



Denair Municipal Advisory Council

General Contact Information:

P.O. Box 952

Denair, CA 95316

Email: DenairMAC@gmail.com

www.StanCountyMACs.com

Members:

James Brugger, Chair

Adam Dalton, Vice-Chair

Judy Kindle, Member

Samuel Paulissian, Member

Kimberly Stokes, Secretary

MINUTES

Tuesday, October 3, 2023 @ 7 PM

Denair Unified School District, Leadership / Board Room

3460 Lester Road

Denair, CA 95316

1. Call to Order and Pledge of Allegiance
 - a. James (Jim) Brugger called the meeting to order at 7:03 PM and led the Pledge of Allegiance.
2. Welcome and Roll Call
 - a. Members present: Jim Brugger, Adam Dalton, Judy Kindle, Samuel Paulissian, and Kimberly (Kim) Stokes
 - b. Members absent: none.
3. Public Comment
 - a. A community member asked when the Denair MAC webpage would be updated to reflect the new population statistics based on the 2020 census, the new librarian (Colleen Vargas), and the updated name of CSU Stanislaus.
 - b. A community member asked if there is a time limit for yard sales; there are numerous perpetual yard sales throughout town.
 - c. A community member asked about the increased street use of golf carts.
 - d. A community member notified the MAC that Public Works has been contacted to request a traffic study for the intersection of Waring and Monte Vista to evaluate the need for a 4-way stop sign; awaiting results of the traffic study.
 - e. A community member noted emergency responders come from too far away; dispatching issues are causing delays in responding to accidents.
 - f. A community member noted an increasing need for community resources (emergency response, sheriff, etc.) with the increasing population from the incoming developments.
4. Approval of Minutes for September 5, 2023
 - a. A motion was made by Sam Paulissian and seconded by Judy Kindle.
 - b. The minutes were unanimously approved.
5. Monthly Reports
 - a. Stanislaus County Sheriff Department – Officer Bauman (<https://www.scsdonline.com>) –



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- i. September 2023 –
 - 1. 20 percent decrease in call volume from 5-year average
 - 2. 85 calls – 1 robbery, 1 aggravated assault (details not specified in monthly report), 1 burglary, 5 disturbances.
- ii. Hiring – still rebuilding staffing from 2008 Recession
- iii. Golf carts driving on streets – not main focus for Sheriff but will warn drivers if reckless activity observed.
- iv. Response time – 1 car per shift in Denair area (South of Keyes Rd over to San Joaquin River)
- v. Public Safety Fair @ Sheriff's Office on October 14 from 10 AM – 2 PM
- b. California Highway Patrol – Officer Moore (<https://www.chp.ca.gov/home>) –
 - i. September 2023 calls: 1 injury crash (Monte Vista and Santa Fe); 1 non injury crash; 1 car blocking roadway (Lester).
 - ii. Golf carts cannot be licensed for street use in CA.
 - iii. Low staffing – three classes running simultaneously.
 - iv. 3 staff leaving; 3 staff coming in.
 - v. Three shifts – A, B, and graveyard
 - vi. ~Five officers for County during weekdays; increases to six units during weekends; Graveyard – officers pair up for safety.
 - vii. Mutual aid agreement with nearby towns/cities? Non-urgent callers are requested to go to CHP office; emergency calls are responded to by other towns/cities, if needed.
 - viii. Dollar General overnight truck parking inquiry - CHP cannot enforce a tracker trailer running overnight if it is on private property.
 - ix. CHP requested radar trailer for Denair back in March 2023, waiting on availability.
- c. Denair Fire Department (<https://www.denairfire.com>) - See attached reports from September 2023
- d. Stanislaus County Animal Services - Vaughn Maurice, Executive Director (<https://www.stanislausanimalservices.com>) –
 - i. September 2023 calls from Denair: (5) stray/confined; (1) stray/roaming; (1) stray habitual dog; (4) bites; 20 calls per day from County.
 - ii. Annual average – 144 calls from Denair; 500 calls from County



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- iii. Two animal control officers on duty per day for County
- iv. Animal intakes: 3,900 (2022); 4,682 (2023) – up 19 percent
- v. Dog intakes: 2,100 (2021); 4,000 (2022); 4,500 (2023)
- vi. Adoptions: 1,752 (2022); 2,144 (2023)
- vii. Dog live release: 94 percent Stanislaus County vs 87 percent California
- viii. Cat live release: 78 percent Stanislaus County vs 56 percent California.
- ix. October 2023 promotion: Dog adoptions \$31; Cat adoptions \$13
- x. October 29: Woofstock Festival (10 am – 2 pm)
- xi. May 2024 – Low-cost Spay/Neuter Clinic will open on SASA property.
 - 1. \$50 dogs; \$25 cats
 - 2. Funding received for clinic from County.
- xii. Rabies – only 30 percent of animals in County are vaccinated against rabies.
- xiii. Average 110 animals dead/month – struck by
- xiv. Trap, Neuter, Release program – rental cages available; no open spay/neuter appointments for remainder of 2023.
- e. Denair Public Library - Collen Vargas, Supervisor
(<https://www.stanislauslibrary.org>) –
 - i. New extended operating hours: 10 AM to 6 PM Monday through Thursday
 - ii. Story Hour Tuesdays 10:00 AM
 - iii. Build It! Wednesdays at 3:30 PM
 - iv. Beaded Snake Craft – Thursday October 19th at 3:30 PM
 - v. Friendly Ghost Windsock Craft – Thursday October 26th at 3:30 PM
 - vi. [Friends of the Denair Library](#) – starting to gather support.
 - vii. Free print/fax services
- f. Denair High School Leadership – Brayden Hart, student representative –
 - i. Hispanic Heritage – last week
 - ii. DHS Homecoming – Friday October 13 – ‘Denair Goes Dark’
 - iii. DHS Homecoming Parade – Friday October 13th at 12:15 PM
 - iv. PSAT/SAT Testing – October 14th
 - v. Red Ribbon Week – last week of October
 - vi. FFA 5k Walk/Run – Sunday October 8th.
 - vii. October Canned Food Drive



