



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
August 9, 2022, 7:00 PM

I. Opening and Pledge of Allegiance

- A. James Brugger called meeting to order at 7:02 PM and led the pledge to the flag.

II. Introduction and Roll Call

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

III. Public Comments

- A. Agenda wasn't emailed out to email recipients prior to meeting; agenda can always be found at www.stancountymacs.com under Denair section
- B. Resident thanked the town for putting on the 2021 Christmas Tractor Parade, flag placement along Main Street during the Memorial Day and Fourth of July holidays, the 2022 Fourth of July Parade, and for maintaining the Sterling Ranch Park
- C. Susan Thomas – Stanislaus County Library Foundation -
- i. Fundraising and advocacy is the primary purpose of the foundation
 - ii. Children services include story time, read-to-me kits that can be checked out
 - iii. Teen services include summer reading program, coding classes, STEAM kits that can be checked out, teen book box (monthly registration)
 - iv. Adult services include computer access, Wi-Fi and printing
 - v. Elderly services include home delivery program for books
 - vi. Veterans' services include a resource center for benefits, housing, and educational resources
 - vii. General services include book-club-in-a-box (multiple copies for all book club members) and passport applications

IV. Approval of Minutes from June 7, 2022

- A. June 7, 2022 meeting minutes were approved:
- i. Motion by James Brugger, 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 –** absent; **Officer Blake Mitchell (#209-545-7440)** present
 - a. July report – a few non-injury traffic accidents
 - b. Modesto CHP office (M-F 8 am to 5 pm) offers baby car seat installations, club devices for cars that are statistically stolen more frequently

- c. Traffic complaint system (via phone) to report repeat situations (Non-emergency #209-356-2900)
 - d. Dr. Metzger (DUSD Superintendent) requested that CHP increase their presence on Lester Road when school starts on August 10th, specifically during afternoon release (3:15 pm)
- ii. Stanislaus County Sheriff - (<https://www.scsdonline.com/>) – Deputy Kyle Christianson** (Community Resource Officer)
- a. 3 property crimes
 - b. 1 family disturbance
 - c. Resident inquired about catalytic converter theft mitigation
 - Turlock PD partnering with smog shops to perform etching of catalytic converters
 - d. Resident inquired how often Sheriff Department is patrolling Denair
 - Three shifts patrol Denair and the unincorporated areas of Turlock throughout the day/night
 - e. Resident inquired how Denair gets more Sheriff deputies assigned to the area
 - MAC President and Secretary recommended that the December 7, 2021 meeting minutes (found at www.stancountymacs.com) be reviewed for the discussion on that topic with Sheriff Dirkse
 - Denair MAC can request that the Sheriff attend a future meeting to field additional questions
- iii. Animal Services (<http://www.stanislausanimalservices.com/>) – Officer Graham** – absent - next update in October 2022
- iv. Denair Fire Department** – see attached report for July 2022
- a. Resident noted that there was a residential fire related to fire works on July 4
- B. Stanislaus County Board of Supervisors –Megan** (Supervisor Vita Chiesa’s Assistant; #209-525-6464)
- i. Sheriff Department is hiring for more than 40 positions
 - ii. County budget is \$1.5B; 1% increase since 2021; increase in property tax and sales tax; final budget will be voted on in September 2022
 - iii. August 16 6:30 pm – American Rescue Plan Act funding vote
 - iv. Monkeypox – 2 reported cases in Stanislaus County; 1,300 cases state-wide; 2 batches of vaccines have been received by Stanislaus County Health Services Agency (www.schsa.org)
- C. Chief Executive Office – Erica Inacio** (Community Manager - inacioe@stancounty.com) - absent
- D. Local:**
- i. **Denair Public Library – Colleen Vargas** (Supervisor - <https://www.stanislauslibrary.org/>) – absent
 - ii. **Denair High School Leadership – Wilder Diaz**
 - a. Donuts For Directions – free donuts to new students on first day of school
 - b. Pep Rally for new students and teachers

- c. August 12 - Football scrimmage
- iii. **Denair Unified School District – Dr. Terry Metzger** (Superintendent)
 - a. School starts on August 10
 - b. New start time: 8:30 am
 - c. New release time: 3:15 pm
 - d. School Board Meetings – 2nd Thursdays of each month

VI. Informational Items –

- A. General Plan Amendment for Lazares Companies – East Monte Vista between Waring and Lester Roads (Application No. PLN2021-0040)
 - i. Board of Supervisors vote - August 16 meeting
 - ii. Landscape plans will be forwarded to Denair MAC for review
 - iii. Denair Community Services District (DCSD) confirmed they have capacity to support the new development; if a new drinking water well is required in the future, the developer would pay its ‘fair share’ for its installation but not the total amount.
 - iv. Residents noted that existing water customers are being told to conserve water, however more developments are getting existing water source
 - v. Concerns from the residents should be reported directly to the Planning Commission
- B.

