



DENAIR MUNICIPAL ADVISORY COUNCIL

P.O. Box 952, Denair, CA 95316

Email: DenairMAC@gmail.com



Denair Municipal Advisory Council Meeting Minutes
Leadership Board Room
3460 Lester Road, Denair, CA
April 4, 2023, 7:00 PM

I. Opening and Pledge of Allegiance

- A. James Brugger called meeting to order at 7:00 PM and led the pledge to the flag.

II. Introduction and Roll Call

- A. Members present: James Brugger, Adam Dalton, Sam Paulissian, and Kimberly Stokes

III. Public Comments

- A. Need an update on the Walton Road drain; residents are having to pump water from the street to the adjacent field; Jim Brugger: Public Works will respond during their respective update in the meeting
- B. There was a handout about water recharge basins provided during the March 2023 MAC meeting; was that provided by the MAC members? Jim Brugger: that handout was provided by a member of the public during the public comment period for consideration
- C. How does the MAC address previous/older items that were listed on previous meeting agendas? Jim Brugger: old items can be raised during the public comment period and the corresponding agency can respond during their respective update in the meeting

IV. Approval of Minutes from March 7, 2023

- A. March 7, 2023, meeting minutes were approved:
- i. Motion by Sam Paulissian, Second by Adam Dalton
 - ii. All approved

V. Agency Reports and Updates

A. Public Safety:

- i. **California Highway Patrol (<https://www.chp.ca.gov/home>) – Officer Moore**
 - a. March 2023 Calls –
 - 1 – crash
 - 1 – street racing
 - 1 – vehicle impediments (blocking/illegal parking)
 - b. Special Enforcement Unit performed an operation last week with 14 officers resulting in seven speeding citations
 - c. Radar trailer coming to Denair; currently circulating throughout the County
- ii. **Stanislaus County Sheriff - (<https://www.scsdonline.com/>) – Officer John Bauman (Community Resource [CR] Officer)**

- a. March 2023 calls: ninety-six total
 - 3 – burglaries
 - 2- thefts
 - 7 – battery
 - 3 – disturbing the peace
 - 5 - suspicious activity
 - 1 – illegal marijuana grow area (E Keyes/Gratton)
 - i. growers had already harvested the crop when the Sheriff Department arrived
 - ii. Code Enforcement red tagged the property to restrict re-use of land
 - Public question: procedures for after hours (before 6 am and after 10 pm) noise complaints
 - i. Current penal code is more administrative than enforcement by Sheriff
 - ii. Unacceptable amount of liability for Sheriff Department to enter a property for noise complaints as it may lead to use of force
 - iii. Need a citizen's arrest for enforcement
 - Public question: Is there an ordinance for noise related to burglar alarms? For example: Dollar General alarm frequently goes off. Sheriff was unsure if a code existed but would investigate it

iii. Denair Fire Department – see attached report for March 2023

B. Local:

- i. **Denair Public Library – Colleen Vargas** (Supervisor - <https://www.stanislauslibrary.org/>)
 - a. Hours Monday through Thursday (12pm – 6 pm) – summertime hours may change
 - b. Book donations/recycling available again – 1 box maximum
 - c. See website for up-to-date events
- ii. **Denair High School Leadership – Wilder Diaz**
 - a. March 16-19 – [FFA State Conference](#)
 - b. Spring sports are underway
 - c. April 6 – Ag Day (DUSD-wide event)
 - d. April 7 - 14 - Spring Break
 - e. Upcoming -
 - State testing
 - Prom
- iii. **Denair Unified School District – Dr. Terry Metzger** (Superintendent - <https://www.denairusd.org/>)
 - a. May 4 – DUSD Open House and BBQ (open to the public)
 - b. Recent Events:
 - January – Fentanyl awareness presentation
 - February – College and Career Day for middle and high schoolers
 - March – [Every Fifteen Minutes](#) program – DUI awareness

- March 20 – [NAMI](#) Student Mental Health Day (6th – 12th grade) - self-care activities (yoga, art, writing)