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- viii. FFA Trunk 'N Treat – Thursday October 26 at 6 PM – [Google Docs form](#) if interested in entering a decorated car
 - g. Denair Unified School District (DUSD) - (<https://www.denairusd.org/>) - absent
 - h. Stanislaus County Board of Supervisors / Chief Executive Office
 - i. Megan Wells will be absent during the November 2023 MAC meeting.
 - ii. Lester/Hawkeye – a flashing beacon has been ordered to address drivers running the stop sign.
 - iii. Town Hall (with Vito Chiesa and Hughson Mayor) – Friday November 17th at 5:00 PM - Samaritan Village in Hughson
 - iv. Town Hall (with Vito Chiesa, Turlock Mayor, U.S. Congressman Duarte) - Tuesday November 21st at 5:30 PM – Westside Ministries in Turlock
 - i. Stanislaus County Public Works - <https://www.stancounty.com/publicworks/>
 - i. Drainage issues near Walton Road and Romie Way
 - 1. Long-term: Community Services District will combine into the rest of the community
 - 2. Short-term: County crew maintains dry wells but when capacity is reached during rainfall, there will be flooding in that area
 - ii. Community Development Block Grant through Housing and Urban Development – community member stated that funding should be available for disadvantaged communities; can the County look into that funding for this purpose?
 - 1. Planning Department will bring Walton/Romie drainage issues to the attention of County and its list of storm sewer projects.
 - iii. Chip Seal – major focus of PW in the fall months
6. Information Item(s)
- a. Stanislaus County Planning & Community Development Department presented on the Stanislaus County's 6th Cycle Housing Element Update which is an update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2023-2031 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County
<https://www.stancounty.com/planning/pl/housing-element.shtm>



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- i. Commenting ends October 3rd but comments can still be submitted and will be considered (email comments to planning@stancounty.com)
 - ii. See attached presentation slides.
 - b. [Valley Water Collaborative](#) – Parry Clauson
 - i. non-profit that is implementing the Nitrate Control Program mandated by the Regional Water Board for the Modesto and Turlock groundwater basins.
 - ii. Starting Year 3
 - iii. 460 residents currently receiving bottled water.
 - iv. Funding has been expanded to include uranium, arsenic (50 percent of rural wells are contaminated), and 1,2,3-Trichloropropane (legacy pesticide).
 - v. Long-term solution: bring rural wells onto the public water utility system.
 - vi. Pursuing grants to accomplish this – CA agriculture boards, water boards, and department of commerce.
 - vii. Denair to South Turlock testing area – 70 percent nitrate exceedances
 - viii. New connection capacity to public utility – resident resistance to hook up due to cost.
 - ix. Other option: well head treatment
 - x. \$1.5 million per mile for new drinking water pipeline installations
 - xi. Need to control the sources from dairies, agricultural lands, and cities.
 - xii. Residents can get up to 5-gallon bottle water deliveries instead of individual bottled water; no large tank delivery available yet.
 - xiii. Reverse Osmosis – downside: for every 1 gallon of clean water, 7-8 gallons of waste is produced.
 - xiv. Condensate Collection System – startup company not holding up agreement for research and development.
- 7. Action Item(s)
 - a. None
- 8. Correspondence
 - a. None
- 9. Council Comments and Suggestions for Future Agendas
 - a. Judy – Love Denair Meeting – Tuesday October 10th at 7:00 PM – Denair Gaslight Theater
 - b. Sam – Denair Lions Updates:



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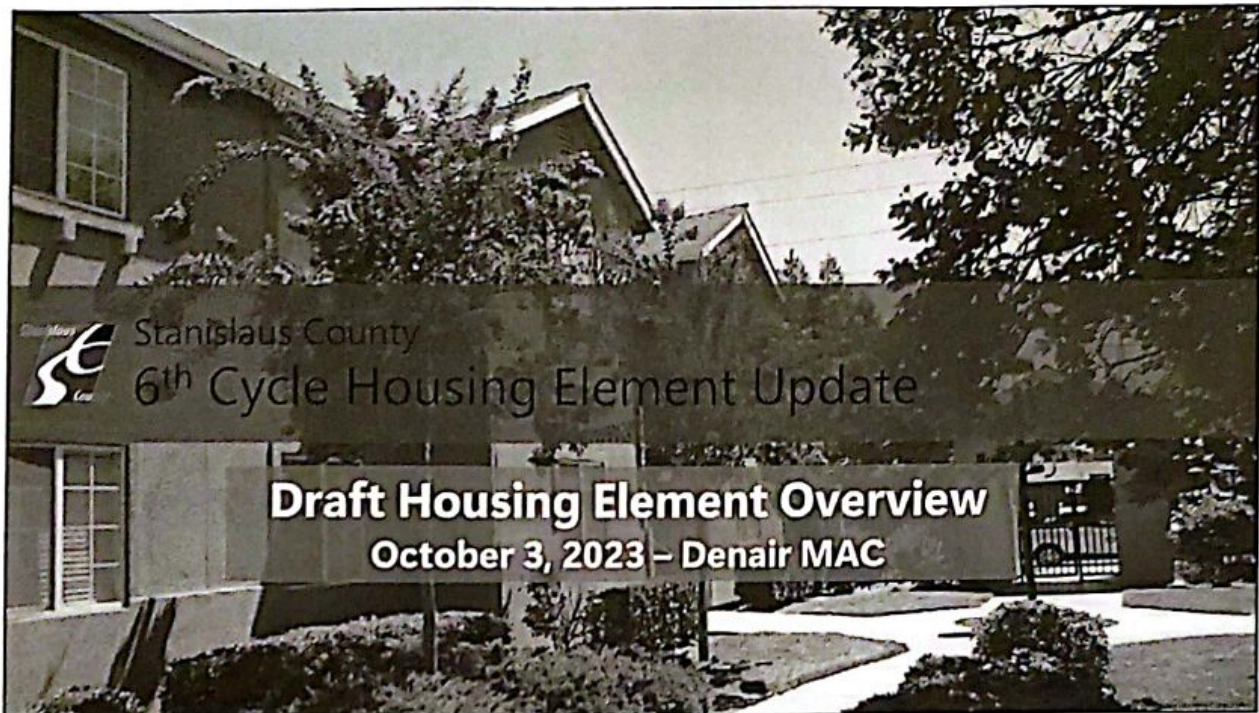
Samuel Paulissian, Member

