



Referral Early Consultation

Date: April 28, 2022

To: Distribution List (See Attachment A)

From: Kristen Anaya, Assistant Planner,
Planning and Community Development

Subject: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0006 – THE PEOPLE’S REMEDY

Respond By: May 13, 2022

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Mark Ponticelli, The People’s Remedy

Project Location: 1119 Lone Palm Avenue, north of Woodland Avenue, in the Modesto area.

APN: 029-011-075

Williamson Act Contract: N/A

General Plan: Industrial

Current Zoning: Industrial (M)

Project Description: Request to amend the Use Permit of an existing commercial cannabis retail and delivery storefront business by adding distribution and cultivation activities within a 9,630 square-foot portion of a 12,000 square-foot building in the Industrial (M) zoning district. The existing facility was approved on August 25, 2020 by the Stanislaus County Board of Supervisors under Use Permit and Development Agreement PLN2020-0036 – The People’s Remedy.

The project proposes to add two new license types to allow for indoor cultivation of cannabis plants on-site, as well as distribution of cannabis or cannabis products between licensed entities. This request includes dividing the remaining 9,630 square-foot portion of the building into new employee restrooms, a plant nursery room, four cultivation (“grow”) rooms, one fertigation room, one vehicle distribution room for loading/unloading of product into vehicles, two drying rooms, and a “finished

goods” room. Cultivation activities will occur in the four grow rooms consisting of a cumulative total of 5,000 square feet of canopy. The plants are grown in grow cubes which will be placed on a cart and transferred to the fertigation room, where fertilizing and irrigation activities will occur as needed. The plants will be watered on an automatic timer in 30-second bursts throughout the day as needed. The fertigation room will incorporate moisture detectors to eliminate overwatering; however, air conditioners will be installed in each room, which have dehumidifiers that will dry any excess water. The drying rooms will be utilized to dry flower cuttings from the plants, and the “finished goods” room will be utilized for storage of dried, jarred product before being moved to the backstock area. Although they are not limited to solely self-distribution, the applicant only intends to self-distribute the product cultivated on-site between their own licensed stores under the same ownership. A cargo van will be used for loading and transport of product to the site and secured inside the vehicle distribution room. The van will enter the room via the roll-up doors which will then be closed before loading or unloading occurs. The approved odor control plan for the facility will be updated to include carbon filtration equipment for the new cultivation space, revisions for which shall be submitted to the Planning Department for review and approval prior to issuance of any new Building Permits for the site. If approved, the facility will need to obtain a specialty indoor cultivation license and a distribution license from the California Department of Cannabis Control before commencement of the activities described herein. This will be added to the project as a condition of approval.

The approved 2,370 square-foot retail operation currently consists of a sales room, reception area, office, and employee breakroom with approved hours of operation associated with the retail storefront and delivery services as 9 a.m. to 9 p.m. The hours of the retail operation are not proposed to change with this request; however, the proposed cultivation activities will occur after store hours, between 10 p.m. and 6 a.m., bringing the overall hours of operation to: 9 a.m. to 9 p.m., and 10 p.m. to 6 a.m. In addition, the cultivation activities will require three full-time employees. The approved security plan for the facility will be updated to include one additional full-time armed security guard, for a total of two, who will remain on-site due to the increased hours of operation; the amendment of which is subject to approval by the County Sheriff’s Office. The facility currently receives five deliveries per week of flower. The proposal will reduce delivery trips by two per week, as a result of cultivation now occurring on-site and fewer orders being placed with vendors. The County’s off-street parking requirements require 11 off-street parking spaces for the facility as proposed. 11 parking spaces have been reserved for the facility under the approved Use Permit. With the van proposed to be securely stored inside the structure, the off-street parking requirements will be met.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0006 – THE PEOPLE’S REMEDY

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA DEPT WATER RESOURCES		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT:		STAN CO FARM BUREAU
	GROUNDWATER SUSTAINABILITY AGENCY:	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WOODLAND	X	STAN CO SUPERVISOR DIST 3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: MODESTO UNION		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: MODESTO
	TUOLUMNE RIVER TRUST	X	DEPARTMENT BUREAU OF CANNABIS CONTROL

