Find the Project Exempt from the California Environmental Quality Act – Planning and Community Development ([View Item](#))
7. Discussion Items
8. Correspondence
  1. This Board has received a Claim for Refund of Property Taxes filed on behalf of Foster Dairy Farms, regarding assessments for tax years 2019-20 through 2021-22. ([View Item](#))  
(Recommendation: Refer to County Counsel and the Auditor-Controller.)
  2. This Board has received a Claim for Refund of Property Taxes filed on behalf of Foster Dairy Number Two, LP. regarding assessments for years 2019-20 through 2021-22. ([View Item](#))  
(Recommendation: Refer to County Counsel and the Auditor-Controller.)
  3. This Board has received a copy of a letter from the Newman Drainage District regarding the resignation of Michael Borba from their Board of Directors. ([View Item](#))  
(Recommendation: Acknowledge receipt of letter.)

4. This Board has received the following claims: State Farm Mutual Automobile Insurance Company a/s/o Frank Arriaza (amended); Gallagher Bassett a/s/o Bertolotti Disposal Inc.; Antonio Villanueva; Debra L. Harper; and, Manpreet Atwal.  
(Recommendation: Acknowledge receipt of claims and refer to the Chief Executive Office.)
  
9. Board of Supervisors' Reports
10. Legislative, Fiscal and Management Report - Chief Executive Officer
11. Adjournment
12. Closed Session
  1. Conference with Legal Counsel – Existing Litigation: Pursuant to Government Code Section 54956.9 (d)(1). One case: Jesus Vargas v. County of Stanislaus, et al., Stanislaus County Superior Court Case No. CV-19-004613.
  2. Conference with Labor Negotiators: Pursuant to Government Code Section 54957.6. Agency Negotiators: Jody Hayes, Tamara Thomas, and Keira Vink. Labor Organizations: Stanislaus County Employees Association, American Federation of State, County & Municipal Employees Local 10; Service Employees International Union, Local 521; California Nurses Association; County Attorney's Association; Deputy Sheriff's Association; Stanislaus County Sheriff's Supervisor Association; Stanislaus County Deputy Probation Officers' Association; Stanislaus Regional Emergency Dispatchers' Association; Stanislaus County Probation Corrections Officers' Association; Stanislaus County Sheriff's Management Association; Stanislaus County District Attorney Investigators' Association; and Stanislaus Sworn Deputies Association.