- C. Stanislaus County Board of Supervisors – Megan Wells** (Supervisor Vito Chiesa’s Field Representative; #209-525-6464)
- i. 4216 N Sperry – titled for sale; sale would clear liens and citations on the property
 - ii. Property across from 4308 N Sperry – no complaints filed with County
 - iii. Denair sidewalk project – see attached map
 - a. County funds (an extra \$125k) approved in March 2023
 - b. Side ‘paths’ on map means side walks
 - c. N Monte Vista Avenue to Zeering Road
 - d. Gap of sidewalks shown on map for Hawthorne Street because sidewalks already exist there
 - iv. April 5 Turlock Government Night – Carnegie Arts Center at 6 pm
 - v. Judy Kindle approved as newest MAC member by Board of Supervisors
- D. Chief Executive Office – Erica Inacio** (Community Manager - inacioe@stancounty.com) –
- i. [Sheriff Academy Training](#) (35 trainees) – looking for community engagement volunteers to work through issues in mock scenarios; if interested, reach out to Erica
 - ii. April 19 MAC Ethics Training – 6pm – 8 pm – not required to attend but encouraged; if cannot attend in person, a virtual training is available
 - iii. March 28 – [Central Valley Opportunity Center \(CVOOC\)](#) – supports farm worker community; County providing additional rights training for farm workers with the goal to increase their income by \$6k to \$12k; California provides \$800k in funding, County provides \$200k in funding; services are allowed for workers that fall outside the low-income bracket
 - iv. May 12 – [County Human Resources Job Fair](#) – 9 am - 3 pm Martin G. Petersen Event Center
 - a. 15-18% vacancy rates
 - b. Bring resume and work history
 - c. Signing bonus for most positions of \$10k spread over 3 years
- E. State Assembly, 22nd District – Michelle Finch** (Field Representative – michelle.finch@asm.ca.gov)
- i. [AB308](#) – Free day-use pass to State Parks for Gold Star Families
 - ii. [AB1467](#) – AED present for youth sports organizations that hold event (practice or match)
 - iii. Current committees - see attached
- F. Stanislaus County Public Works – Bill Martins** (Roads Supervisor - martinsb@stancounty.com)
- i. Salluce Drive – street repair
 - ii. Swanson Road - pothole repairs
 - iii. Streetlight repairs -
 - a. Monte Vista Avenue
 - b. Gratton Road
 - iv. Lester Road/Monte Vista Avenue stop sign beacon arrived at the PW warehouse
 - v. Walton Road – low elevation homes; basin not operating properly; PW is working on a remedy
 - vi. Scott Pendleton – new PW representative; taking over at MAC meetings for Bill Martins
 - vii. Story Road/Zeering Road –

- a. not serviced between October 2021 and September 2022; on the list for servicing
- b. one side floods, the other side (new drain) doesn't flood – PW will review plans
- viii. Greff Court/Eastgate Drive – drains cleaned either January 2023 or February 2023; they are French drains so won't drain quickly during heavy rains. PW will redo the drains, if needed.
- ix. There are no positive drains installed in Denair; only dry wells are installed

VI. Informational Items – none

VII. Correspondence - none

VIII. Action Items –

- A. Stanislaus County Planning Department [Emily Basnight (basnighte@stancounty.com)] USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC (see attached handout). https://www.stancounty.com/planning/pl/act-proj/PLN2022-0017_30_Day.pdf
 - i. May 4 Planning Committee meeting
 - ii. Jim Brugger: dark sky compliant lighting should be implemented; existing lighting is dawn to dusk; Planning could verify this before approving project
 - iii. Kim Stokes: please explain how waste cuttings are managed?; cuttings are captured in water saw cutting table and consist of water and sand (garnet); waste compliance would be obtained
 - iv. Jim Brugger: consideration should be given to low-water, native plants for planned hedge rows; i.e. *Heteromeles arbutifolia*, commonly known as toyon
 - v. Denair MAC Recommendation:
 - a. Motion by Kim Stokes, Second by Adam Dalton
 - b. All approved

IX. MAC Board Comments/Issues/Topics for the next Agenda

A. Topics for Next Agenda – none

B. Comments:

- i. Sam –
 - a. April 8 - Denair Lions Club - Easter Egg Hunt – 8:50 am
 - b. May 1 – Denair Lions Club - Tom Dougherty Memorial Scholarship (\$1,000) – deadline to apply
 - c. May 27 – Nash-Light 6 – artists perform to raise money for the Gaslight Theater
- ii. Erica –
 - a. April 29 [Love Stanislaus](#)
 - b. 2024 – Denair projects can be coordinated with Erica for support and guidance
- iii. Adam – none
- iv. Kim – May 2 – will be absent from the MAC meeting
- v. Jim –
 - a. Welcome Judy Kindle to the MAC

- b. Reminder to use the STAN CONNECT app on your phone to report issues; pothole was recently reported, and it was quickly addressed by PW – thanked PW for all the team does