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0006 – THE PEOPLE’S REMEDY

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

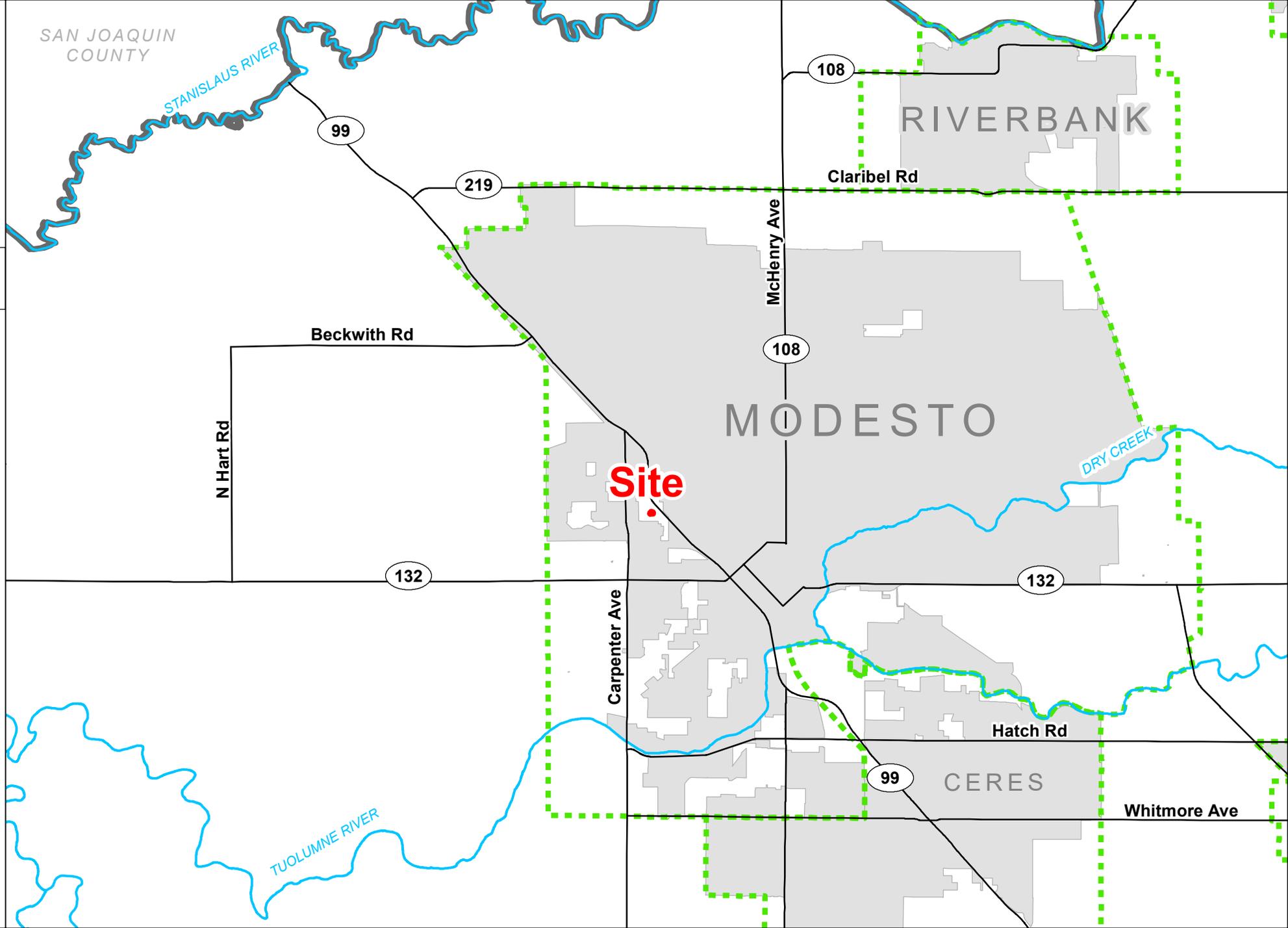
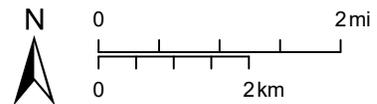
Name Title Date

