



**CITY OF OAKDALE
CITY COUNCIL
SPECIAL MEETING AGENDA**



The City of Oakdale recognizes and supports the Choose Civility program, an initiative of the Stanislaus County Office of Education.

**City Council Chambers
277 North Second Avenue • Oakdale • CA 95361**

Monday, February 12, 2018

6:00 PM

City Council Chambers

Welcome to your City of Oakdale City Council special meeting.

Your City Council are:

Mayor Pat Paul

Mayor Pro Tem Tom Dunlop

Council Member Cherilyn Bairos

Council Member J.R. McCarty

Council Member Richard Murdoch

Note: California law prohibits the City Council from taking action on any matter that is not on the posted agenda unless it is determined to be an emergency by the Council. All items will be referred to staff for follow-up and placed on a future agenda.

- 1. Call to Order – 6:00 p.m.**
- 2. City Council Members Present/Absent**
- 3. Pledge of Allegiance**
- 4. Presentations/Acknowledgements**
- 5. Additions/Deletions**
- 6. Public Comments**

None scheduled.

Pursuant to California Government Code Section 54954.3(a), members of the public wishing to address the Council may do so, and such comments shall be limited to the Special Meeting topic(s).

The items listed on tonight's agenda are duly noticed public hearings; therefore, you have the option to wait for the call for public testimony during each of the public hearings listed on tonight's agenda.



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Next City Council Resolution: 2018-017

Next Ordinance: 1255

7. Public Hearings

- 7.1: Consider Approving the First Reading by Title Only and Introduction of a Proposed Ordinance of the City Council of the City of Oakdale, California; a City-Initiated Amendment to the Oakdale Municipal Code, Amending Chapter 37, Cannabis Regulations to Regulate Cannabis. In November of 2017, City Council Approved Ordinance 2017-1251 to Regulate the Following Cannabis Businesses: Cannabis Dispensaries, Cannabis Manufacturing Businesses, Cannabis Cultivation Businesses, and Cannabis Testing Laboratories. Ordinance 2017-1251 Did Not Include Regulations for Cannabis Distribution Businesses. The Proposed Ordinance Would Revise Ordinance 2017-1251, As Specified, To Also Regulate Cannabis Distribution Businesses.

Recommended Action: The First Reading by Title Only and Introduction of a Proposed Ordinance, a City-Initiated Amendment to the Oakdale Municipal Code, Amending Chapter 37, Cannabis Regulations to Regulate Cannabis. In November of 2017, City Council Approved Ordinance 2017-1251 to Regulate the Following Cannabis Businesses: Cannabis Dispensaries, Cannabis Manufacturing Businesses, Cannabis Cultivation Businesses, and Cannabis Testing Laboratories. Ordinance 2017-1251 Did Not Include Regulations for Cannabis Distribution Businesses. The Proposed Ordinance Would Revise Ordinance 2017-1251, As Specified, To Also Regulate Cannabis Distribution Businesses.

- 7.2: Consider Approving the First Reading by Title Only and Introduction of a Proposed Ordinance of the City Council of the City of Oakdale, California; City-Initiated Amendments to the Oakdale Municipal Code, Amending the City of Oakdale Chapter 36 (Zoning Ordinance) of the City of Oakdale's Municipal Code Sections 36-6 R-A, 36-7 R-1, 36-8 R-2/R-2-M, 36-9 R-3, 36-10 C-1, 36-11 C-C, 36-12 C-2, 36-13 L-M, AND 36-14 M-1.

Recommended Action: The First Reading by Title Only and Introduction of a Proposed Ordinance, City-Initiated Amendments to the Oakdale Municipal Code, Amending the City of Oakdale Chapter 36 (Zoning Ordinance) of the City of Oakdale's Municipal Code Sections 36-6 R-A, 36-7 R-1, 36-8 R-2/R-2-M, 36-9 R-3, 36-10 C-1, 36-11 C-C, 36-12 C-2, 36-13 L-M, AND 36-14 M-1.