X. Next Denair MAC meeting is scheduled for Tuesday, May 2 , 2023, at 7:00 PM

- A. The meeting will be in-person at the DUSD Leadership Board Room

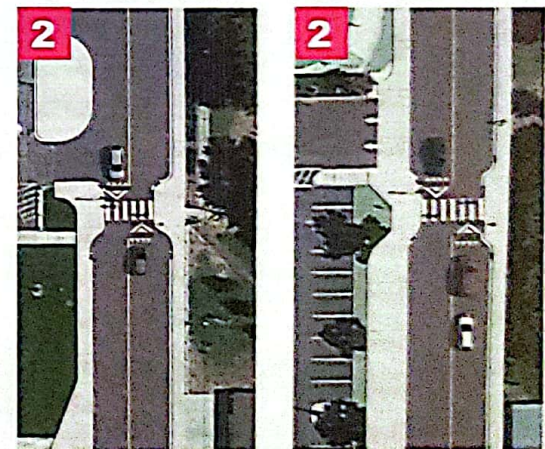
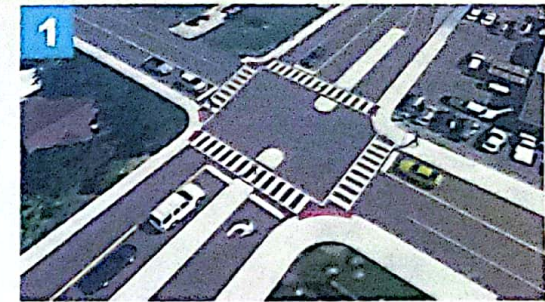
XI. Adjournment.

- A. The meeting was adjourned at 8:06 PM.

Respectfully submitted by Kimberly Stokes, Secretary.

DENAIR FIRE PROTECTION DISTRICT
MARCH, 2023

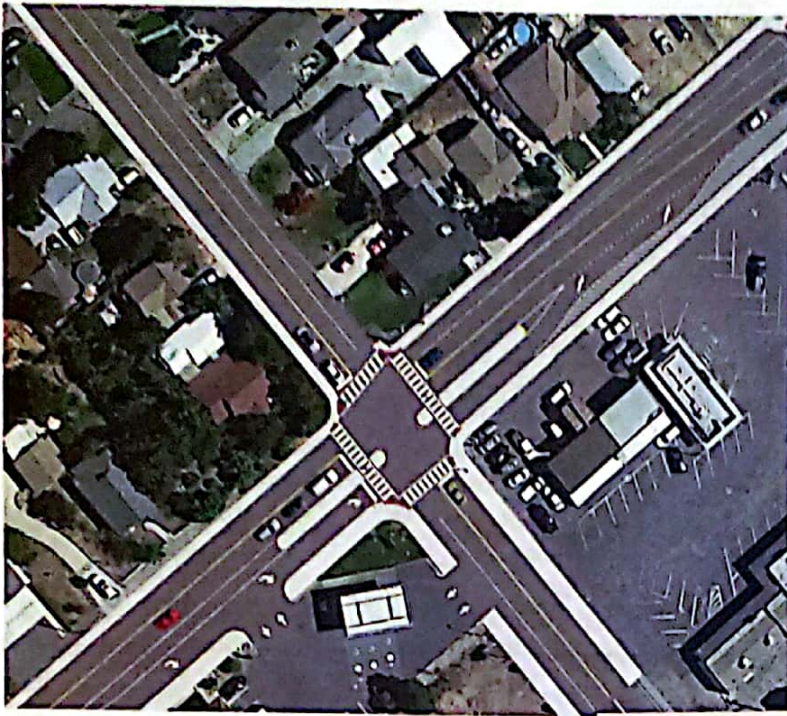
	MAR		YTD	
EMS	21	56.76%	238	58.62%
Fire\CO alarm	5	13.51%	34	8.37%
Gas Leak	0	0.00%	2	0.49%
Grass fire	0	0.00%	13	3.20%
Hazmat	1	2.70%	2	0.49%
Illegal burn	2	5.41%	5	1.23%
Injury traffic col	1	2.70%	17	4.19%
Mutual aid	3	8.11%	27	6.65%
Non-Injury TC	0	0.00%	4	0.99%
Other	0	0.00%	3	0.74%
Other fire	1	2.70%	10	2.46%
Public assist	3	8.11%	29	7.14%
Rescue	0	0.00%	0	0.00%
Smoke check	0	0.00%	2	0.49%
Station standby	0	0.00%	0	0.00%
Structure	0	0.00%	8	1.97%
Trash	0	0.00%	3	0.74%
Vehicle fire	0	0.00%	5	1.23%
Wires down	0	0.00%	4	0.99%
No. of calls	37	100.00%	406	100.00%



