

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.3  
AGENDA DATE: October 1, 2024

**SUBJECT:**

Approval to Cancel the Adopted Development Agreement for The Peoples Remedy, a Commercial 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 Cancellation Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines 15061, Assessor Parcel Number: 029-011-075

**BOARD ACTION AS FOLLOWS:**

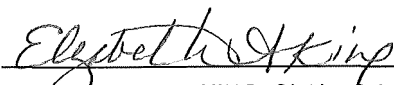
**RESOLUTION NO. 2024-0546**

On motion of Supervisor  B. Condit  Seconded by Supervisor  Chiesa   
and approved by the following vote,  
Ayes: Supervisors:  B. Condit, Chiesa, Withrow, C. Condit, and Chairman Grewal   
Noes: Supervisors:  None   
Excused or Absent: Supervisors:  None   
Abstaining: Supervisor:  None

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

**MOTION:**

**INTRODUCED, WAIVED THE READING, AND ADOPTED ORDINANCE C.S. 1380**

ATTEST:   
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. ORD-58-P-1

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.3  
AGENDA DATE: October 1, 2024

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Cancel the Adopted Development Agreement for The Peoples Remedy, a Commercial 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 Cancellation Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines 15061, Assessor Parcel Number: 029-011-075

**STAFF RECOMMENDATION:**

On August 20, 2024, the Board of Supervisors found The People's Remedy to be in material breach of the terms of the Development Agreement (DA). The Board held the cancellation of the DA in abeyance, so long as The People's Remedy complied with the terms set forth by the Board, which included regular quarterly payment of Community Benefit Rate fees. Amongst the other terms, the Board required payment of \$20,000, which was paid on August 15, 2024. Additionally, The People's Remedy was directed to submit a payment of \$30,000 on September 16, 2024, before 2:00 p.m. The Treasurer-Tax Collector's Office confirmed that The People's Remedy did not submit the required payment on September 16, 2024.

As a result of the breach of the terms agreed to on August 20, 2024, Planning and Community Development recommends the Board of Supervisors:

1. Lift the abeyance and proceed with the cancellation of the DA for Use Permit No. PLN2020-0036 – The Peoples Remedy, ordering closure of all components of the operation within 30 days of the repeal of ordinance Nos. C.S. 1281 and 1332, subject to inspection by the County.
2. Introduce, waive the reading, and adopt an ordinance to rescind ordinance Nos. C.S. 1281 and 1332.
3. Order the filing of a notice of DA Cancellation for each adopted DA for UP No. PLN2020-0036 – The Peoples Remedy with the Stanislaus County Clerk Recorder's Office.

**DISCUSSION:**

On March 7, 2024, the Planning Commission conducted a public hearing to consider cancellation of the Development Agreement (DA) for Use Permit (UP) and DA No. PLN 2020-0036, The Peoples Remedy. After conducting the public hearing, the Planning Commission recommended the Board of Supervisors adopt new terms and conditions to remedy noncompliance by the operator, however, the Planning Commission did not specify what those terms and conditions should be. The Planning Commission's

recommendation was originally considered by the Board of Supervisors on July 16, 2024. Following the opening of the public hearing, the Board of Supervisors continued the public hearing to August 13, 2024.

At the August 13, 2024, meeting, the Board of Supervisors discussed new terms and conditions to remedy the operator's noncompliance. The new terms and conditions included a management and assignment agreement with a new operator, which requires consent from the County. The Board of Supervisors continued the public hearing to August 20, 2024.

On August 20, 2024, the Board found The People's Remedy to be in material breach of the terms of the DA. The Board held the cancellation of the DA in abeyance, so long as The People's Remedy complied with the terms set forth by the Board, which included regular quarterly payment of Community Benefit Rate fees. Amongst the other terms, the Board required payment of \$20,000, which was paid on August 15, 2024. Additionally, the, The People's Remedy was directed to submit a payment of \$30,000 on September 16, 2024, before 2:00 p.m. The Treasurer-Tax Collector's Office confirmed that The People's Remedy did not submit the required payment on September 16, 2024.

