



DENAIR MUNICIPAL ADVISORY COUNCIL

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Denair Municipal Advisory Council Meeting Minutes
Zoom Meeting
July 6, 2021, 7:00 PM

- A. James Brugger called meeting to order at 7:01 PM and led the pledge to the flag.
- II. Introduction and Roll Call**
 - A. Members present: James Brugger, Adam Dalton, Billy Myers, Mary Ann Riner (absent), and Kimberly Stokes (absent)
- III. Public Comments**
 - A. Community member – Does the County have a requirement for community parks to be included with new developments? New subdivisions without park spaces creates a quality of life issue and County should make developers put them in.
 - B. Erica Inacio (Chief Executive Office) – Question for Planning Department: Does Planning push on developers to build park spaces? Answer from Jeremy Ballard with Planning: There are community plans and County policy for developing parks. The threshold is if the development is greater than fifty lots.
- IV. Approval of Minutes from June 1, 2021**
 - A. June 1, 2021 meeting minutes were approved:
 - i. Motion by Adam Dalton, Second by Billy Meyers
- V. Agency Reports and Updates**
 - A. **Public Safety:**
 - i. **California Highway Patrol (<https://www.chp.ca.gov/home>) – Officer Moore**
 - a. No statistics for June were available at the time of the meeting.
 - b. The Academy reopened and the next transfers will be in September.
 - c. They will be hosting two street racer training and coordination days. They will be focusing on street racing prevention in the area.
 - d. Citizens should be proactive and report traffic complaints via phone (209-545-7440)
 - ii. **Stanislaus County Sheriff - (<https://www.scsdonline.com/>) – Deputy Davis (Community Resource)**
 - a. There were 84 calls in June, which is lower than the past years. Most were property crimes, theft, and vandalism.
 - b. It is a busy time of the year and they are trying to get out to the community more.
 - c. Use the GO REQUEST app to report suspicious activities.
 - iii. **Denair Fire Department - See attached report**

- a. The DFD has new staffing. Two will be on staff at night; they currently have 23 active fire fighters.
- b. DFD Deep Pit BBQ will be on September 11. Tickets will be coming soon.

B. State and County:

- i. **Chief Executive Office – Erica Inacio** (Community Manager – inacio@stancounty.com)
 - a. MAC trainings will be on August 4, August 10, and August 31. Trainings will cover the Brown Act, Public Records Act, Use of Public Resources, etc.
 - b. Rental assistance and COVID information was sent out to all MACs.
 - c. The Denair MAC previously voted to be appointed rather than elected. The issue has been reopened for reconsideration. Does the Denair MAC want to stay appointed or go back to elected? The MAC can add an action item to the next agenda for discussion and consideration.

C. Local:

- i. **Denair Public Library – Not Present**
- ii. **Denair High School Leadership – Not Present**
- iii. **Denair Unified School District – Dr. Terry Metzger** (<https://www.denairusd.org/>) - **Not Present**

VI. Informational Items - None

VII. Correspondence – None

VIII. Action Items:

A. Recommendation for [PLN2021-0009](#) – WPD Homes, Inc.:

- i. The project is scheduled to go to Planning soon. They need a recommendation from the MAC tonight.
- ii. Pat Davis with WPD Homes and Civil Engineer, Rod Hawkins, were available to answer questions.
- iii. The project is a rezone from R-A to P-D and medium density residential (R-2).
 - a. Four trees will be removed
 - b. Street improvements will be required
 - c. Swales will retain storm water
- iv. There is a letter from the property owner to the south opposing the rezoning.
- v. Planning will make a negative declaration and is scheduled for the August 5 Planning meeting.
- vi. A community member asked if there is an affordability range for the development.
 - a. Pat Davis: The project will provide rental properties (five duplexes) for the community of Denair.
 - b. The 800 square foot property will become a single family residential for the property manager.
- vii. James Brugger moved to recommend the project for approval with the condition the parkway planter with the exiting trees is not planted in turf grass or other resource-intensive landscaping. Second by Adam Dalton. All voted in favor of recommending the project to Planning.

B. Recommendation for [PLN2021-0040](#) –LAZARES COMPANIES:

- i. The project is a rezone to low-density residential and will include sixty-nine residential lots, four non-residential lots (for recreation, storm water, utilities)
- ii. There will be a concrete block wall on the east side of the recreation/storm basin and is planned to be covered in ivy.
 - a. James commented that the vegetation can attract pests and be maintenance and water intensive. Who is responsible for maintenance of the vegetation on the wall?
 - b. A conflict between the Denair Community Plan and the County General Plan resulted in the proposed single family residential plan.
 - c. A community member asked about consideration of gray-water systems in new developments to reduce reliance on ground water.
- iii. James Brugger moved to recommend deferring the recommendation until Planning can return and provide feedback/comments from Parks, Public Works and other departments. Second by Adam Dalton. All voted in favor deferring recommendation.

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

A. Topics for Next Agenda:

- i. DFD update on the house fire investigation; DFD meeting on first Tuesdays @ 6pm

B. Comments:

- i. Adam Dalton –

- a. Farm and Family Festival is going forward on September 11, in conjunction with the DFD Deep Pit BBQ.

- ii. Billy Myers –

- a. Denair MAC should have a booth at the Farm and Family Festival.
 - b. The Denair Lions fund raiser for the family affected by the house fire in May was their largest. They sold 1,400 tickets. The Fire Department stepped up and partnered with the Lions and provided a traffic control plan. The County helped with logistics and it was an amazing feat for a small community.

- iii. Jim Brugger –

- a. No comments

X. Next Denair MAC meeting is scheduled for Tuesday, August 3, 2021 at 7:00 PM

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

XI. Adjournment.

- A. The meeting was adjourned at 8:34 PM.

Respectfully submitted by James Brugger, Chairperson.

	JUNE		YTD	
EMS	26	52.00%	272	46.10%
Fire\CO alarm	1	2.00%	14	2.37%
Gas Leak	0	0.00%	3	0.51%
Grass fire	4	8.00%	20	3.39%
Hazmat	1	2.00%	5	0.85%
Illegal burn	0	0.00%	12	2.03%
Injury traffic col	1	2.00%	23	3.90%
Mutual aid	7	14.00%	71	12.03%
Non-Injury TC	2	4.00%	17	2.88%
Other	0	0.00%	5	0.85%
Other fire	0	0.00%	11	1.86%
Public assist	3	6.00%	81	13.73%
Rescue	1	2.00%	3	0.51%
Smoke check	2	4.00%	3	0.51%
Station standby	0	0.00%	17	2.88%
Structure	2	4.00%	12	2.03%
Trash	0	0.00%	8	1.36%
Vehicle fire	0	0.00%	6	1.02%
Wires down	0	0.00%	7	1.19%
No. of calls	50	100.00%	590	100.00%