Kimberly Stokes, Secretary

- i. October 20th Golf Tournament – benefitting Jordan Hall family.
- ii. October 21st – Tri-Tip Drive-Thru Dinner
- iii. November 5th – Pancake Breakfast – benefitting Jackson.
- iv. November 25th – Christmas Tree Lighting
- v. Gathering meal boxes
- c. Adam - no comments
- d. Kim – no comments
- e. Jim –
 - i. Annular Lunar Eclipse (78%) Viewing Event – October 14th at 8:30 am at Modesto Junior College Great Valley Museum
 - ii. [International Observe the Moon Night](#) – Saturday October 21st from 6:00 PM to 9:00 PM - Sterling Ranch Park, Denair

10. Adjournment

- a. The meeting was adjourned at 8:50 PM



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Presentation Outline

- Housing Element Overview
- Regional Housing Needs Allocation (RHNA)
- Sites Inventory Overview
- Housing Plan
- Project Schedule and Community Engagement

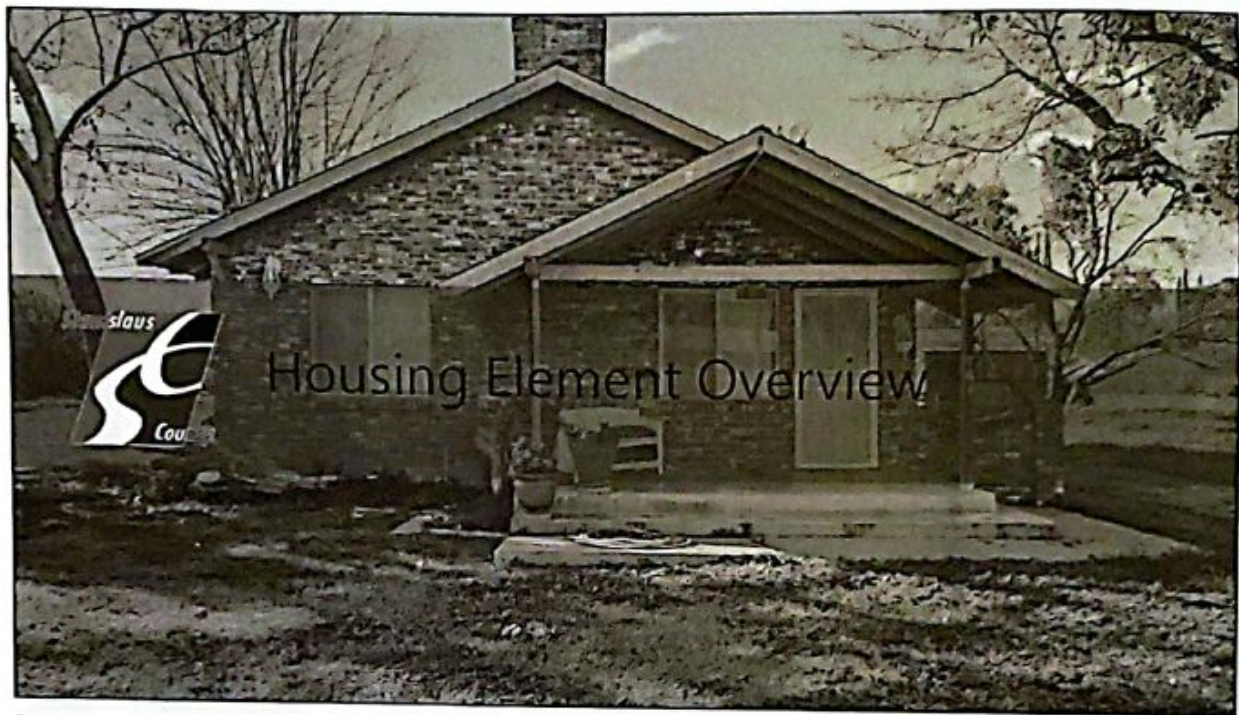


Stanislaus County 6th Cycle Housing Element Update
Draft Housing Element Overview Presentation 10/3/23

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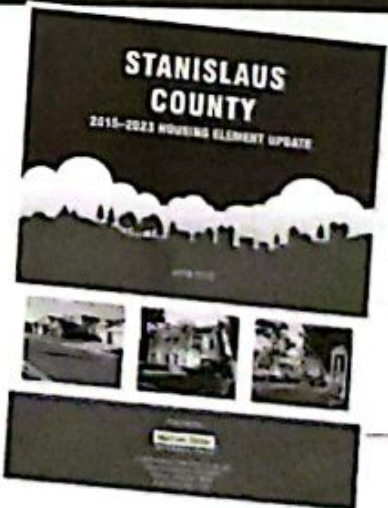
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What is a Housing Element?

- One of eight elements in the County General Plan
- Housing Element updates required by State law in eight year "cycles."
- Currently preparing the 6th cycle Housing Element update
- Updates done on a schedule prescribed by the State (adoption deadline December 31, 2023)



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What does a Housing Element do?

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates County practices and regulations to reflect new State laws

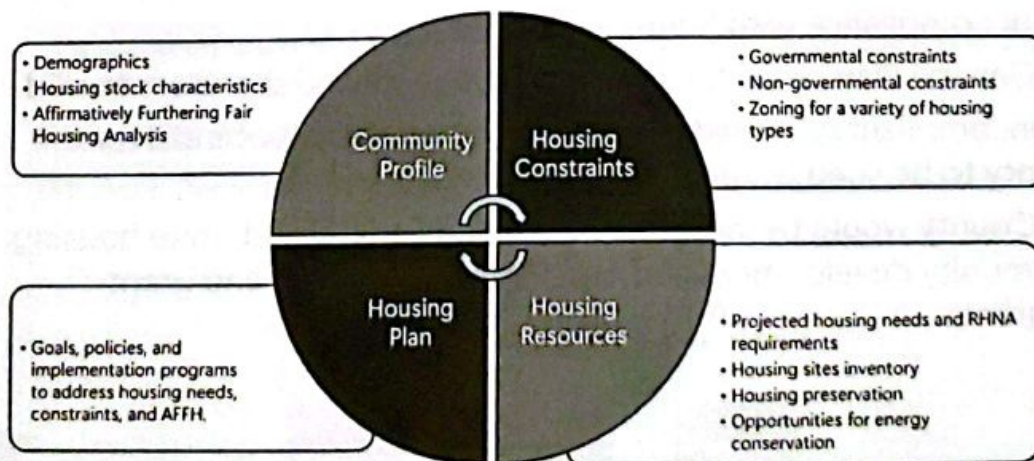


Stanislaus County Housing Element
Housing Element Update/Revised/2023

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Housing Element Basics



Stanislaus County Housing Element
Housing Element Update/Revised/2023

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Housing Element Basics

Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Assisting in the provision of affordable housing
- Maximizing housing opportunities throughout the community
- Provide housing choices that serve the needs of special needs populations
- Removing governmental and other constraints to housing investment
- Ensure fair and equal housing opportunities



Stanislaus County Office of Planning and Community Development
Housing Element Update (September 2017)

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What happens if the County doesn't update the Housing Element?

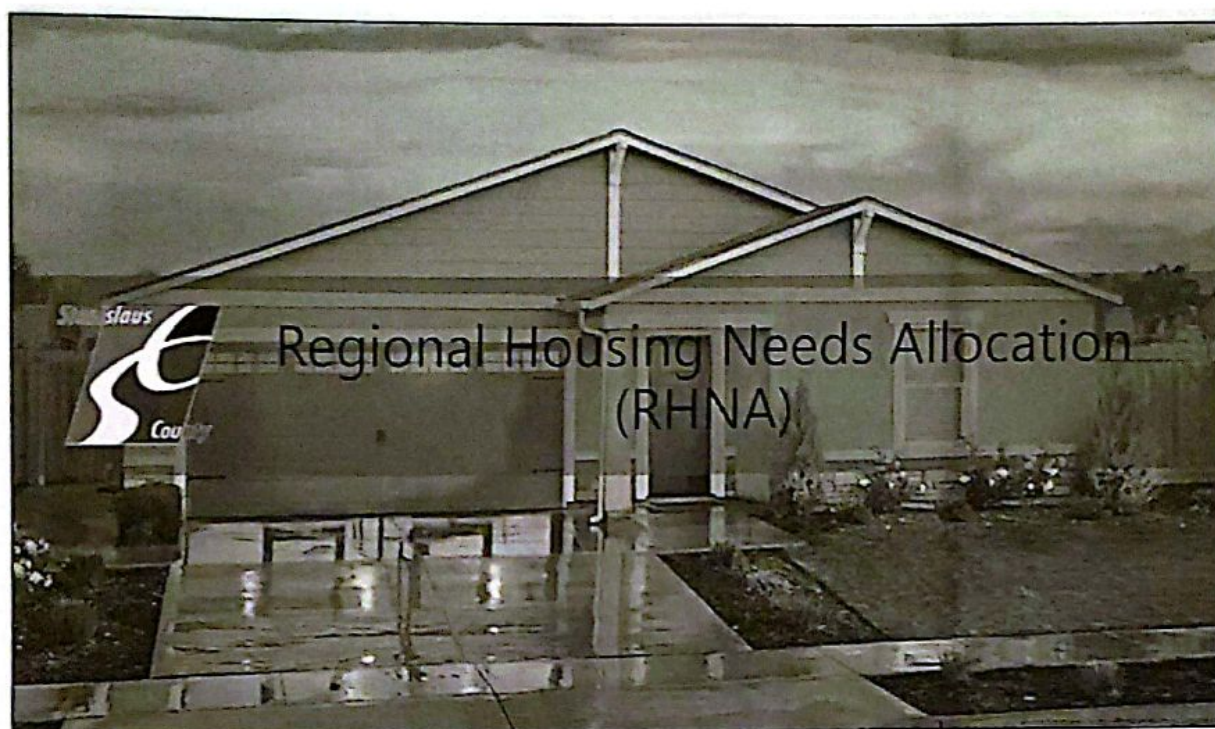
- Out of compliance with State Law
- The General Plan could be deemed inadequate and therefore invalid
- A noncompliant or invalid General Plan creates the potential for the County to be sued when making land use decisions
- The County would be ineligible for several Federal and State housing, community development and infrastructure funding and grant programs



Stanislaus County Office of Planning and Community Development
Housing Element Update (September 2017)

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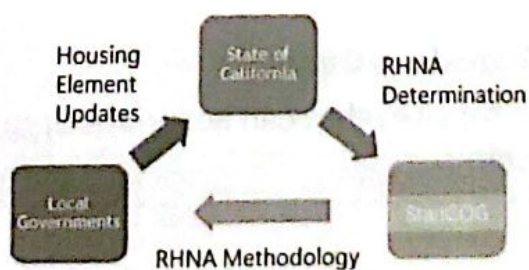
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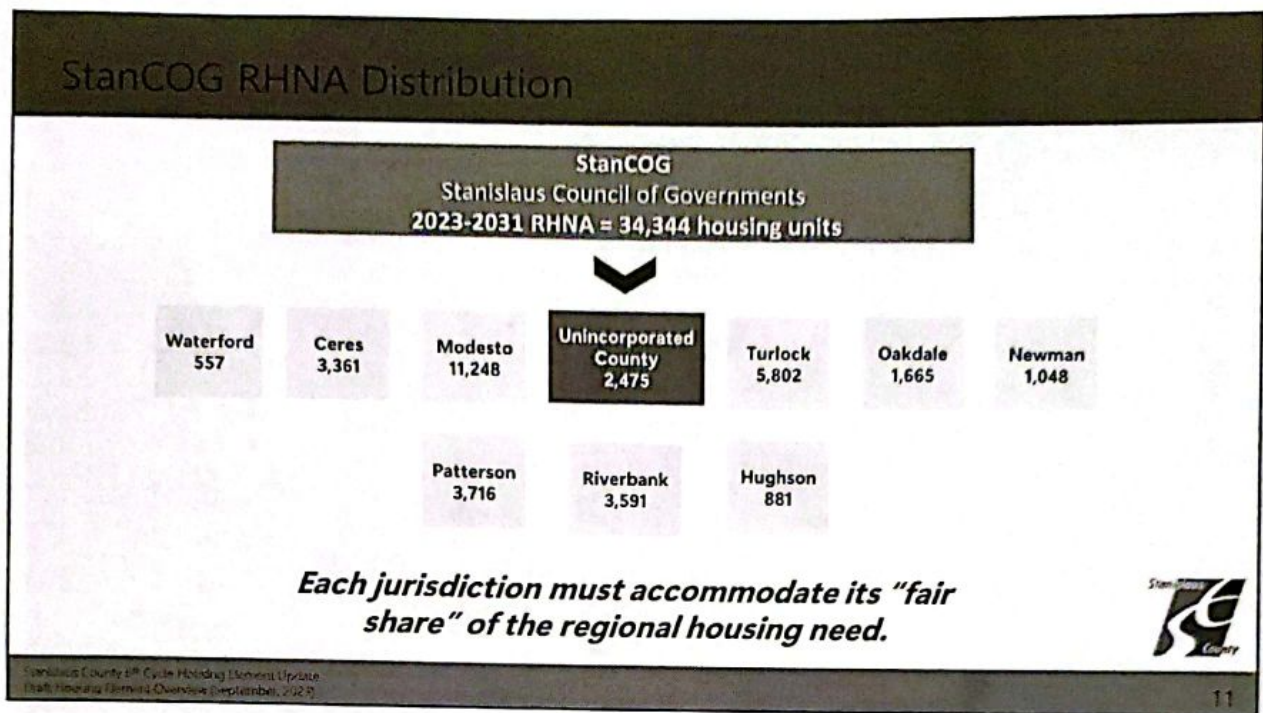
What is RHNA?

- The representation of the future housing needs for all income levels in the County for the next eight years
- Prepared by Stanislaus Council of Governments (StanCOG)
- 6th cycle: December 15, 2023 – December 15, 2031

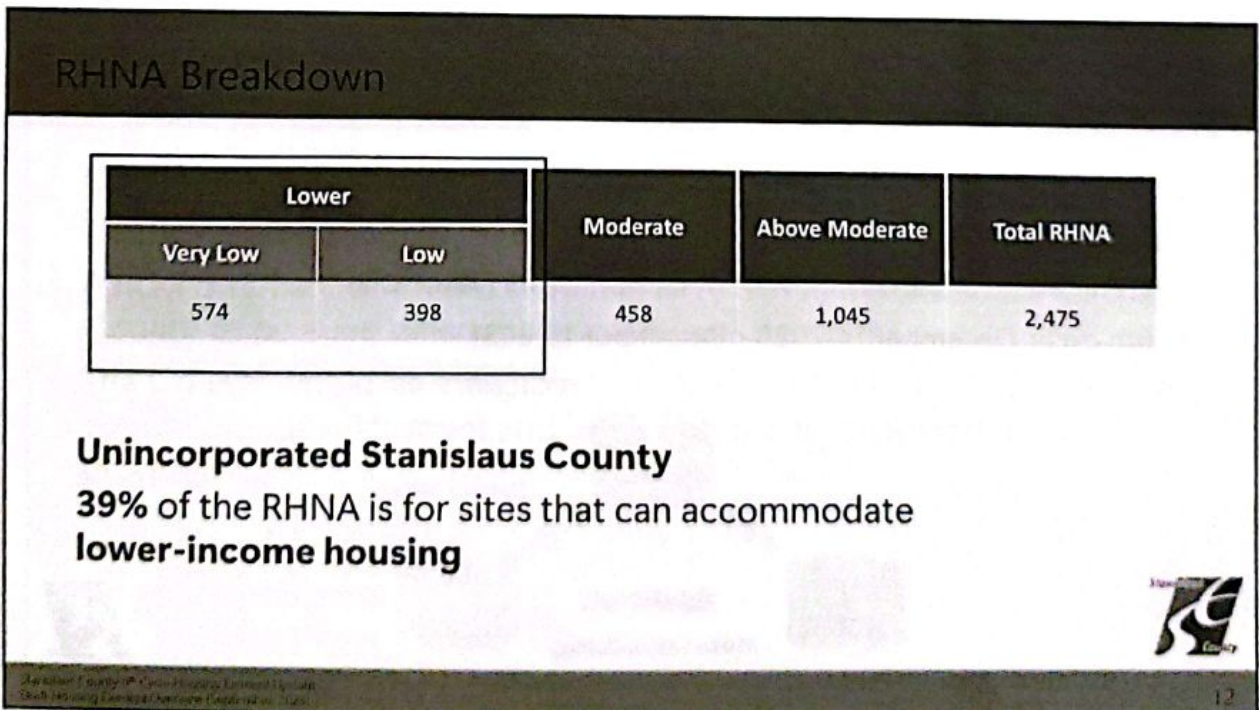


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RHNA Change Since Last Housing Element Update

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5 th Cycle	538	345	391	967	2,241
6 th Cycle	574	398	458	1,045	2,475
Change	+36	+53	+67	+78	+234

Cycle	Lower		Moderate	Above Moderate
	Very Low	Low		
5 th Cycle	24.0%	15.4%	17.4%	43.2%
6 th Cycle	23.2%	16.1%	18.5%	42.2%

Source: The Board of Supervisors of the County of Stanislaus Board Action Summary, Resolution No. 2020-0169, Board Agenda Item 6.D.1 (April 21, 2020), StanCOG Proposed RHNA Methodology Framework, Option 1B RHNA, Figure 17; 2020 American Community Survey, and Mintier Harnish, 2022.



Stanislaus County 2023 Housing Element Update
Draft Housing Element Overview (September 2022)

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Stanislaus County Housing Need Requirement

RHNA for Unincorporated Stanislaus County by Income Category, 2023-2031
and Ability to Pay for Housing Based on HCD Income Limits, Stanislaus County, 2022

Income Category	RHNA (Housing Units)	Estimated Income (Four Person Household)	Maximum Affordable Monthly Rent
Extremely Low Income (<30% of Median Income)	287	< \$18,850	\$471
Very Low Income (30-50% of Median Income)	287	\$31,450	\$786
Low Income (50-80% of Median Income)	398	\$50,300	\$1,258
Moderate Income (80-120% of Median Income)	458	\$62,850	\$1,571
Above Moderate Income (>120% of Median Income)	1,045	> \$74,450	\$2,201
TOTAL	2,475		

Source: StanCOG Option 1B RHNA, Figure 17, 2020 American Community Survey, and Mintier Harnish, 2022.