The July 16, 2024, and August 13, 2024, Board of Supervisors Agenda Reports provided a detailed description of the timeline of missed payments, cancellation procedures and overviews of the March 7, 2024, Planning Commission public hearing; the August 20, 2024, report provided discussion of possible new terms, completion of background checks for new operators, and payment plans. These reports are available online at:

<i>Meeting Date</i>	<i>Agenda Report Link</i>
July 16, 2024	<a href="http://stancounty.com/bos/agenda/2024/20240716/PH02.pdf">stancounty.com/bos/agenda/2024/20240716/PH02.pdf</a>
August 13, 2024	<a href="http://stancounty.com/bos/agenda/2024/20240813/PH04.pdf">stancounty.com/bos/agenda/2024/20240813/PH04.pdf</a>
August 20, 2024	<a href="http://stancounty.com/bos/agenda/2024/20240820/PH04.pdf">stancounty.com/bos/agenda/2024/20240820/PH04.pdf</a>

Due to the operator not making payments, the Chief Executive Officer notified the Board, and directed staff to proceed with the cancellation of the DA, ordering closure of all components of the operation by October 31, 2024, of the repeal of the ordinances, and ordering the filing of a Notice of Cancellation for the adopted DA with the Clerk-Recorder's Office (see Attachment 1 – *Correspondence from the Chief Executive Officer, dated September 17, 2024*) .

**POLICY ISSUE:**

As required by Chapter 6.78.060 of the Stanislaus County Code, prior to operating in the County, the permittee of each commercial cannabis activity shall enter into a DA as specified in Title 22 of the Stanislaus County Code, and shall obtain all necessary entitlements, as required by Title 21 of the Stanislaus County Code. DAs, including any amendments or cancellations, are required to be considered at a public hearing before the Stanislaus County Planning Commission. The recommendation of the Planning Commission must be considered by the Board of Supervisors, the decision-making body, at a public hearing. As of August 20, 2024, the Planning Commission and the

Board of Supervisors concluded the public hearings on the DA cancellation process.

**FISCAL IMPACT:**

On July 26, 2022, the Board of Supervisors approved the first amendment to the People’s Remedy Development Agreement, which set a flat rate fee of \$331,200 per year for retail activities. In Fiscal Year 2024, The People’s Remedy made \$155,397 in Community Benefit Rate fee payments, and \$20,000 has been received thus far in Fiscal Year 2025. The operator currently remains in debt to the County for \$358,447 in unpaid Community Benefit Rate fees for retail activities. If the DA is terminated, the operator will continue to owe the County unless other arrangements, agreed to by staff, are made. Staff will work with County Counsel to determine the appropriate method to recover unpaid fees. The program budget will cover staff time and costs in processing these cancellations.

The Cannabis Program 2025 Adopted Budget includes \$2.4 million of appropriations funded by \$1.3 million in estimated program revenue and \$1.1 million of retained earnings. Adjustments to the budget to correct program costs and revenue estimates will be included as part of a future budget cycle. The Cannabis Program budget has sufficient retained earnings balance to mitigate any lost revenue realized resulting from the cancellation.

**BOARD OF SUPERVISORS’ PRIORITY:**

The recommended action is consistent with the Board’s priorities of *Developing a High-Performing Economy, Delivering Efficient Public Services, and Enhancing Community Infrastructure* by providing a determination consistent with the overall goals and policies of the Stanislaus County General Plan.

**STAFFING IMPACT:**

Planning and Community Development Department and Chief Executive Office staff are responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed request.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

Erica May Inacio, Deputy Executive Officer and Cannabis Program Manager  
Telephone: (209) 525-6333

**ATTACHMENT(S):**

1. Correspondence From the Chief Executive Officer Dated September 17, 2024
2. Proposed Development Agreement Ordinance
3. Proposed Development Agreement Termination Notice
4. Levine Act Disclosures Redacted



**CHIEF EXECUTIVE OFFICE**

Jody L. Hayes  
CHIEF EXECUTIVE OFFICER

Patrice M. Dietrich  
ASSISTANT EXECUTIVE OFFICER/  
CHIEF OPERATIONS OFFICER

Tina M. Rocha  
ASSISTANT EXECUTIVE OFFICER

Ruben Imperial  
ASSISTANT EXECUTIVE OFFICER

September 17, 2024

To: Chairman Grewal, Supervisor Withrow, Supervisor Chiesa, Supervisor B. Condit, and Supervisor C. Condit

From: Jody Hayes, Chief Executive Officer

Subject: The People's Remedy - Noncompliance with August 20, 2024, Board Findings

On August 20, 2024, the Board of Supervisors (Board) found MDS Business Services (dba The People's Remedy) to be in material breach of the Development Agreement (DA) for Use Permit No. PLN2020-0036, and that the cancellation of the adopted DA was in conformance with Government Code Section 65865.1 and County Code 22.08.020. The Board held the cancellation of the DA in abeyance, so long as The People's Remedy complied with certain terms laid out by the Board, which included regular payment of Community Benefit Rate fees.

As part of the terms established by the Board, The People's Remedy was directed to submit a payment of \$30,000 on September 16, 2024, before 2:00 p.m. The Treasurer-Tax Collector's Office has confirmed that The People's Remedy did not submit the scheduled payment as directed by the Board.

Based on the Board's August 20, 2024 findings on this matter, I have determined that The People's Remedy did not make payments in conformance with the payment terms set forth by the Board, and therefore directing staff to proceed with the cancellation of the Development Agreement for The People's Remedy, with an item to be placed on the Board Agenda within 14 days (October 1, 2024) to introduce, waive the reading, and adopt an ordinance to rescind previous adopted ordinances for The People's Remedy, ordering closure of all components of the operation within 30 days (October 31, 2024) of the repeal of the ordinances, and ordering the filing of a Notice of Cancellation for the adopted DA for The People's Remedy with the Clerk-Recorder's Office.

Thank you.

STANISLAUS COUNTY ORDINANCE NO. C.S. \_\_\_\_\_

ADOPTING AN ORDINANCE TO RESCIND ORDINANCE NOS. C.S. 1281 and 1332 A DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF STANISLAUS AND THE PEOPLES REMEDY.

WHEREAS, pursuant to Chapter 22.05 of the Stanislaus County Code, the Board of Supervisors approved and adopted a Development Agreements by and between the County of Stanislaus and The Peoples Remedy approved by the Board of Supervisors on August 25, 2020, Stanislaus County Ordinance No. C.S. 1281 and July 26, 2022, Stanislaus County Ordinance No. CS. 1332.

NOW, THEREFORE, the Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Pursuant to Chapter 22.08.020 of the Stanislaus County Code, the Board of Supervisors hereby cancels the adopted for Use Permit and Development Agreement No. PLN2020-0036 by and between the County of Stanislaus and The Peoples Remedy, dated \_\_\_\_\_, which is incorporated herein by reference.

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in The Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Section 3. Stanislaus County Ordinance Nos. C.S. 1281 and 1332 shall be repealed from the date of effect of this ordinance.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this \_\_\_\_\_th day of \_\_\_\_\_, 2024, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

\_\_\_\_\_  
Manmeet Grewal  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
of the County of Stanislaus,  
State of California

ATTEST: ELIZABETH A. KING, Clerk of  
the Board of Supervisors of  
the County of Stanislaus,  
State of California

BY: \_\_\_\_\_

Deputy Clerk of the Board

APPROVED AS TO FORM:

Thomas E. Boze  
County Counsel

By

  
\_\_\_\_\_  
Jesus Marquez Mendoza  
Deputy County Counsel

RECORDING REQUESTED BY  
Stanislaus County Board of Supervisors

AND WHEN RECORDED  
MAIL TO:

Clerk of the Board  
Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street, Suite 6500  
Modesto, CA 95354

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Space Above This Line for Recorder's Use

NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

DATE: \_\_\_\_\_

PARTIES: Stanislaus County Board of Supervisors  
1010 10th Street, Suite 6500  
Modesto, CA 95354  
(hereinafter "County")

The Peoples Remedy  
(hereinafter "Operator")

SUBJECT PROPERTY: 1119 Lone Palm Avenue (APN: 029-011-075)  
(See attached Legal Description.)



This Notice of Termination and Release of Development Agreement ("Release") is adopted by the County, with reference to the following:

A. By Instrument No. 2020-0074752-00, which was recorded in the Official Records of Stanislaus County, California on September 29, 2020, the County recorded its Development Agreement with the Operator relating to Commercial Cannabis Activities ("Development Agreement").

B. By Instrument No. 2022-0058556-00, which was recorded in the Official Records of Stanislaus County, California on August 30, 2022, the County recorded its First Amendment to Development Agreement with the Operator relating to Commercial Cannabis Activities ("Amended Development Agreement").

C. On August 30, 2023, the Operator was notified by the County that the Development Agreement was in a state of default and cancellation of the Development Agreement would be sought.

D. On \_\_\_\_\_, after duly noticed public hearings before the Planning Commission, the Stanislaus County Board of Supervisors adopted Ordinance No. \_\_\_\_\_ terminating the Development Agreement.

NOW, THEREFORE, the County hereby terminates, cancels and otherwise releases the Subject Property and the Owner and the Owner's heirs, executives, administrators, successors and assigns from the obligation of the Development Agreement, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the Office of the County Recorder for the County of Stanislaus, State of California.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

DATED: \_\_\_\_\_

ATTEST: ELIZABETH A. KING, Clerk  
of the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY: \_\_\_\_\_  
Deputy Clerk of the Board

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Real Property in the City of Modesto, County of Stanislaus, State of California, described as follows:

Parcel 5 AS SHOWN ON PARCEL MAPS FIELD FOR RECORD APRIL 13, 2014 IN BOOK 57 OF PARCEL MAPS, AT PAGE 13, STANISLAUS COUNTY RECORDS

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2020-0036  
Application Title: The Peoples Remedy  
Application Address: 1119 Lone Palm 95351  
Application APN: 029-011-075

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

2/8/2024

Date

Drivon Consulting, Inc. for The People's Remedy

Print Firm Name if applicable

 \_\_\_\_\_

Signature of Applicant

Zach Drivon, Attorney

Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2020-0036  
Application Title: The Peoples Remedy  
Application Address: 1119 Lone Palm 95351  
Application APN: 029-011-075

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

2/8/2024

Date



Signature of Applicant

MDS Business Servies, LLC DBA The Peoples Remedy

Print Firm Name if applicable

Mark Ponticelli, CEO, MDS Business Services LLC

Print Name of Applicant

STANISLAUS COUNTY ORDINANCE NO. C.S. 1380

ADOPTING AN ORDINANCE TO RESCIND ORDINANCE NOS. C.S. 1281 and 1332 A DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF STANISLAUS AND THE PEOPLES REMEDY.

WHEREAS, pursuant to Chapter 22.05 of the Stanislaus County Code, the Board of Supervisors approved and adopted a Development Agreements by and between the County of Stanislaus and The Peoples Remedy approved by the Board of Supervisors on August 25, 2020, Stanislaus County Ordinance No. C.S. 1281 and July 26, 2022, Stanislaus County Ordinance No. CS. 1332.

NOW, THEREFORE, the Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Pursuant to Chapter 22.08.020 of the Stanislaus County Code, the Board of Supervisors hereby cancels the adopted for Use Permit and Development Agreement No. PLN2020-0036 by and between the County of Stanislaus and The Peoples Remedy, dated August 25, 2020, which is incorporated herein by reference.

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in The Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Section 3. Stanislaus County Ordinance Nos. C.S. 1281 and 1332 shall be repealed from the date of effect of this ordinance.