THE PEOPLES REMEDY SAA PLN2022-0006

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



THE PEOPLES REMEDY

SAA PLN2022-0006

GENERAL PLAN MAP

LEGEND

 Project Site

 City of

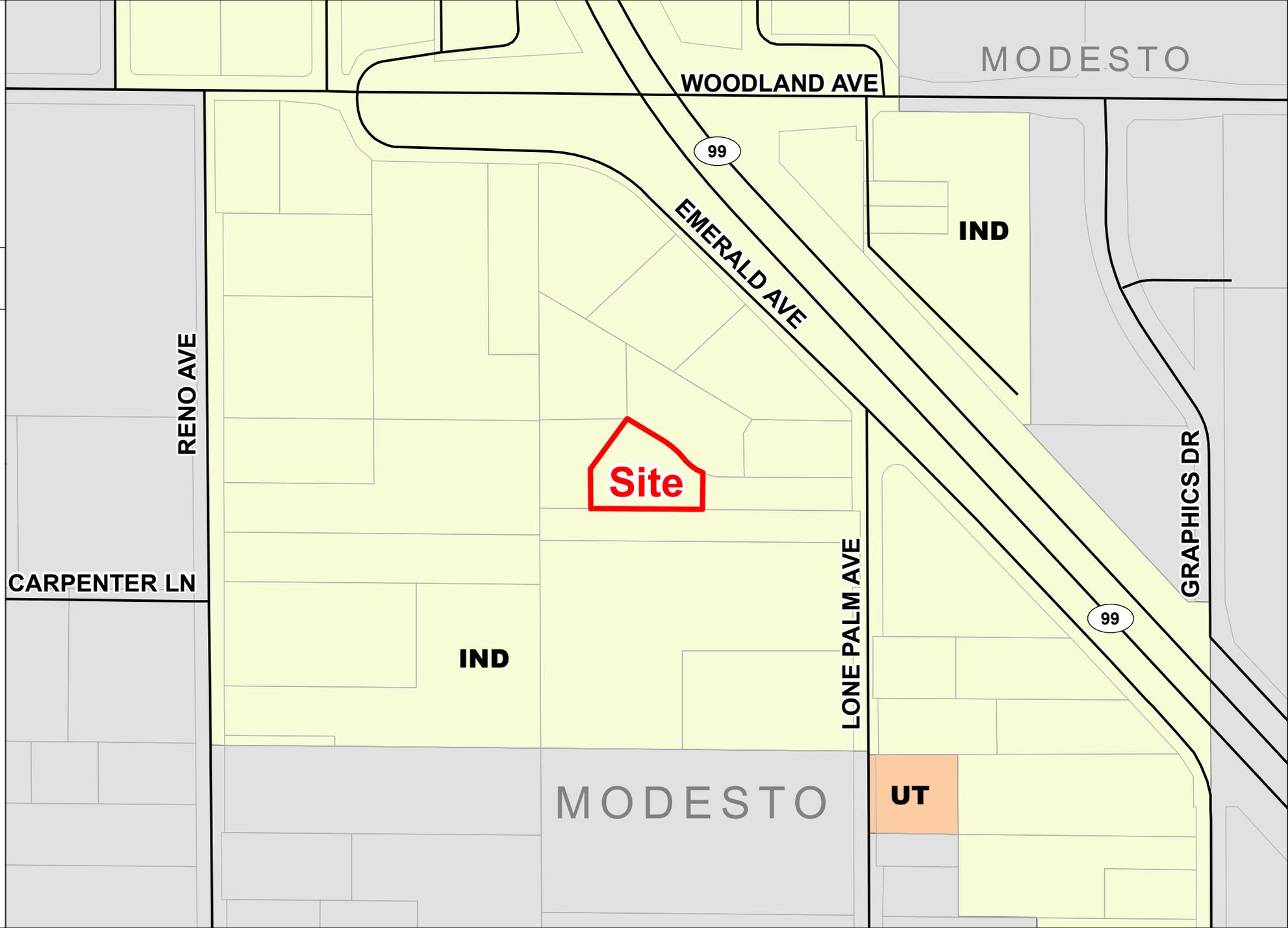
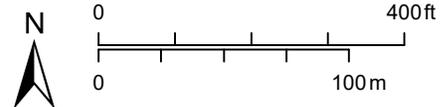
 Parcel