See attached page for additional renderings

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel: 775.823.4088 Fax: 775.823.4088

DENAIR PROJECT MAP



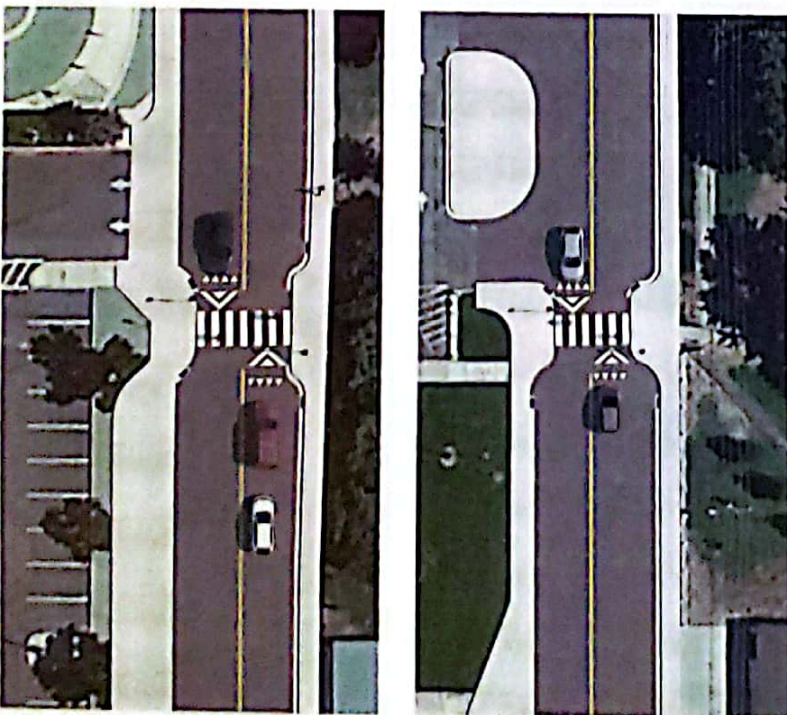
Aerial - Main Street Improvements



Angled View - Fresno and Main Street



Streetview - Fresno and Main Street



Aerial - Lester Road North and South



Streetview - Lester Road North



Streetview - Lester Road South

Assemblymember Alanis Current Committees:

[Standing Committees]

Public Safety (Vice Chair)

Agriculture

Budget

Budget Sub #1 (Health and Human Services)

Business and Professions

Human Services

Water, Parks & Wildlife

[Select Committees]

2028 Olympic and Paralympic Games

California-Mexico Bi-National Affairs

Career Technical Education and Building a 21st Century Workforce

Domestic Violence

Electric Vehicles and Charging Infrastructure

Latina Inequities

Mobility in the Golden State

Opportunities and Barriers for People with Disabilities in the Workplace

Place Based Systems of Coordinated Care for Children and Families

Police Reform

Reconnecting Communities

State Parks

Status of Boys and Men of Color



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

Denair Municipal Advisory Council Meeting

April 4, 2023

Subject: USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC

Project Location: 112 South Vincent Road, between East Avenue and the Stanislaus and Merced County border, in the Turlock area.

APN: 024-009-028

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: Request to operate an agricultural equipment fabrication and repair business in an existing 2,400± square-foot shop on an 8.71± acre parcel, in the General Agriculture (A-2-40) zoning district. The fabrication of parts and repairs conducted on the project site will be for agricultural equipment such as tractors, choppers, harvesters, scrapers, shakers, bailers, disc, harrows, nut trailers and other implements used for farming and harvesting. The applicant will continue to serve agricultural customers in the Central Valley, including Stanislaus, Merced, and San Joaquin counties. As part of this request, the applicant proposes to develop nine parking stalls for employee and customer parking, install a six-foot-tall chain-link fencing and two vehicle gates at the front of the property. The applicant will also plant vines and a hedge around the existing shop area, proposed parking stalls and along the proposed fence at the front of the project site. The proposed hours of operation will be Monday through Friday, from 6:00 a.m. to 6:00 p.m., and occasionally on weekends, from 6:00 a.m. to 2:00 p.m., under special circumstances. The applicant anticipates six employees on a single shift, and a maximum of two customers on-site per day. One truck trip per day for deliveries is anticipated.