Stanislaus County 2023 Housing Element Update
Draft Housing Element Overview (September 2022)

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Meeting the RHNA

Sites or credits in the inventory can include:

- Housing projects under review or approved through Planning and expected to be built during the planning period
- ADU trends
- County-owned sites with housing in line with County goals
- Residentially zoned vacant sites or non-vacant sites with redevelopment potential
- Sites that would be rezoned to permit residential uses or higher density



Stanislaus County RHNA Housing Element Update
and Housing Element Review (September 2020)

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Housing Credits and ADU Trends

	Total Units	Lower Income	Moderate Income	Above Moderate
Pending Projects	253	0	0	253
ADU Trends	184	0	0	184

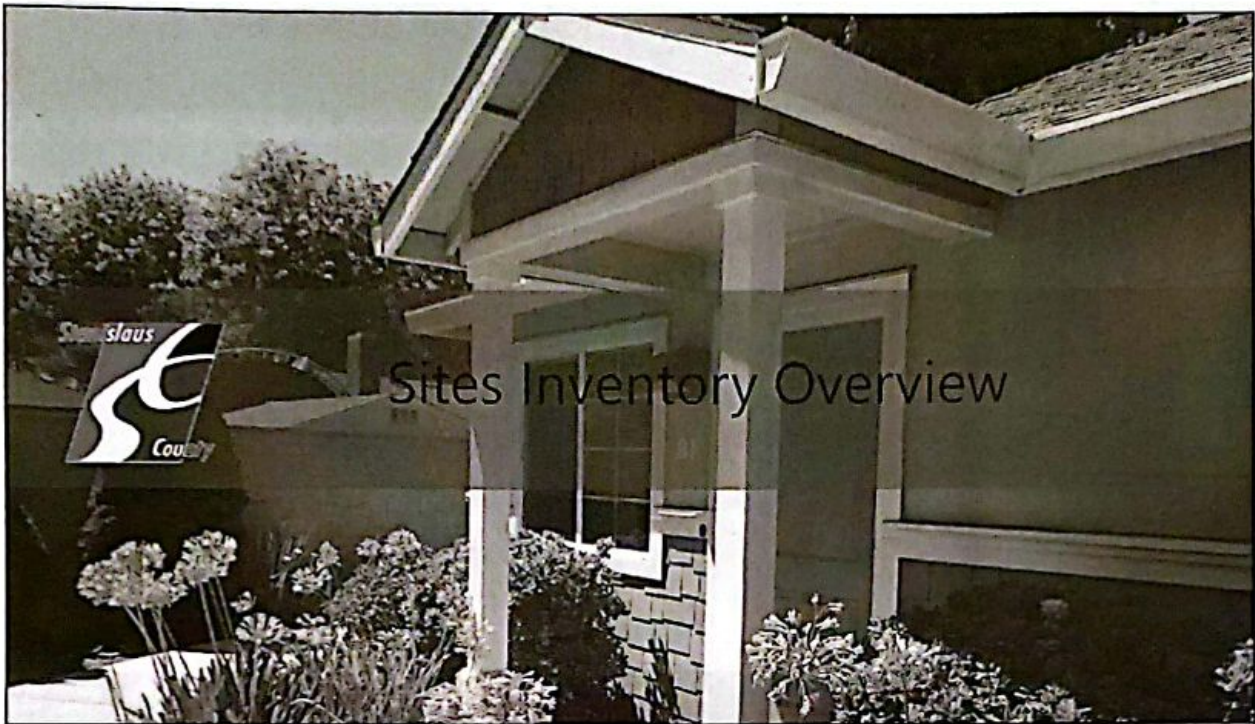
- ADU trend based on permitted number of ADUs in recent years (approximately 23 per year in recent years)



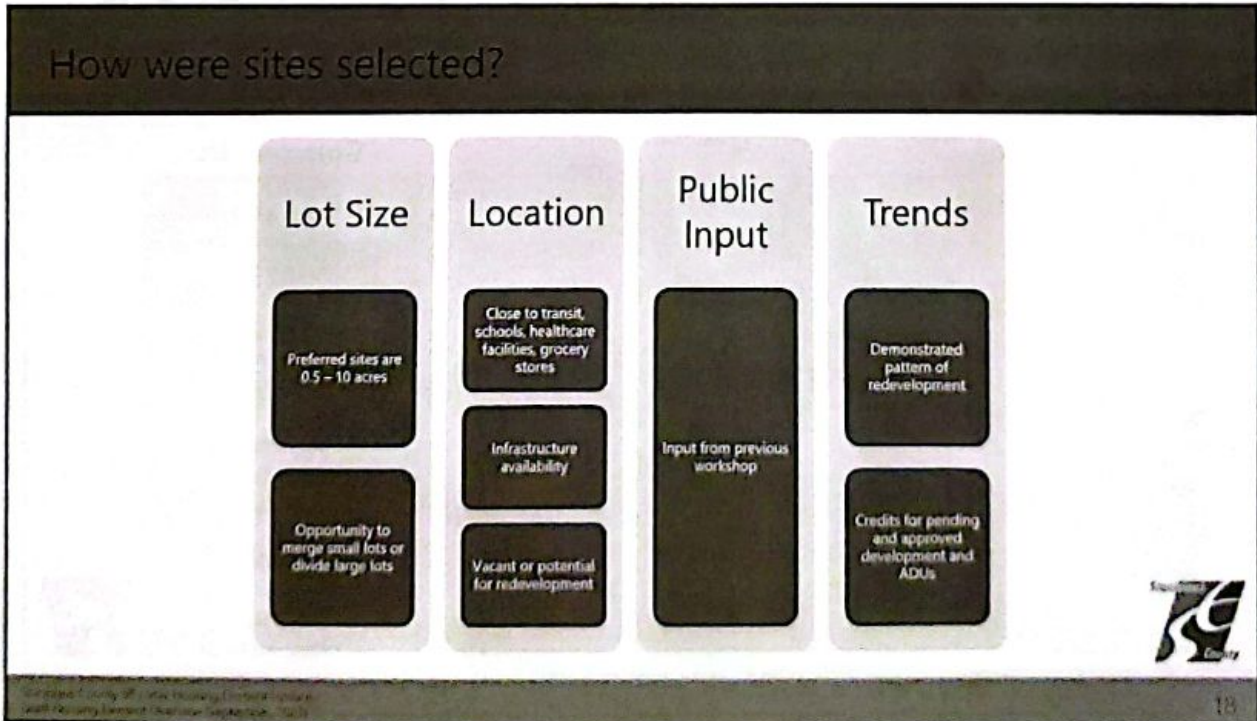
Stanislaus County RHNA Housing Element Update
and Housing Element Review (September 2020)

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Sites Overview

- Reviewed housing opportunity sites throughout unincorporated County that met criteria
- Identified 458 total sites
- 54 rezones to facilitate housing for lower income households
- 404 vacant or underutilized sites, which would not be rezoned