 Road

General Plan

 Industrial

 Urban Transition



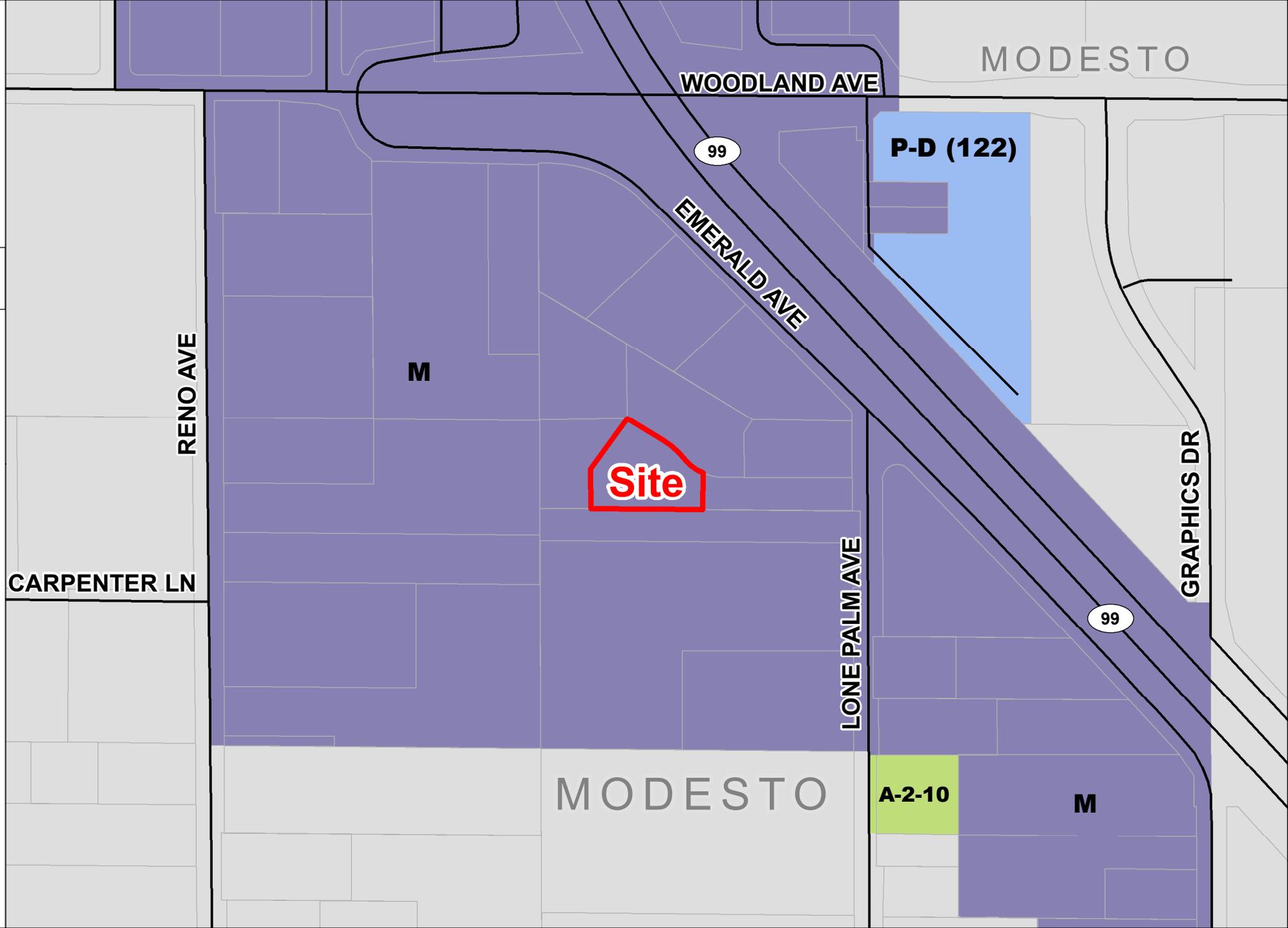
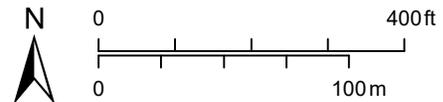
THE PEOPLES REMEDY