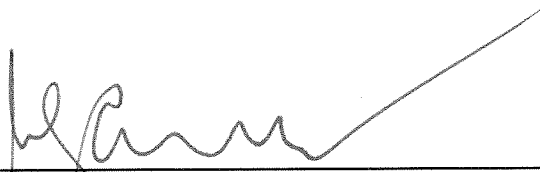
Upon motion of Supervisor B. Condit, seconded by Supervisor Chiesa, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 1<sup>st</sup> day of October 2024, by the following called vote:

AYES: Supervisors: B. Condit, Chiesa, Withrow, C. Condit, and Chairman Grewal

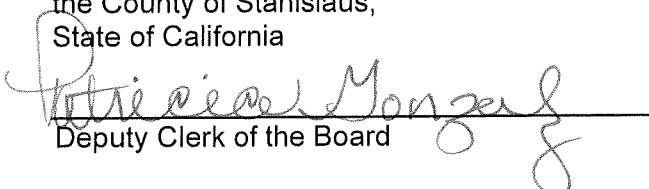
NOES: Supervisors: None

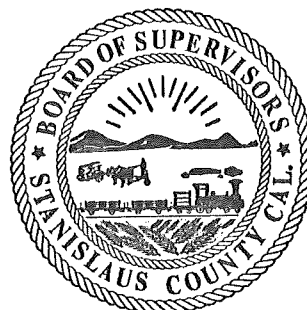
ABSENT: Supervisors: None

ABSTAINING: Supervisors: None

  
\_\_\_\_\_  
Manmeet Grewal  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
of the County of Stanislaus,  
State of California

ATTEST: ELIZABETH A. KING, Clerk of  
the Board of Supervisors of  
the County of Stanislaus,  
State of California

BY:   
Deputy Clerk of the Board



APPROVED AS TO FORM:

Thomas E. Boze  
County Counsel

By

  
\_\_\_\_\_  
Jesus Marquez Mendoza  
Deputy County Counsel



RECORDING REQUESTED BY  
Stanislaus County Board of Supervisors

AND WHEN RECORDED  
MAIL TO:

Clerk of the Board  
Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street, Suite 6500  
Modesto, CA 95354

**Stanislaus County Recorder**  
**Donna Linder, County Clerk-Recorder**  
**DOC - 2024-0055247**  
**Thursday, November 14, 2024 10:44:54**  
**Customer: CEO**

**Total Paid: \$20.00**

**Receipt #: 2024244093**

JAC/CHKQZV2/1-4

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**NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT**

**DATE:** October 1, 2024

**PARTIES:** Stanislaus County Board of Supervisors  
1010 10th Street, Suite 6500  
Modesto, CA 95354  
(hereinafter "County")

The Peoples Remedy  
(hereinafter "Operator")

**SUBJECT PROPERTY:** 1119 Lone Palm Avenue (APN: 029-011-075)  
(See attached Legal Description Exhibit A.)

\*This replaces the original agreement recorded in Stanislaus County on November 1, 2024, Document No. 2024-0053221. Please note the only change to this document is to correct a clerical error of the date on the California Notary Acknowledgement page.

Handwritten mark resembling the number 3

This Notice of Termination and Release of Development Agreement ("Release") is adopted by the County, with reference to the following:

A. By Instrument No. 2020-0074752-00, which was recorded in the Official Records of Stanislaus County, California on September 29, 2020, the County recorded its Development Agreement with the Operator relating to Commercial Cannabis Activities ("Development Agreement").

B. By Instrument No. 2022-0058556-00, which was recorded in the Official Records of Stanislaus County, California on August 30, 2022, the County recorded its First Amendment to Development Agreement with the Operator relating to Commercial Cannabis Activities ("Amended Development Agreement").

C. On September 19, 2023, the Operator was notified by the County that the Development Agreement was in a state of default and cancellation of the Development Agreement would be sought.

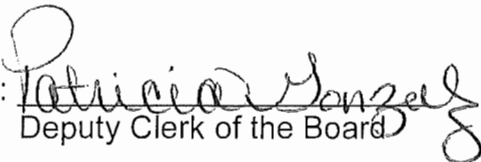
D. On October 1, 2024, after duly noticed public hearings before the Planning Commission, the Stanislaus County Board of Supervisors adopted Ordinance No.C.S. 1380 terminating the Development Agreement.