VII. Correspondence – none

VIII. Action Items –

- A. Planning Commission – Emily Basnight – basnighte@stancounty.com; Kristy Doud (Deputy Director) – doudk@stancounty.com; #209-525-6330
 - i. The CEQA 30-Day Referral Initial Study and Notice of Intent to Adopt a Negative Declaration for **Rezone and Tentative Map Application No. [PLN2022-0026](#) – Elmwood Estates Initial Study** (stancounty.com)
 - ii. Presentation of Elmwood Estates:
 - a. Rezoning from 40% lot coverage to 50% lot coverage
 - b. 8,000 to 10,000 square foot lots (low-density residential)
 - c. 17 lots, 1 storm drainage basin
 - d. Future development stub-out on the east side
 - e. 29 trees will be planted
 - f. DCSD confirmed they have capacity to support the new development; if a new drinking water well is required in the future, the developer would pay its ‘fair share’ for its installation but not the total amount.
 - g. Agricultural property on the east side has no land buffer; no spray permit has been pulled
 - h. Design standards are 35-foot-tall maximum
 - iii. Planning Commission received (4) comments from neighbors near the planned development including concerns about traffic, flooding, safety and crime, and use of construction equipment
 - iv. Comments from residents present at MAC meeting:
 - a. Shouldn’t be designed as a cul-de-sac; too much traffic on Romie Way to accommodate new houses
 - Planning Commission response: exit cannot be on Story Road as the intersection of Kersey Road would be too close as per regulations
 - b. Density of housing seems high
 - Planning Commission response: 17 lots can accommodate up to 33 dwellings and this is calculated as an average of 3 people per lot; CA

- state law does not account for potential accessory dwelling unit (ADU) in density calculation
- c. Will there be a park space created?
- Planning Commission response: a drainage basin is planned; fees are being collected for future park implementation as per regulation, but it is not currently planned
- d. The cul-de-sac may cause safety issues when emergency vehicles need to access the area
- Planning Commission response: the Fire Warden did not have any concerns in this regard to the entry/exit for the planning development
- e. The road width is not sufficient to accommodate cars passing
- Planning Commission response: County specifications will be followed to meet 60 feet width including a sidewalk; Story Road may be widened in spots to accommodate new development if warranted to meet specifications
- f. The south side of Walton Road and Romie Way intersection experiences flooding
- Planning Commission response: this will be discussed with Public Works; the development will have proper drainage, gutters, and the recharge basin so surface flooding will not be exacerbated by the development; if the area is not directly related to the new development, concerns should go directly to Public Works
- g. The Romie Way and Walton Road intersection should get a 3-way stop sign since the new houses will add traffic to the area
- Planning Commission response: the developer can look into installing a 3-way stop but it is not a County requirement based on current traffic pattern; a future traffic study can be requested once the new homes are occupied to see if the traffic pattern warrants a 3-way stop sign at that intersection
- h. Comments from MAC members present at MAC meeting:
- Sam – provided a suggestion that lots #1, 13, and 16 should be duplexes to assist with lack of affordable housing in the area and to address the State Bill (SB) 9 regarding ADUs
 - i. Developer - this suggestion was considered but it will not be applied as it is not conducive with the design, however lots #6, 7, and 8 are pre-applied ADU lots (ADUs limited to 1,200 square feet) although any lot can become an ADU by SB9
 - Kim – have pervious concrete and/or grey water been considered? Are there any County regulations for new developments to implement these systems?
 - i. Planning Commission – there are no County regulations that required this of new developments; pervious concrete isn't often used in this region because we don't get that much rain so surface runoff isn't a big issue; purple pipe systems (recycled water) can be installed at the developer's discretion
 - Jim – would like to review the proposed landscape design to ensure plants will be low-water usage and as native as possible; the project does not present any significant issues in relation to existing County codes/regulations, therefore, there is no reason to reject project (not in my backyard is not a valid reason that can be leveraged to reject)

- i. Additional comments should be addressed to the Planning Commission so that they may be considered; the development will be considered and voted upon during the September 1 Planning Commission meeting, the project will then go to the Board of Supervisors for consideration
- j. Initial Study - Rezone and Tentative Map Application No. [PLN2022-0026](#) – Elmwood Estates was approved:
 - Motion by Sam Paulissian, Second by Kim Stokes
 - All approved to move to Planning Commission vote pending concerns raised during the MAC meeting are addressed

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

A. Topics for Next Agenda - none

B. Comments:

i. Jim –

- a. DUSD Football Tournament ‘Munchies’ (honored football coach who passed away) created a safety issue when attendees parked on the north and south side of Lester Road between Main Street and Monte Vista Avenue; a ‘no parking zone’ inquiry will be placed with Public Works
- b. Looking into a Denair MAC sign with the County

ii. Kim

- a. [Modesto Streets Team](#) is looking to collect hygiene products; contact andrea@streetsteam.org; 209-494-7053

iii. Billy –

- a. An RV is parked on Chica Avenue that will be reported to County
- b. DFD Deep Pit BBQ tickets currently on sale (September 10)
- c. Lions Club will have a booth at the Denair Farm and Family Festival (September 10) – Denair MAC members will be present at that booth

X. Next Denair MAC meeting is scheduled for Tuesday, September 6, 2022 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 9:01 PM.

Respectfully submitted by James Brugger, Chairperson.

JUL

EMS	21	41.18%
Fire\CO alarm	1	1.96%
Gas Leak	0	0.00%
Grass fire	7	13.73%
Hazmat	0	0.00%
Illegal burn	0	0.00%
Injury traffic col	0	0.00%
Mutual aid	6	11.76%
Non-Injury TC	1	1.96%
Other	2	3.92%
Other fire	1	1.96%
Public assist	7	13.73%
Rescue	0	0.00%
Smoke check	1	1.96%
Station standby	0	0.00%
Structure	2	3.92%
Trash	2	3.92%
Vehicle fire	0	0.00%
Wires down	0	0.00%
No. of calls	51	100.00%