The site is currently improved with a 3,328± square-foot single-family dwelling, a 2,400± square-foot shop consisting of a restroom, office, and storage area, 20,873± square-feet of asphalt around the shop building and a four-foot-tall, barbed wire fence that runs along the perimeter of the project site. The balance of the property is planted in alfalfa and receives irrigation water from the Turlock Irrigation District. The project site has access to South Vincent Road and is served by private well and septic system.

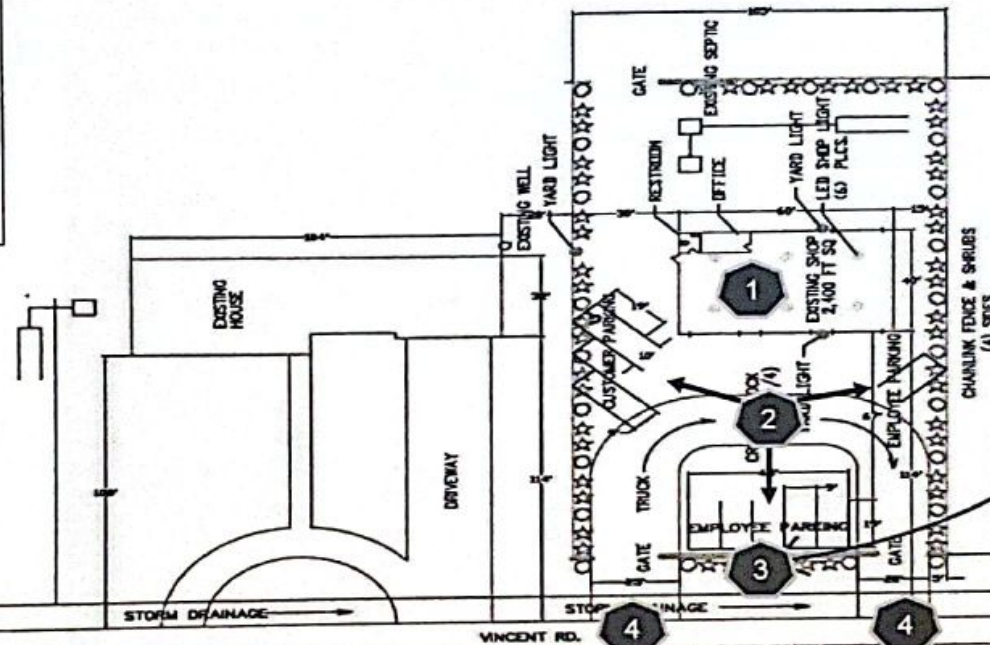
Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

BENTLINES DESIGN AND FABRICATION, LLC

UP
PLN2021-0080

SITE PLAN

- 1 Existing 2,400 square-foot shop
- 2 Proposed parking spaces
- 3 Proposed sign
- 4 Proposed gates



LANDSCAPE PLAN					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
○	LINCOLNSTRUM JAPONICUM	WAX LEAF PRIVET	8"	15'	32
☆	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	6"	6"	34

BENTLINES
112 S. VINCENT RD.
TURLOCK, CA 95380

"SITE MAP"

JOB: 1008.00 DATE: 02/23/2022 DRAWN BY: BJY



BENTLINES DESIGN & FABRICATION, LLC

2930 GEER RD PMB 251 TURLOCK, CA 95382

PROJECT ADDRESS 112 S. VINCENT RD. TURLOCK, CA 95380

A.P.N. 024-008-028-000

ZONING A-2-40

PROJECT DESCRIPTION

OBTAIN USE PERMIT FOR 8.71 AC PARCEL.
EXISTING SHOP TO BE USED TO FABRICATE AND
REPAIR PARTS AND EQUIPMENT FOR LOCAL
AGRICULTURAL BASED BUSINESSES.

PARKING ANALYSIS

MAXIMUM OF 8 EMPLOYEES
CUSTOMERS 3 (PEAK)

9 SPACES REQUIRED

UTILITIES & FACILITIES

WATER - PRIVATE WELL
SEWER - SEPTIC
ELECTRICITY - T&E
STORM DRAIN - DITCH TO PUMP STATION

SHOP LIGHTING

(8) 200W LED "HIGH BAY"
LIGHTS

YARD LIGHTING

(3) 100W DUSK TO DAWN
SECURITY LIGHTS

BENTLINES DESIGN AND FABRICATION

UP
PLN2022-0017

The project site is
located 1.75 miles
outside of the Denair
Community Plan



Denair
Community
Plan area



Project Site