SAA PLN2022-0006

ZONING MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road
- Zoning Designation**
 -  Planned Development
 -  General Agriculture 10 Acre
 -  Industrial



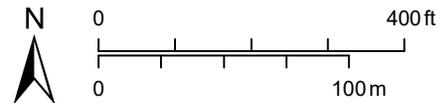
THE PEOPLES REMEDY

SAA PLN2022-0006

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road



Source: Planning Department GIS

Date: 1/27/2022



THE PEOPLES REMEDY

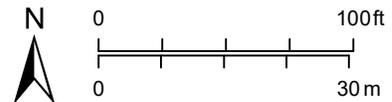
SAA PLN2022-0006

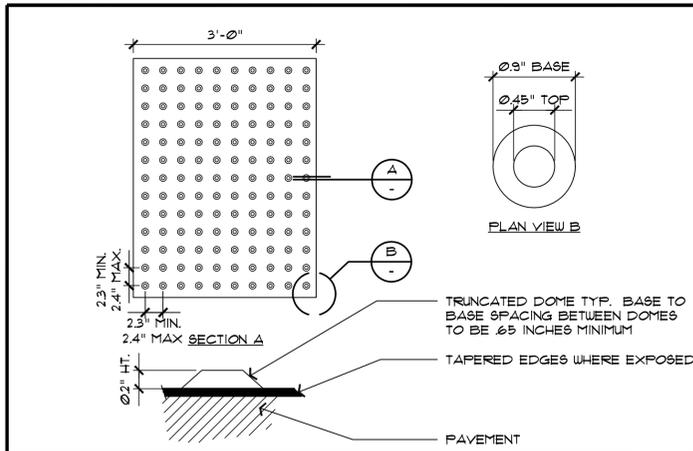
2021 AERIAL SITE MAP

LEGEND

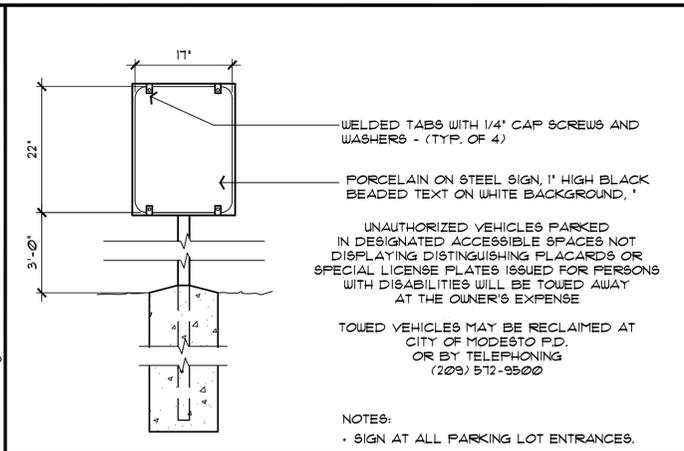
 Project Site

 Road