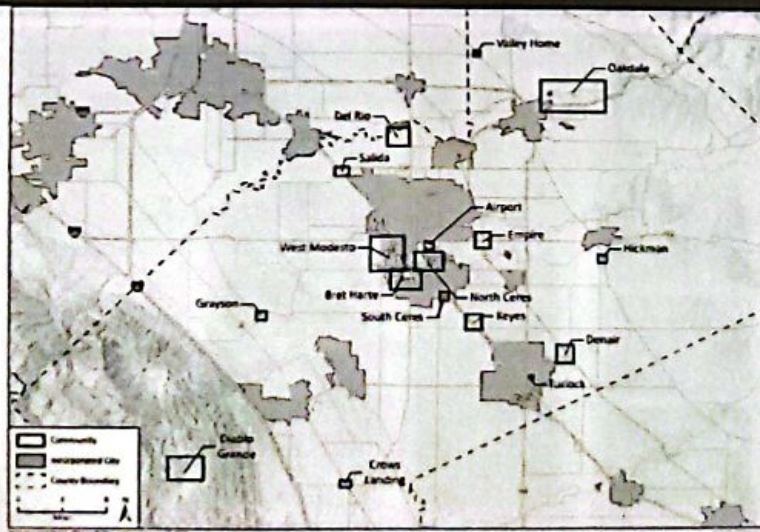


Stanislaus County Office of Housing & Community Development
Draft Housing Element Discussion Document, November 2015

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Sites Overview



Communities:

- Airport
- Bret Harte
- Crows Landing
- Del Rio
- Denair
- Diablo Grande
- Grayson
- Hickman
- Keyes
- Modesto
- North Ceres
- Oakdale
- Salida
- South Ceres
- Turlock
- Valley Home
- West Modesto



Stanislaus County Office of Housing & Community Development
Draft Housing Element Discussion Document, November 2015

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Summary by Community

Community	Number of Parcels	Number of Units	Community	Number of Parcels	Number of Units
Airport	10	44	Hickman	4	27
Bret Harte	28	494	Keyes	20	121
Crows Landing	5	5	North Ceres	25	207
Del Rio	57	129	East Oakdale	51	168
Denair	28	353	Salida	6	51
Diablo Grande	112	112	South Ceres	5	97
Empire	18	154	Turlock	3	10
Grayson	4	8			



Stanislaus County Office Housing (Amended)
Draft Housing Element (September 2023)

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Site Inventory Summary

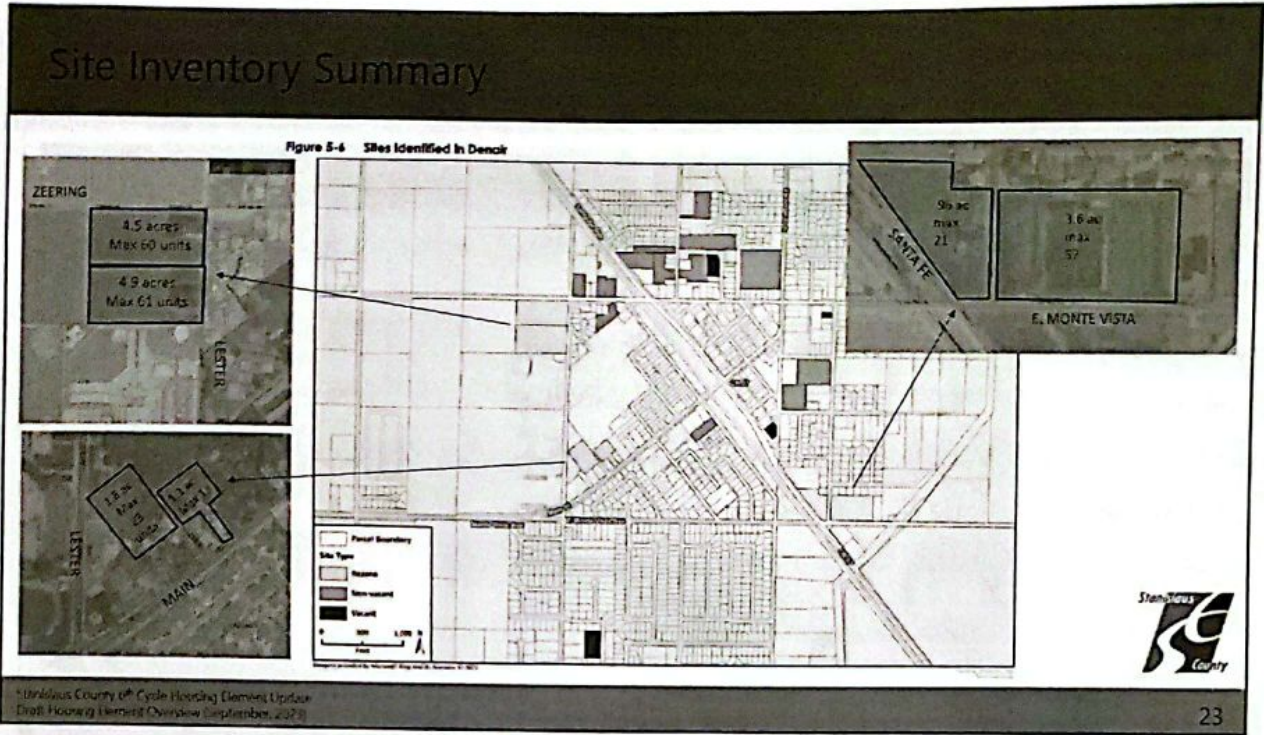
	Lower	Moderate	Above Moderate	Total
RHNA Allocation	1,167	458	1,045	2,475
Pending Projects	0	0	253	253
Projected ADUs	0	0	184	184
Preliminary Units	1,268	581	712	2,561
Total Units	1,268	581	1,149	2,998
Unit Surplus	296	123	104	523



Stanislaus County Office Housing (Amended)
Draft Housing Element (September 2023)

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Significant Programs and Actions

- **Program 1-1: Home Rehabilitation**
 - Provide housing rehabilitation assistance for owner-occupied lower-income households
 - Spread awareness of home and accessibility rehabilitation programs
- **Program 2-1: Affordable Housing Development Assistance**
 - Identify affordable housing development opportunities and promote housing choices for special needs populations
 - Ensure a streamlined process for affordable housing development
- **Program 3-1: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth**
 - Actively promote sites available for affordable housing development
 - Amend Zoning Ordinance to prohibit development of single-family dwellings in multifamily zones



Stanislaus County 9th Cycle Housing Element Update
Draft Housing Element Overview (September 2023)