- 7.3: Consider Approving the First Reading by Title Only and Introduction of a Proposed Ordinance of the City Council of the City of Oakdale, California; a Public Hearing to Consider a Development Agreement by And Between the City of Oakdale and JDI Farms, Inc., A California Non-Profit Mutual Benefit Corporation. The Purpose of the Public Hearing is to Discuss the Development Agreement for the Applicant's Proposed Cannabis Dispensary Business and Cannabis Microbusiness. The Cannabis Dispensary Business is Proposed to be Located at 633 Armstrong Way, in the City of



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Oakdale, County of Stanislaus, State of California, Assessor's Parcel Number 064-039-069.

Environmental Review Status: Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines Relating Existing Facilities, The Cannabis Dispensary Business Project Consists of The Operation of Existing Facilities, Involving No Expansion of Use Beyond That Currently in Existence. **A Public Hearing Notice was published in the Oakdale Leader on January 31, 2018.**

JDI Farms, Inc. Also Proposes to Operate a Cannabis Microbusiness as Part of Their Single Development Agreement to Be Located At 517 Armstrong Way, Oakdale, California 95361, Assessor's Parcel Numbers 064-039-086, 064-039-087, 064-039-059, 064-039-060.

Environmental Review Status: Pursuant to Section 15332 Of the CEQA Guidelines Relating to In-Fill Development Projects, This Project Is Exempt From CEQA. **A Public Hearing Notice was published in the Oakdale Leader on January 31, 2018.**

Consider Approving the First Reading by Title Only and Introduction of a Proposed Ordinance of the City Council of the City of Oakdale, California; a public hearing to consider a Development Agreement by and Between the City of Oakdale and MDS Business Services, Inc., a California non-profit mutual benefit corporation. The purpose of the public hearing is to discuss the agreement and the applicants' proposed cannabis dispensary, cultivation, manufacturing, and distribution businesses. The dispensary, cultivation, manufacturing, and distribution businesses are proposed to be located at Assessor's Parcel Number 064-039-055 on Armstrong Way in the City of Oakdale.

Environmental Review Status: Pursuant to Section 15301 Of the California Environmental Quality Act (CEQA) Guidelines Relating Existing Facilities, The Project Consists of The Operation of Existing Facilities, Involving No Expansion of Use Beyond That Currently in Existence. **A Public Hearing Notice was published in the Oakdale Leader on January 31, 2018.**

Recommended Actions:

- 1) The First Reading by Title Only and Introduction of a Proposed Ordinance Approving a Development Agreement By and Between the City of Oakdale and JDI Farms, Inc., a California Non-Profit Mutual Benefit Corporation for a Cannabis Dispensary Business Proposed to be Located at 633 Armstrong Way, in the City of Oakdale, County of Stanislaus, State of California, Assessor's Parcel Number 064-039-069 and, a Cannabis Microbusiness as part of their Single Development Agreement to



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be Located at 517 Armstrong Way, Oakdale, California 95361, Assessor's Parcel Numbers 064-039-086, 064-039-087, 064-039-059, 064-039-060.

- 2) The First Reading by Title Only and Introduction of a Proposed Ordinance Approving a Development Agreement by And Between the City of Oakdale and MDS Business Services, Inc., A California Non-Profit Mutual Benefit Corporation. The Purpose of The Public Hearing Is to Discuss the Agreement and The Applicants' Proposed Cannabis Dispensary, Cultivation, Manufacturing, And Distribution Businesses. The Dispensary, Cultivation, Manufacturing, And Distribution Businesses Are Proposed to Be Located at Assessor's Parcel Number 064-039-055 on Armstrong Way in the City of Oakdale.

8. City Manager's Report

9. City Council Items

10. Adjournment

The next regular meeting of the Oakdale City Council will be held Tuesday, February 20, 2018 at 7:00 p.m. in the City Council Chamber.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, 209-845-3571. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II).

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's office at City Hall located at 280 North Third Avenue, Oakdale, California.

DECLARATION OF POSTING

I, Kathy Teixeira, City Clerk for the City of Oakdale, certify that I caused to be posted a copy of the City of Oakdale City Council Agenda for the Special Meeting of Monday, Thursday, February 8, 2018.

Dated: February 8, 2018

/s/Kathy Teixeira

Kathy Teixeira, CMC
City Clerk