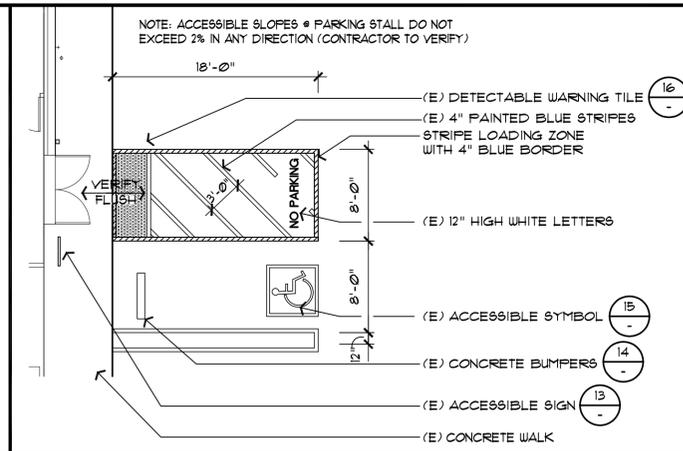




(E) DETECTABLE WARNING 1" 16



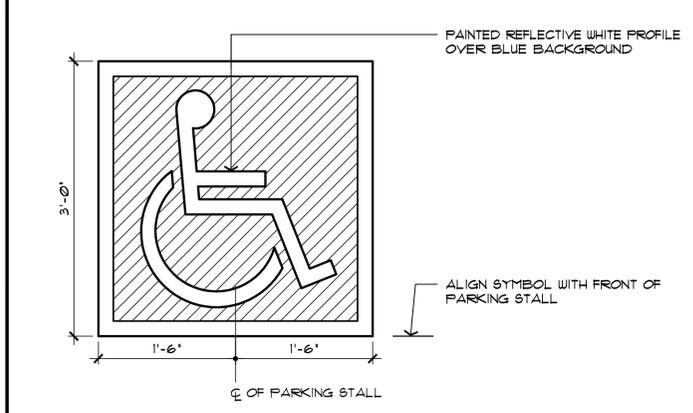
(E) DRIVEWAY SIGNAGE 3/4" 12



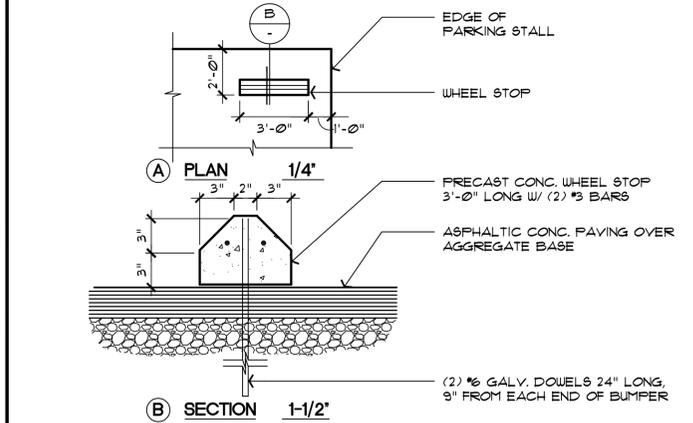
(E) ACCESSIBLE PARKING 1/8" 8

- 1 (E) PARKING STALL, TYP.
- 2 ACCESSIBLE PARKING, SEE 8/A11 FOR ENLARGED PLAN
- 3 (E) PROPERTY LINE
- 4 (E) TRUCK PARKING/ LOADING, DELIVERY/ RECEIVING TYP.
- 5 ACCESSIBLE PATH OF TRAVEL, P.O.T. TO BE VERIFIED NOT TO EXCEED TO 5% IN DIRECTION OF PATH OF TRAVEL AND 2% CROSSLOPE
- 6 (E) DRIVEWAY ENTRY
- 7 (E) DRIVEWAY SIGNAGE
- 8 (E) FDC
- 9 (E) 2 HOUR RATED WALL PER PERMIT BLD 2020-1266