NOW, THEREFORE, the County hereby terminates, cancels and otherwise releases the Subject Property and the Owner and the Owner's heirs, executives, administrators, successors and assigns from the obligation of the Development Agreement, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the Office of the County Recorder for the County of Stanislaus, State of California.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

DATED: October 1, 2024

ATTEST: ELIZABETH A. KING, Clerk  
of the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:   
Deputy Clerk of the Board



**CALIFORNIA NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

On Nov. 14<sup>th</sup> 2024 before me, Niria Paz (notary public) personally appeared Patricia Gonzalez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 

(Seal)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Real Property in the City of Modesto, County of Stanislaus, State of California, described as follows:

Parcel 5 AS SHOWN ON PARCEL MAPS FIELD FOR RECORD APRIL 13, 2014 IN BOOK 57 OF PARCEL MAPS, AT PAGE 13, STANISLAUS COUNTY RECORDS

Donna Linder  
Stanislaus  
County Clerk-Recorder  
1021 "I" Street  
Modesto, CA 95354  
(209) 525-5279

---

CEO

Receipt No.: RPT20240000060673

Finalization No.: 2024244093

Cashier: JAC

Register: CHKQZV2

Date/Time: 11/14/2024 10:44 AM

<u>Description</u>	<u>Fee</u>
Government Release	
Document No.:	2024-0055247
Recording Time:	10:44 AM
Recording Fee:	\$20.00
Recording Total:	\$20.00
<hr/>	
Total Amount Due:	\$20.00
<hr/>	
Total Paid	
House Charge:	\$20.00
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE



RECORDING REQUESTED BY  
Stanislaus County Board of Supervisors

AND WHEN RECORDED  
MAIL TO:

Clerk of the Board  
Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street, Suite 6500  
Modesto, CA 95354

**Stanislaus County Recorder**  
**Donna Linder, County Clerk-Recorder**  
**DOC - 2024-0053221**  
**Friday, November 1, 2024 09:50:42**

**Customer: CEO**

**Total Paid: \$20.00**

**Receipt #: 2024241793**

**SRA/CHKQZV2/1-4**

Space Above This Line for Recorder's Use

**NOTICE OF TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT**

**DATE:** October 1, 2024

**PARTIES:** Stanislaus County Board of Supervisors  
1010 10th Street, Suite 6500  
Modesto, CA 95354  
(hereinafter "County")

The Peoples Remedy  
(hereinafter "Operator")

**SUBJECT PROPERTY:** 1119 Lone Palm Avenue (APN: 029-011-075)  
(See attached Legal Description Exhibit A.)

SA

This Notice of Termination and Release of Development Agreement ("Release") is adopted by the County, with reference to the following:

A. By Instrument No. 2020-0074752-00, which was recorded in the Official Records of Stanislaus County, California on September 29, 2020, the County recorded its Development Agreement with the Operator relating to Commercial Cannabis Activities ("Development Agreement").

B. By Instrument No. 2022-0058556-00, which was recorded in the Official Records of Stanislaus County, California on August 30, 2022, the County recorded its First Amendment to Development Agreement with the Operator relating to Commercial Cannabis Activities ("Amended Development Agreement").

C. On September 19, 2023, the Operator was notified by the County that the Development Agreement was in a state of default and cancellation of the Development Agreement would be sought.

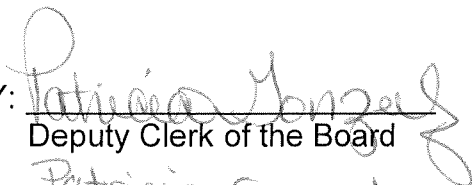
D. On October 1, 2024, after duly noticed public hearings before the Planning Commission, the Stanislaus County Board of Supervisors adopted Ordinance No.C.S. 1380 terminating the Development Agreement.

