

From: [Mr Brad](#)
To: [Stanislaus County Planning](#); [Angela Freitas](#); [Stanislaus County Planning](#); [Brad Wall](#); planning@turlock.ca.us; [Garth Stapley Bee](#)
Subject: Re: May 4, 2023 Stanislaus County Planning Commission
Date: Saturday, April 29, 2023 11:49:18 AM

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regarding the
REZONE AND VESTING TENTATIVE MAP APPLICATION NO. PLN2021-0101
– HOFFMAN RANCH

Power for the supporting infrastructure (sewer and water pumping)
should be offset
with solar power projects at the DEVELOPERS expense so as not to
permanently
pass on extra expense to the existing homeowners or add to climate
change.

Respectively
Brad Johnson

On Friday, April 28, 2023 at 03:21:33 PM PDT, Stanislaus County Planning <noreply@everbridge.net> wrote:

This is an important message from the StanAware mass notification system

Good afternoon,

The May 4, 2023 Stanislaus County Planning Commission Agenda is available online at:
<http://www.stancounty.com/planning/agenda/currentagenda.pdf>

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From: [Don Rajewich](#)
To: [Planning](#)
Cc: [Vito Chiesa](#)
Subject: PLN2021-0101 Hoffman Ranch zoning change
Date: Monday, May 1, 2023 12:42:23 PM
Attachments: [hoffmanranch40to50v2023May1.pdf](#)

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May 1, 2023

From : Donald Rajewich

[REDACTED]

[REDACTED]

[REDACTED]

To: Kristen Anaya, Associate Planner
Stanislaus County Department of Planning
1010 10th Street, Suite 3400
Modesto, CA 95354
planning@stancounty.com

RE: Planned Development **PLN2021-0101 – HOFFMAN RANCH**

Subject: **Rezoning to allow increased building footprint coverage to 50% from the current 40%.**

Dear Ms Anaya:

The purpose of this letter is to set the record straight regarding how the Planning Department characterized my March 30 letter.

In my original letter dated March 30, 2023, I referred to Page 21 of PLN2021-0101, the version of the Plan that was presented to the Denair MAC March 7, 2023:

“The applicant has proposed the resulting parcels be permitted to develop a cumulative building footprint of up to 50% of the total lot size, an increase of 10% from the current R-1 zoning district allowances. The applicant has requested this to achieve a greater flexibility in siting the housing product offered.”

Your written response, made public over the weekend in anticipation of the May 4 Planning Commission meeting, read exactly as follows:

Affordable Housing

Mr. Rajewich, at both the MAC meetings and in a letter of correspondence submitted to Planning staff on March 30, 2023, expressed concern over the project's proposed 50 percent lot coverage as it allows for larger, more costly, homes on the housing market (see Exhibit G - *Correspondence received, dated March 30, 2023*). In his letter, he has issues with the project not expressly providing for affordable housing, and requested that the Land Use and Planning Section of the project's Initial Study incorporate language that the lot coverage has been requested "to be able to build bigger houses on the same parcels, and thereby achieve greater profits" and that the project will "result in less affordable new housing for the citizens of Stanislaus County". The County does not have any adopted policy requiring individual housing developments meet specific affordability criteria and the property is not identified as a site for affordable housing development in the County's Housing Element nor is it zoned for high density residential development. It is anticipated that the housing resulting from this project will be offered for sale at market-rate.

Setting the record straight:

1. I was not in attendance at the first MAC meeting held February 1, 2022, as your response states.
2. My letter was not an objection to this project because it is "not providing for affordable housing."
3. There is no mention in my letter of the County Housing Element.
4. My letter was not a request that the site be rezoned to "high density residential development. "
5. I am not asking for homes to somehow be sold below market rates.

I am not opposed to this project. But this is the third Denair Planned Development in recent times that is requesting a 40 to 50% building footprint coverage increase. As every person who has ever purchased --- or attempted to purchase --- a home, all other things considered equal, larger homes command higher prices. The Planning Department is not honestly disclosing the cumulative impact of changing community zoning rules to allow larger footprint homes.

Sincerely,



Donald Rajewich

CC : chiesav@stancounty.com Vito Chiesa, Supervisor District 2