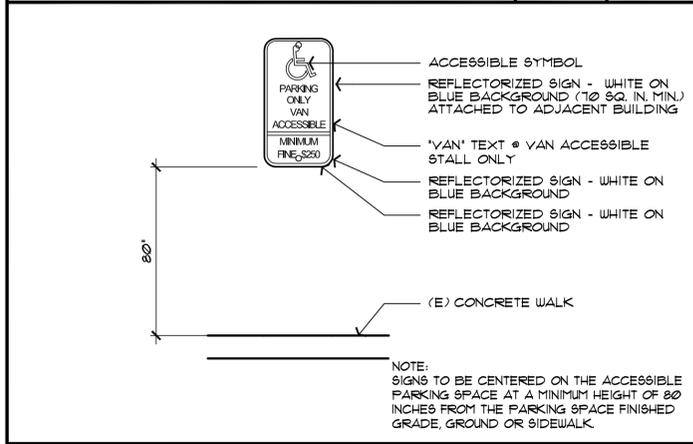
KEY NOTES/ LEGEND - 4



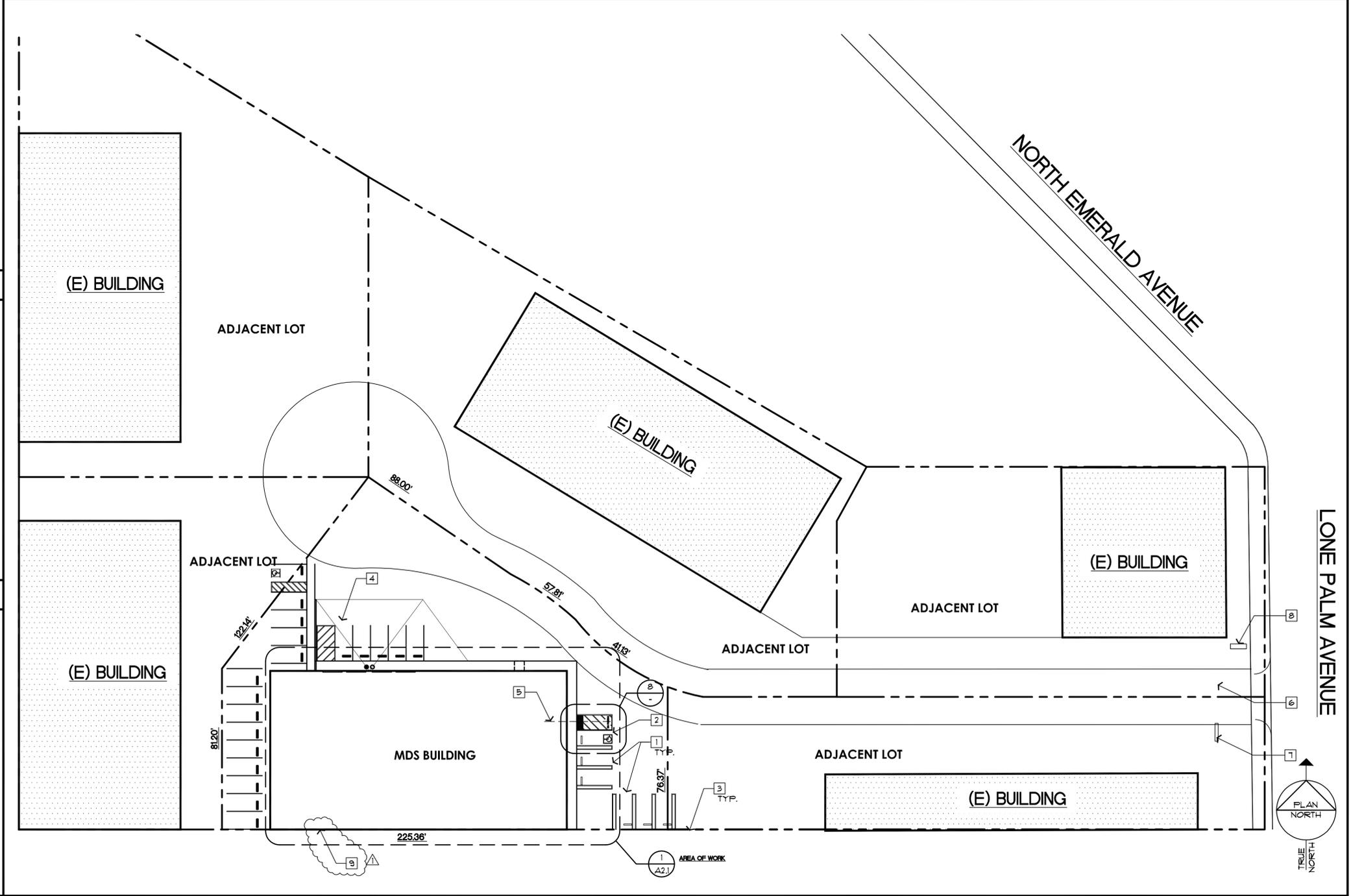
(E) ACCESSIBLE SYMBOL 1" 15



(E) CONCRETE WHEEL STOP 1-1/2" 14



(E) PARKING STALL SIGNAGE 3/4" 13



ENLARGED EXISTING SITE PLAN 1/30" 1

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NO.	DATE	REVISION	BY
1	6/8/21	BUILDING/FIRE PLAN CHECK	CM

LICENSED ARCHITECT
 CRAIG L. MIERS
 No. 15486
 11/21 RENEWAL DATE
 STATE OF CALIFORNIA

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Tenant Improvement
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ENLARGED EXISTING SITE PLAN AND DETAILS

October 9 2020 SHEET NO. A1.1
 M+S JOB# 11.573