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Significant Programs and Actions Continued

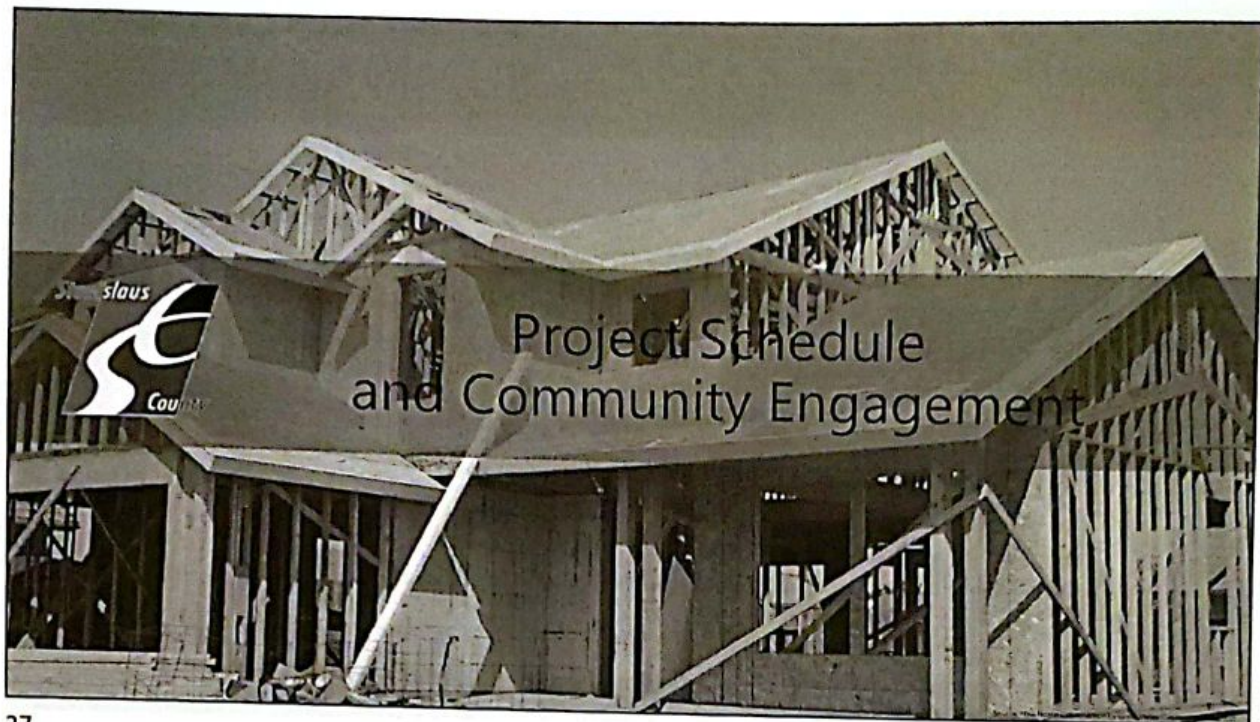
- **Program 4-1: Housing for Special Needs Populations**
 - Encourage the inclusion of units and services needed to support individuals with special needs
 - Encourage the use of Universal Design Principles in new construction and/or rehabilitation of housing
- **Program 5-1: Affirmatively Furthering Fair Housing & Environmental Justice**
 - Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and limited English proficiency households
 - Strive to achieve and maintain recognition as a "Prohousing" jurisdiction
- **Program 5-2: Fair Housing Services**
 - Provide fair housing and tenant/landlord services, including housing counseling and education and tenant/landlord counseling and mediation
 - Require contracted fair housing provider to conduct random fair housing testing



Stanislaus County 9th Cycle Housing Element Update
Draft Housing Element Overview (September 2023)

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Project Schedule	
Milestones	Estimated Date
Workshop #1: Housing, Safety, and EJ	June 23, 2022
Workshop #2: Preliminary Site Inventory	October 11, 2022
Planning Commission Study Session	October 2022
Board of Supervisors Study Session	November 2022
WE ARE HERE → Public Review Draft Housing Element	August/September 2023
HCD Review of Draft Housing Element	Fall Winter 2023
Public Hearing Draft Housing Element	Winter 2024
Planning Commission Hearings	Winter 2024
Board of Supervisors Hearings	Winter 2024
Submit to HCD for Certification	January 2024



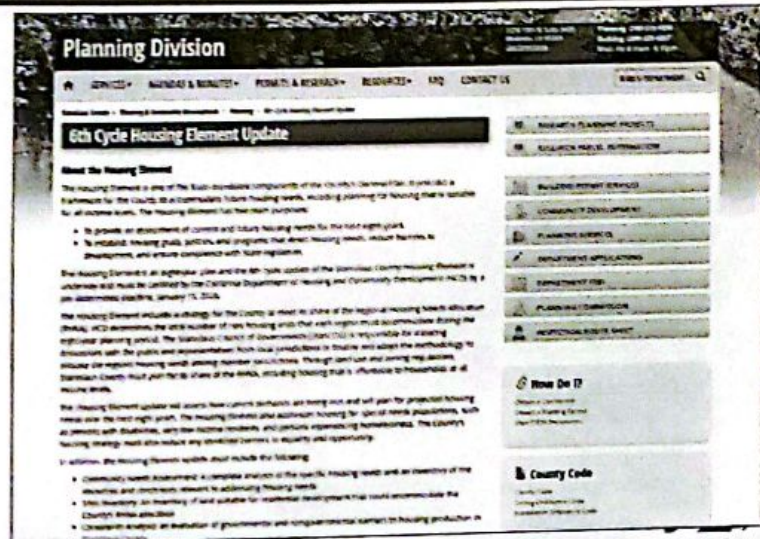
Stanislaus County 15th Cycle Housing Element Update
Draft Housing Element Openhouse Supplement 10/2/22

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Public Information and Participation

- Website
- <https://www.stancounty.com/planning/pl/housing-element.shtm>
- E-mail Blasts
- Social Media Engagement
- Stakeholder Interviews
- Bilingual Online Survey
- Participatory Mapping Exercise



Stanislaus County 6th Cycle Housing Element Update
Draft Housing Element 4 (November/December 2023)

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Questions?

County Staff

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(209) 525-7652



Stanislaus County 6th Cycle Housing Element Update
Draft Housing Element 4 (November/December 2023)

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Site Inventory Summary

Figure 5-6 Sites Identified in Denair