NOW, THEREFORE, the County hereby terminates, cancels and otherwise releases the Subject Property and the Owner and the Owner's heirs, executives, administrators, successors and assigns from the obligation of the Development Agreement, and relinquishes any right it may hereafter have to enforce any of the terms and provisions set forth in the Development Agreement. This termination, cancellation, and release shall be effective upon the recordation of this Release in the Office of the County Recorder for the County of Stanislaus, State of California.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

DATED: October 1, 2024

ATTEST: ELIZABETH A. KING, Clerk  
of the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:   
Deputy Clerk of the Board  
Patricia Gonzalez

**CALIFORNIA NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

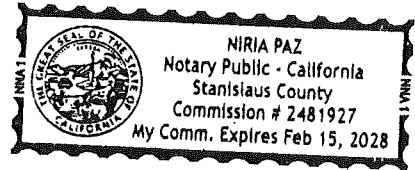
State of California

County of Stanislaus

On Nov. 11<sup>th</sup> 2024 before me, Niria Paz (notary public), personally appeared Patricia Gonzalez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 

(Seal)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Real Property in the City of Modesto, County of Stanislaus, State of California, described as follows:

Parcel 5 AS SHOWN ON PARCEL MAPS FIELD FOR RECORD APRIL 13, 2014 IN BOOK 57 OF PARCEL MAPS, AT PAGE 13, STANISLAUS COUNTY RECORDS



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36857	599594	Print Legal Ad-IPL01979050 - IPL0197905		\$392.61	1	69 L

Attention: Kelly Rodriguez  
 CO STAN BOARD OF SUPERVISORS  
 1010 10TH ST STE 6700  
 MODESTO, CA 95354  
 rodrik@stancounty.com

**STANISLAUS COUNTY  
 ORDINANCE NO. C.S. 1380**

ADOPTING AN ORDINANCE TO RE-SCIND ORDINANCE NOS. C.S. 1281 and 1332 A DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF STANISLAUS AND THE PEOPLES REMEDY.

WHEREAS, pursuant to Chapter 22.05 of the Stanislaus County Code, the Board of Supervisors approved and adopted a Development Agreements by and between the County of Stanislaus and The Peoples Remedy approved by the Board of Supervisors on August 25, 2020, Stanislaus County Ordinance No. C.S. 1281 and July 26, 2022, Stanislaus County Ordinance No. CS. 1332.

NOW, THEREFORE, the Board of Supervisors of the County of Stanislaus, State of California, ordains as follows: Section 1. Pursuant to Chapter 22.08.020 of the Stanislaus County Code, the Board of Supervisors hereby cancels the adopted for Use Permit and Development Agreement No. PLN2020-0036 by and between the County of Stanislaus and The Peoples Remedy, dated August 25, 2020, which is incorporated herein by reference.

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in The Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California. Section 3. Stanislaus County Ordinance Nos. C.S. 1281 and 1332 shall be repealed from the date of effect of this ordinance.

Upon motion of Supervisor B. Condit, seconded by Supervisor Chiesa, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 1st day of October 2024, by the following called vote: AYES: SUPERVISORS: B. Condit, Chiesa, Withrow, C. Condit, and Chairman Grewal; NOES: None; ABSENT: None; ABSTAINING: None. Mani Grewal, Chairman of the Board. ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Patricia Gonzalez, Deputy Clerk. APPROVED AS TO FORM: Thomas E. Boze, County Counsel BY: Jesus Marquez Mendoza, Deputy County Counsel.

IPL0197905  
 Oct 9 2024

**Declaration of Publication  
 C.C.P. S2015.5**

STATE OF CALIFORNIA )  
 ) ss.  
 County of Stanislaus )  
 Mary Castro,

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Stanislaus, State of California, under the date of February 25, 1951 Action No. 46453 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

1 insertion(s) published on:  
 10/09/24

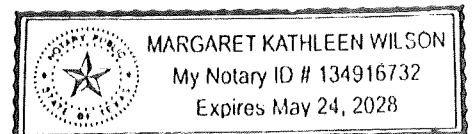
*Mary Castro*

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

Date: 9th, day of October, 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!