



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Planning Commission will hold a public hearing on **Thursday, April 16, 2020** at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0093 – THE GENEZEN PROJECT** - Request to amend the general plan and zoning designation of a 1.53-acre property from Planned Industrial (P-I) to Planned Development (P-D), and to obtain a use permit and development agreement to allow indoor commercial cannabis cultivation, manufacturing (volatile), distribution, and potential future retail activities in an existing 25,758 square-foot warehouse building. The project is located at 485 Bitritto Way, between Charity Way and Kiernan Avenue, in the Modesto area.

**The property is further identified as Assessor Parcel Number:  
004-094-017**

**Comment Period for the CEQA 30-Day Initial Study Occurred:  
February 4,2020 to March 9,2020**

## **MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING AND ADDRESS THE PLANNING COMMISSION VIA TELEPHONE.**

This meeting will be held in accordance with the Governor's Stay at Home Executive Order N-33-20 and in accordance with Executive Order N-29-20 (that pertains to the holding of public meeting via teleconferencing) and will not include in person public attendance. Members of the public may observe the meeting and provide comments to the Planning Commission via email or telephone as described below.

### **How to observe the Meeting:**

- You can observe the live stream of the meeting at <http://www.stancounty.com/sclive/>
- In addition, Planning Commission meetings are broadcast live on local cable television. A list of cable channels is available at the following website: <http://www.stancounty.com/planning/broadcasting.shtm>

### **How to submit Public Comment:**

- If you wish to provide verbal comments via telephone, please call the Stanislaus County Planning Department in advance of the meeting at 209-525-6330 for instructions. Please be prepared to provide the following information: your name, telephone number where you can be reached during the meeting. Members of the public will be telephoned and provided an opportunity to speak during the meeting.
- If you prefer to provide a written comment regarding this application, please submit your comments via email at [planning@stancounty.com](mailto:planning@stancounty.com) by 5:00 p.m. the day of the Planning Commission meeting and include the application title in the subject line of the email. Written comments may also be submitted by U.S. mail or fax: 209-525-5911. All written comments will be provided to the Planning Commission the day of the meeting.

**Reasonable Accommodations:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (209) 525-6330. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

All Documents related to this project are available for review at the Department of Planning and Community Development, 1010 10<sup>th</sup> Street, Suite 3400, Modesto California or online at <http://www.stancounty.com/planning/>. For further information, please call (209) 525-6330 or email: [planning@stancounty.com](mailto:planning@stancounty.com).

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE