

Item 8.A. – Street Name Application
No. PLN2023-0127 – Monte Vista
Collection was continued to the
January 18, 2024 Planning
Commission meeting.



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

December 7, 2023

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: STREET NAME APPLICATION NO. PLN2023-0127 – MONTE VISTA COLLECTION

DISCUSSION

This is a request to assign names to the road network of an approved 72 lot residential subdivision on 18.6± acres, located at 3531 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair (see Attachment A – *Maps*). The subdivision was approved by the Board of Supervisors on August 16, 2022 as General Plan Amendment (GPA), Rezone (REZ), and Vesting Tentative Map (TM) No. PLN2021-0040 – Lazares Companies, a project which amended the Denair Community Plan designation from Estate Residential to Low-Density Residential, amended the zoning designation from Rural Residential (R-A) to Planned Development (P-D), and approved the subdivision. The Board Report for the approved project can be found at the following web address: <http://stancounty.com/bos/agenda/2022/20220816/PH02.pdf>.

The State of California Streets and Highways Code Section 970.5 authorizes the County Board of Supervisors, or its designated officer, to name or amend the names of streets. On January 21, 1995, the Stanislaus County Board of Supervisors designated the Director of Planning and Community Development as the County Officer to name or change street names; after receiving advice from the Planning Commission sitting as a quorum.

The naming of streets proposed as part of a land subdivision would typically occur during the approval process with the proposed new street names being reflected on the tentative map/parcel map presented to the Planning Commission for consideration. In this case, the approved subdivision included four new road segments with placeholder street names (Streets "A", "B", "C", and "D") reflected on the subdivision map presented to the Planning Commission and approved by the Board of Supervisors.

As reflected in Attachment A-8 – *Maps*, the developer, LGI Homes LLC, is proposing the following road names for the road network within the subdivision:

- Elder Drive
- Perch Drive
- Dillion Way
- Jake Way

In accordance with Stanislaus County Subdivision Ordinance Section 20.52.060 - *Street Names*, street names shall not be the same or so similar as to be confused with any other street name in the County. In accordance with standard County practice regarding the naming or changing of a street name, the proposed street names were referred out to Stanislaus Regional 911 (SR 911) to verify the names are not the same or too similar to any other street names in the County. As a courtesy, the County's Department of Public Works was consulted on the street names as well. Both Public Works and SR 911 reviewed this request and no concerns were identified. The proposed names were also not found on the Planning Department's reserved list of street names.

In accordance with the Streets and Highways Code, notice of the December 7, 2023 Planning Commission public hearing was posted at three public places along the project site frontage off East Monte Vista Avenue (see Attachment A-9 – *Maps*). Notice of the public hearing was also provided to surrounding landowners (300-feet in all directions) and published in the Denair Dispatch and Modesto Bee Newspapers. Notices were also sent to the Denair Municipal Advisory Committee, Denair Community Services District, and the Denair Unified School District (see Attachment B – *Distribution List*).

ENVIRONMENTAL REVIEW

The request to assign street names to an approved road network is not considered a project under the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for GPA REZ TM No. PLN2021-0040 – Lazares Companies on August 16, 2022.

ACTIONS NEEDED BY THE PLANNING COMMISSION AND DECISION OF THE PLANNING DIRECTOR

The Planning Commission is being asked to advise the Planning Director on the naming of four new streets. The Planning Director will use the advice from the Planning Commission to make the final decision to approve or deny the proposed street names.

If no objections to the proposed new street names are voiced by the Planning Commission or members of the public during the public hearing, it is the Planning Director's intent to approve the new street names as proposed.

As the Planning Director is the appointed designee to the Board of Supervisors, an appeal of the decision of the Planning Director regarding the naming of the streets would be to the Board of Supervisors, if filed within 10 days of the hearing that the name change decision is made. The Planning Director's final determination will be provided at the December 7, 2023 public hearing.

PROPERTY OWNER AND REPRESENTATIVE INFORMATION

Applicant:	Evan Licht, LGI Homes California LLC
Property Owner:	Evan Licht, LGI Homes California LLC
Engineer:	Anthony Cannella, NorthStar Engineering Group, Inc.

Street Name No. PLN2023-0127
Planning Commission Memo
December 7, 2023
Page 3

Contact Person: Emily DeAnda, Assistant Planner, (209) 525-6330

Attachments:

Attachment A – Maps
Attachment B – Distribution List
Attachment C – Levine Act Disclosures

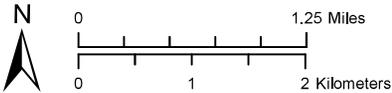
MONTE VISTA COLLECTION

PLN2023-0127

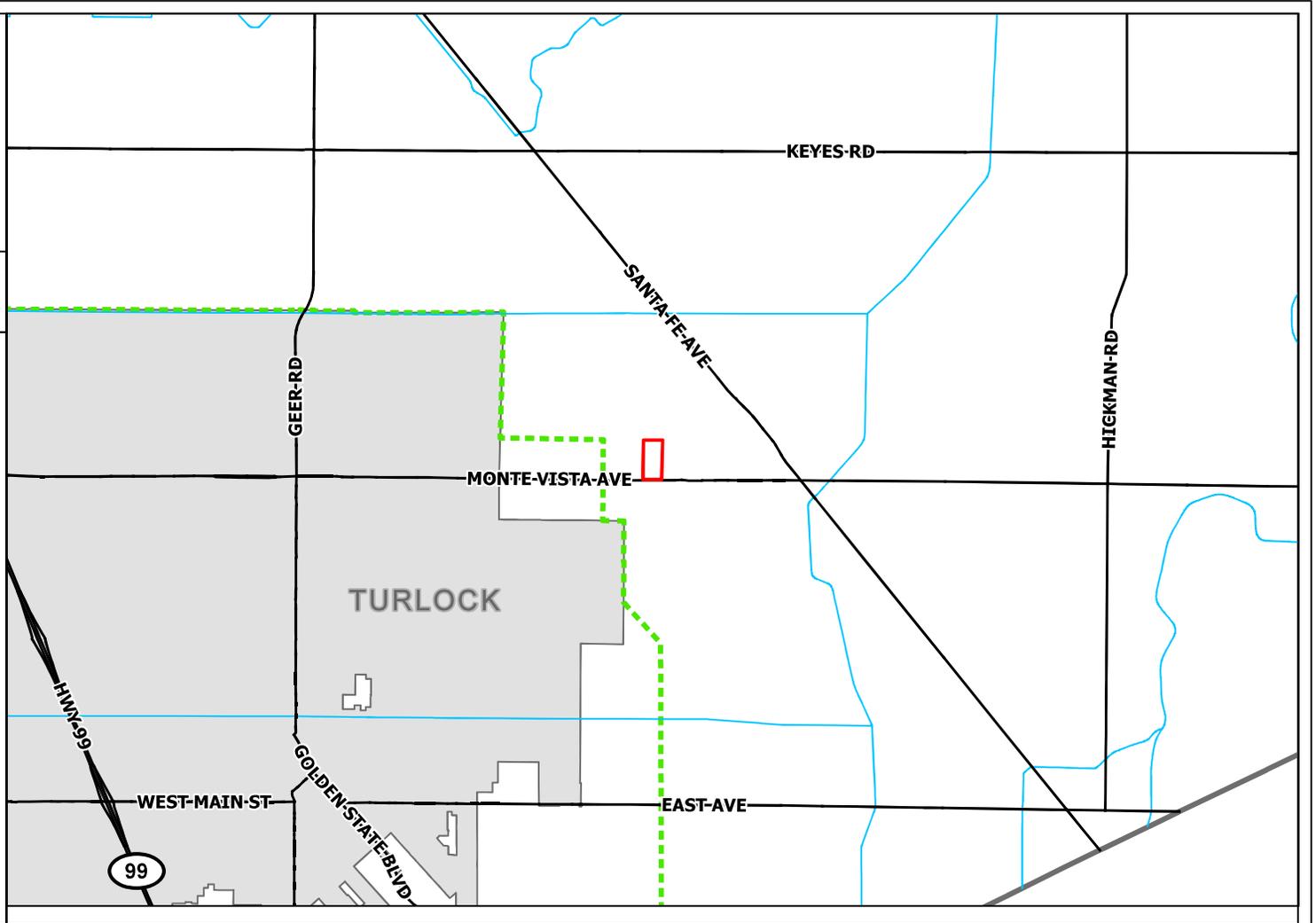
AREA MAP

LEGEND

-  Project Site
-  County Boundary
-  Sphere of Influence
-  City
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS Date Exported: 11/6/2023



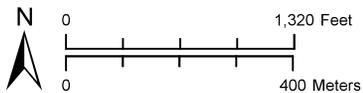
MONTE VISTA COLLECTION

PLN2023-0127

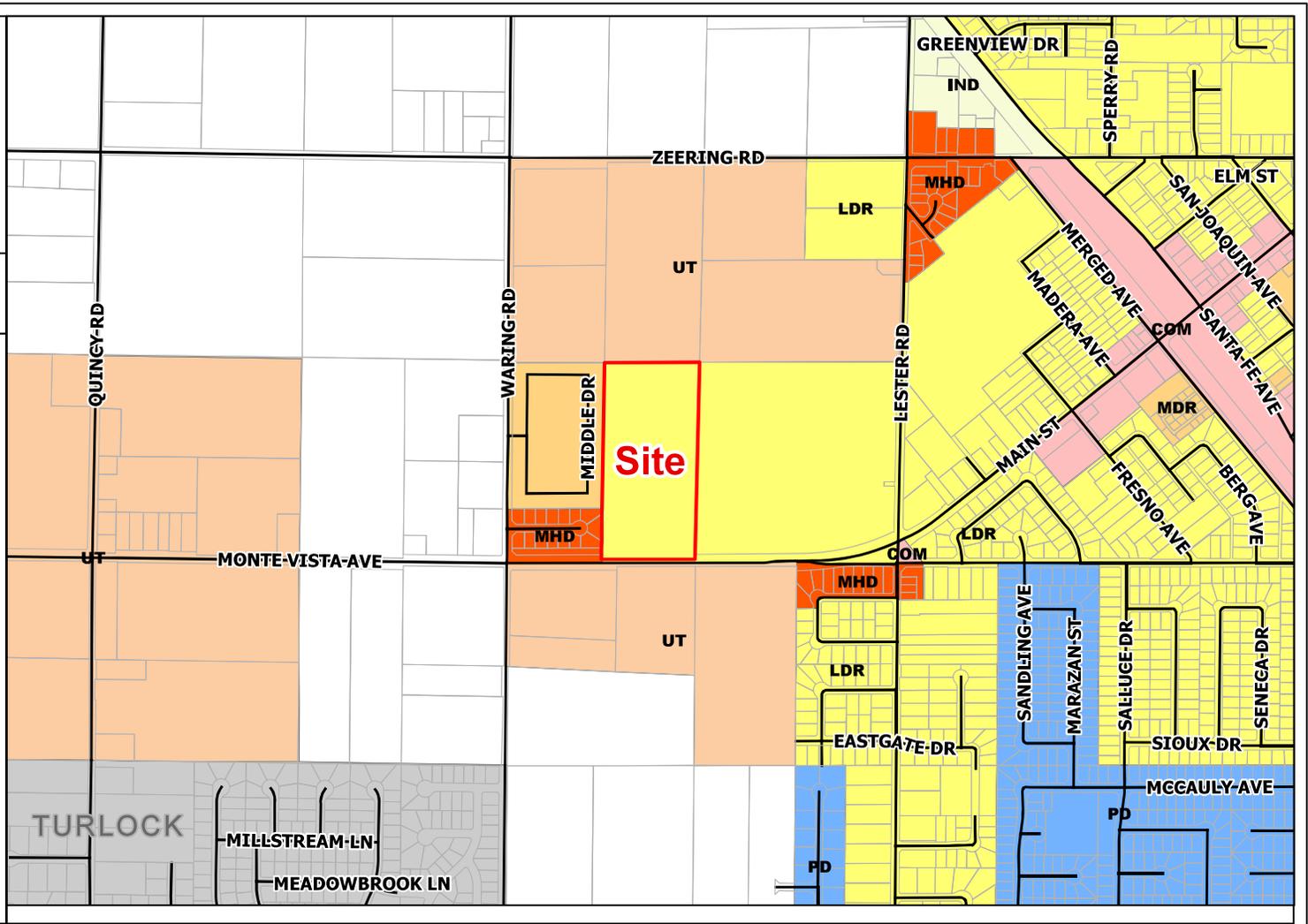
GENERAL PLAN MAP

LEGEND

-  Parcel
-  Road
- General Plan**
-  Agriculture
-  City
-  Commercial
-  Industrial
-  Planned Development
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - Medium/High Density
-  Urban Transition
-  Project Site



Source: Planning Department GIS Date Exported: 11/6/2023



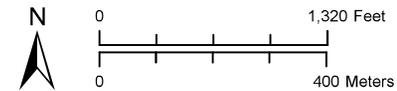
MONTE VISTA COLLECTION

PLN2023-0127

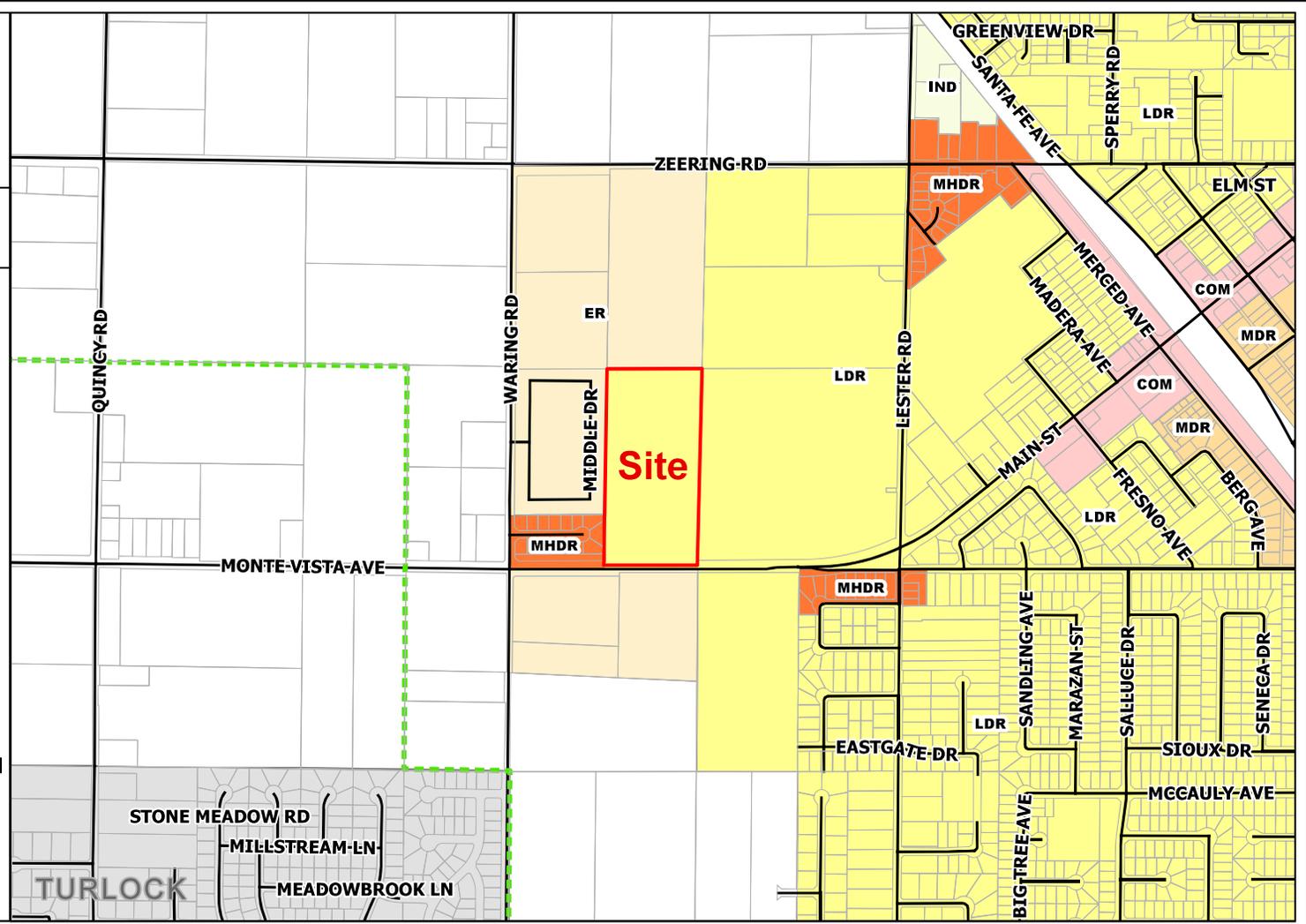
COMMUNITY PLAN MAP

LEGEND

- Project Site
 - Parcel
 - Sphere of Influence
 - Road
 - Canal
 - Rivers
- Community Plan**
- Commercial
 - ER
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential



Source: Planning Department GIS Date Exported: 11/6/2023



MONTE VISTA COLLECTION

PLN2023-0127

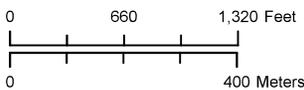
ZONING MAP

LEGEND

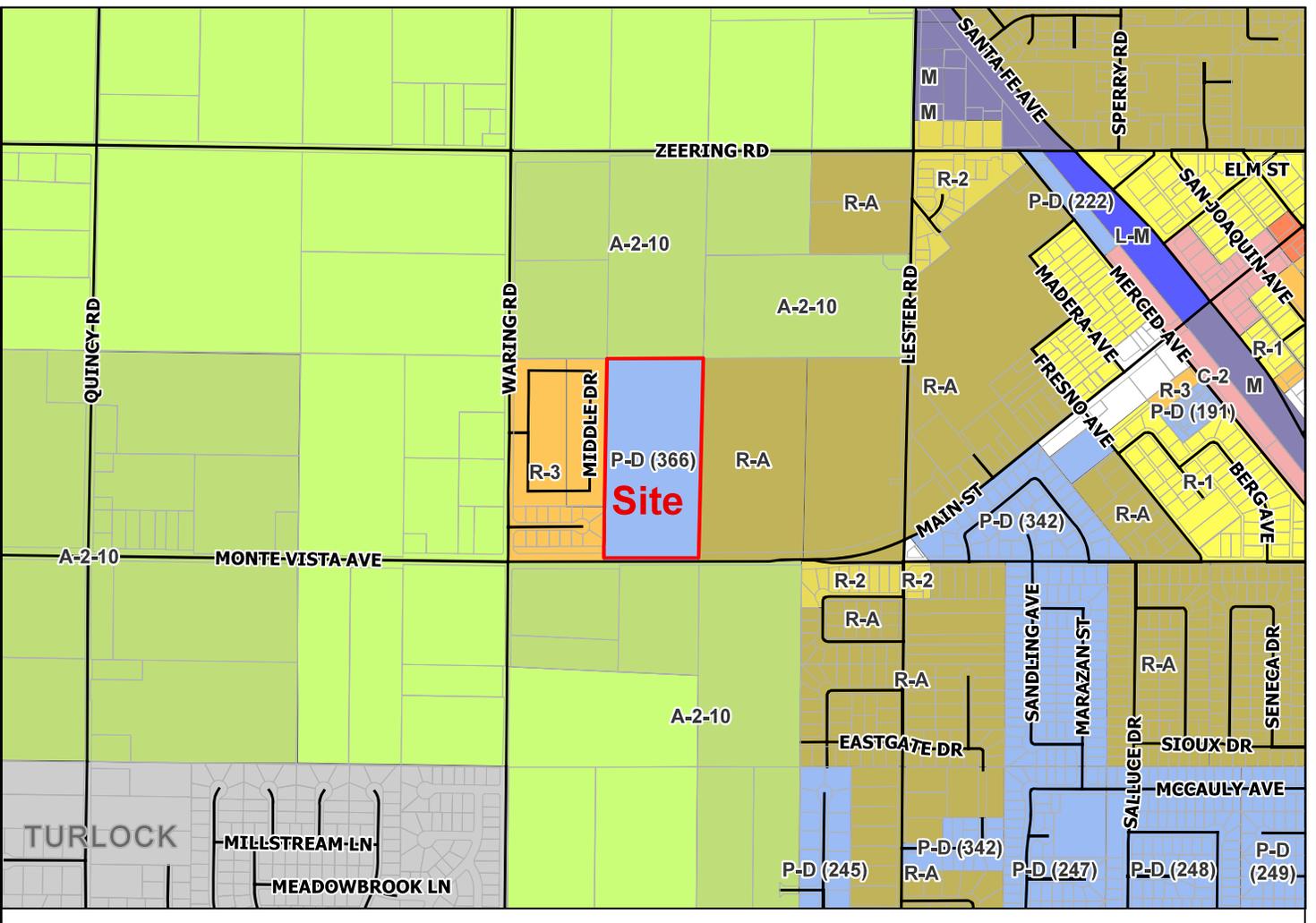
-  County Boundary
-  Project Site
-  Parcel
-  Road

Zoning Designation

-  City
-  General AG 10 Acre UT
-  General AG 40 Acre
-  General Commercial
-  Industrial
-  Limited Industrial
-  Medium Density Residential
-  Multiple Family
-  Neighborhood Commercial
-  Planned Development
-  Rural Residential
-  Single Family Residential



Source: Planning Department GIS Date Exported: 11/6/2023



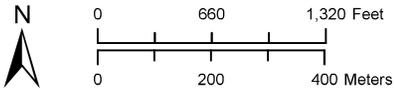
MONTE VISTA COLLECTION

PLN2023-0127

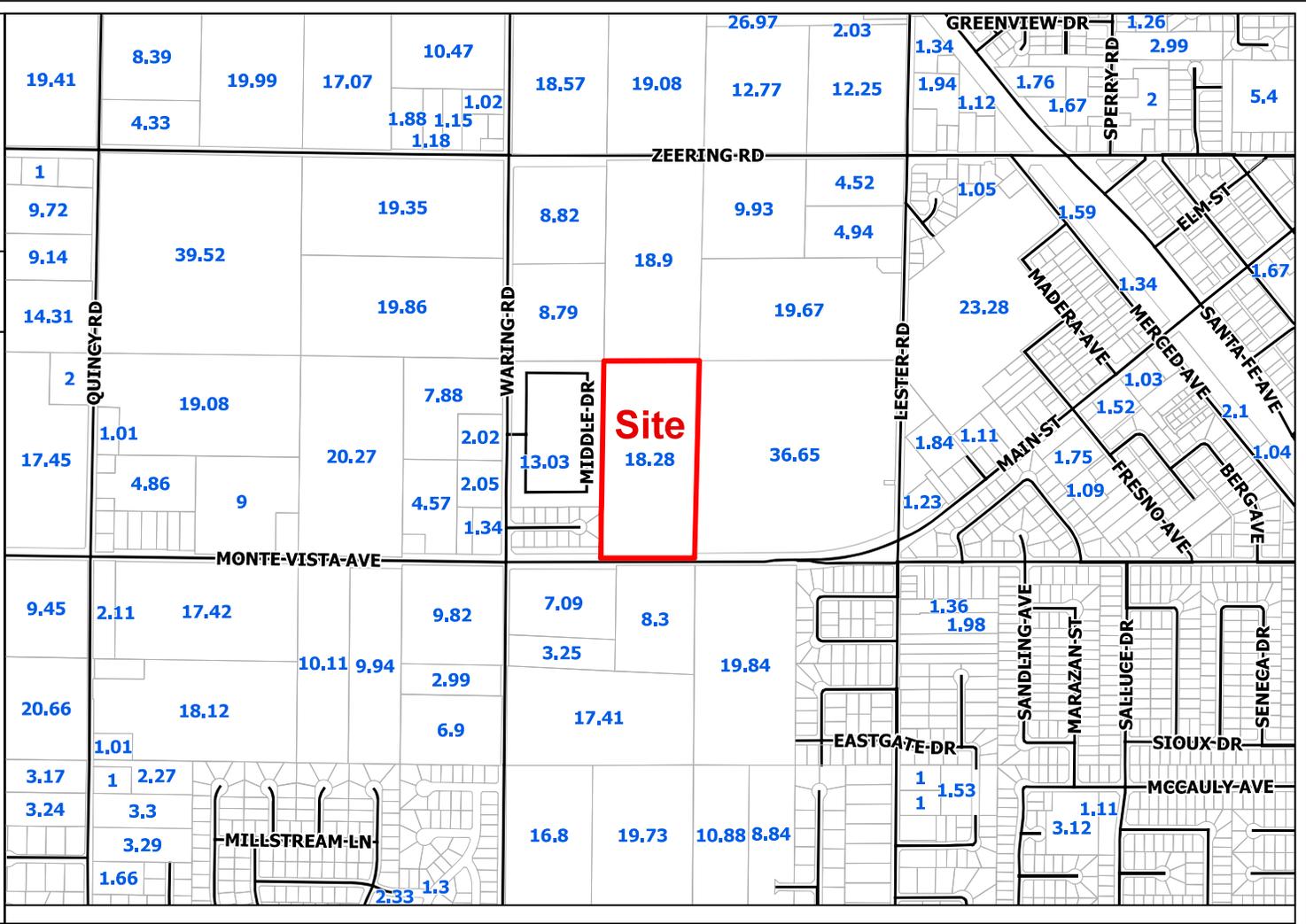
ACREAGE MAP

Legend

-  County Boundary
-  Project Site
-  Parcel/Acres
-  Road



Source: Planning Department GIS Date Exported: 11/6/2023



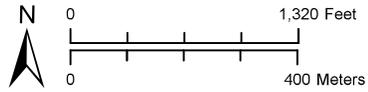
MONTE VISTA COLLECTION

PLN2023-0127

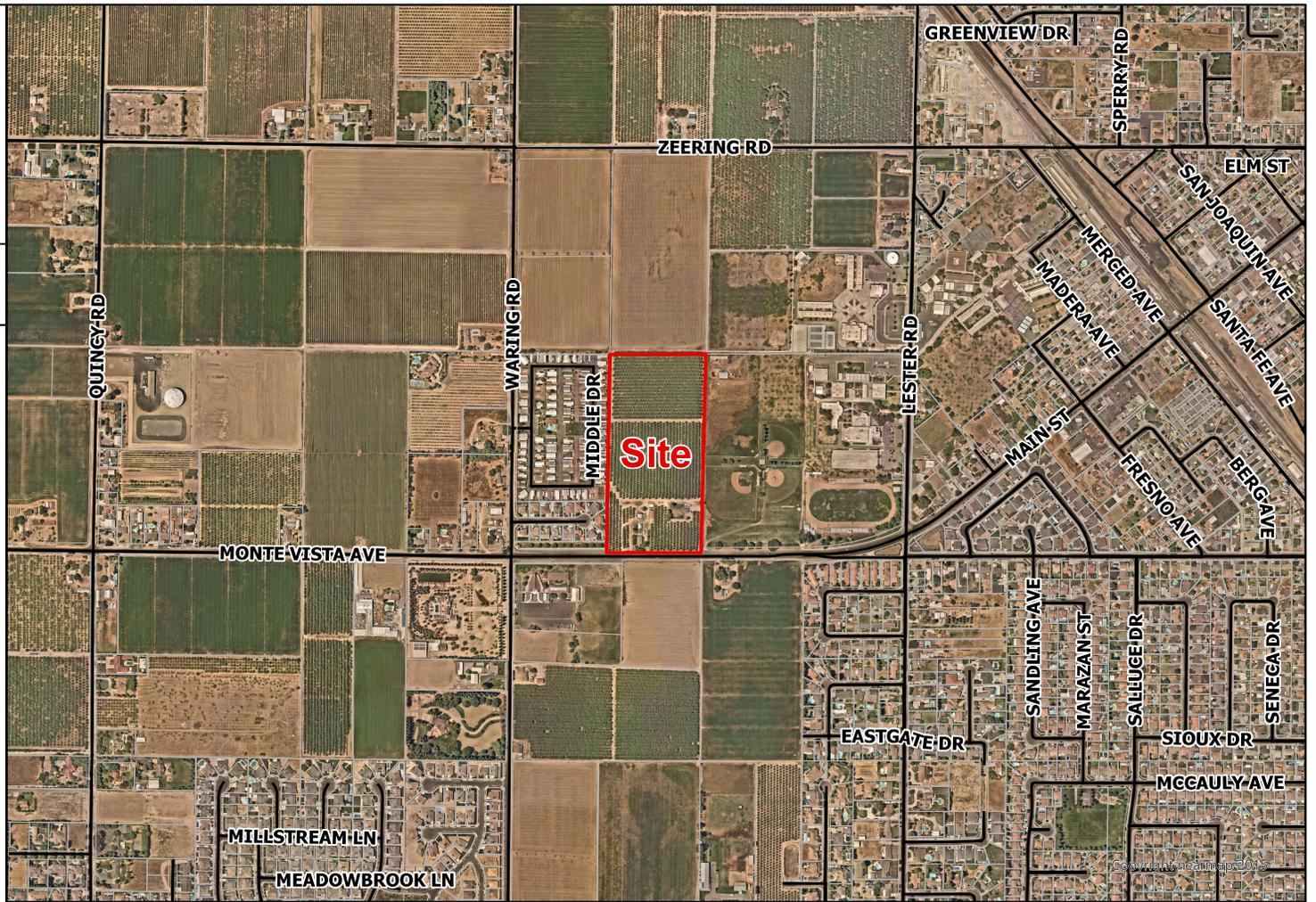
AERIAL AREA MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS Date Exported: 11/6/2023



MONTE VISTA COLLECTION

PLN2023-0127

AERIAL SITE MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS

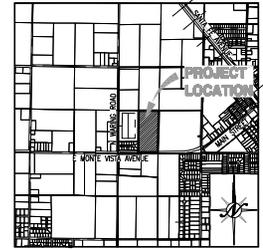
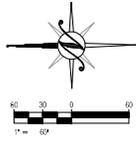
Date Exported: 11/6/2023



MONTE VISTA COLLECTION SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STANISLAUS COUNTY, CALIFORNIA



VICINITY MAP

SHEET INDEX

- TM1: TENTATIVE SUBDIVISION MAP AND CROSS SECTIONS
- TM2: TENTATIVE SUBDIVISION MAP DETAILS

PROJECT INFORMATION

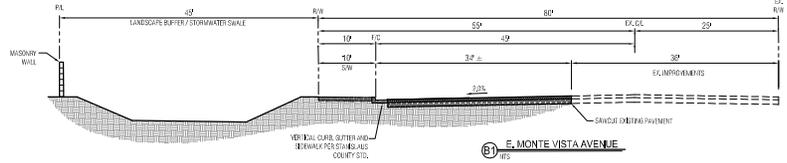
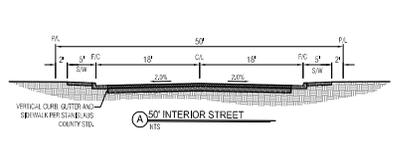
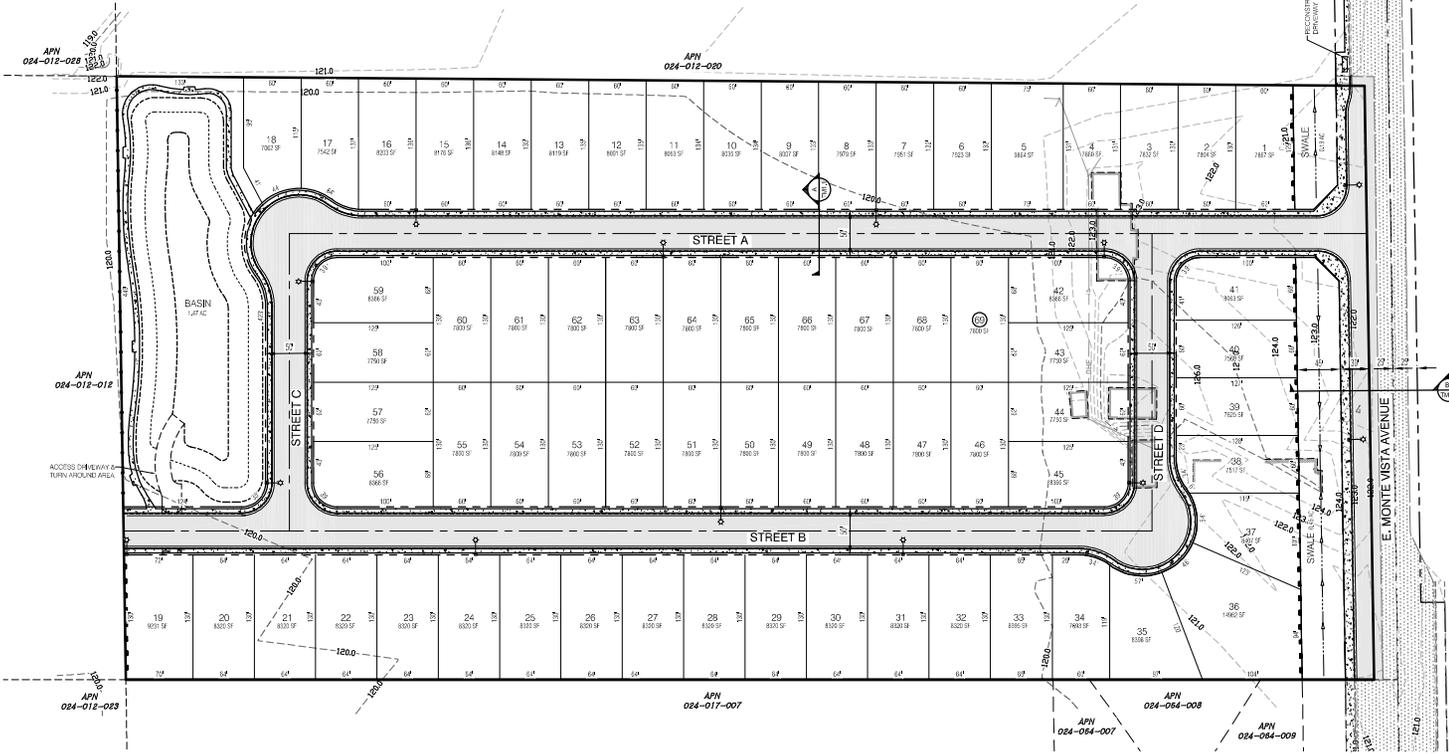
A. REGULATORY AGENCY:	STANISLAUS COUNTY 400 HORN STREET, SUITE 400 MERCER, CA 95964 P. 209.385.6544 CONTACT: JEREMY BALLARD
B. APPLICANT:	LANARIS COMPANIES 1075 LARK AVENUE, SUITE 110 DUBLIN, CA 94568 P. 209.952.0038 CONTACT: PETER SMITH
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 600 TOWN STREET MERCER, CA 95964 P. 209.385.6544 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	004-0149
E. EXISTING LAND USE:	AGRICULTURE
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING CODE:	LOW-DENSITY RESIDENTIAL (LOW DENSITY RESIDENTIAL-ESTATE (LDN-RES-E))
H. PROPOSED ZONING CODE:	PLANNED RESIDENTIAL (R-4)
I. TOTAL PROJECT SIZE:	166.4 ACRES
J. NET ACREAGE:	162.4 ACRES
K. TOTAL NUMBER OF PLOTS:	69
L. NET DENSITY:	4.4/DU/AC
M. TYPICAL LOT SIZE:	60.7 TSP
N. MAXIMUM FLOORING COVERAGE:	30%
O. PARKING:	MINIMUM TWO CAR GARAGE AND TWO DRIVEWAY SPACES PER LOT
P. UTILITIES:	1/40' FOOT INTERVALS WATER SYSTEM - DENVER COMMUNITY SERVICE DISTRICT SEWER SYSTEM - DENVER COMMUNITY SERVICE DISTRICT STORM DRAINAGE - PRIVATE RETENTION SYSTEM GAS - PRAGE TELEPHONE - AT&T SCHOOL DISTRICT - DENVER UNITED SCHOOL DISTRICT

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED BY A CONCRETE STORM DRAIN. RETENTION BASIN ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE STANISLAUS COUNTY STANDARD.
- ALL UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEY DATA. ALL UTILITIES SHALL BE SHOWN TO THE DEPT. OF PUBLIC WORKS AND THE UTILITIES DEPARTMENT. ALL UTILITIES SHALL BE SHOWN TO THE DEPT. OF PUBLIC WORKS AND THE UTILITIES DEPARTMENT. ALL UTILITIES SHALL BE SHOWN TO THE DEPT. OF PUBLIC WORKS AND THE UTILITIES DEPARTMENT.
- UTILITY SERVICES TO BE CONSTRUCTED TO THE DENVER COMMUNITY SERVICE DISTRICT STANDARD SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE DENVER COMMUNITY SERVICE DISTRICT STANDARD SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
- PARKING SPACES ARE TO BE INSTALLED UNDER GROUND IN PAVED AREAS.
- THE SUBDIVISION FRESH WATER SERVICE IS TO BE PROVIDED BY THE DENVER COMMUNITY SERVICE DISTRICT. ALL UTILITIES SHALL BE SHOWN TO THE DEPT. OF PUBLIC WORKS AND THE UTILITIES DEPARTMENT.
- ALL UTILITIES SHALL BE PROVIDED ALONG ALL STREET FRONTY PROFILES.
- ALL UTILITIES STRUCTURES AND TRENCHES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE SHOWN TO THE DEPT. OF PUBLIC WORKS AND THE UTILITIES DEPARTMENT.
- ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE DENVER COMMUNITY PLAN.

LEGAL DESCRIPTION

THE LANDS DESCRIBED HEREIN ARE SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS, UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS: THE EAST ONE-HALF LOT 27 OF THE SUNDOWN COLONY, ACCORDING TO THE ORIGINAL MAP THEREOF, AS IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON APRIL 11, 1988, VOLUME 107 PAGES 48 AND 52.



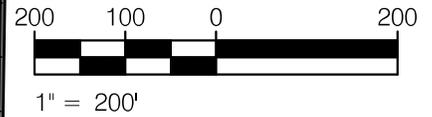
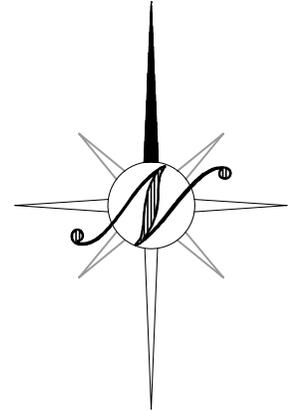
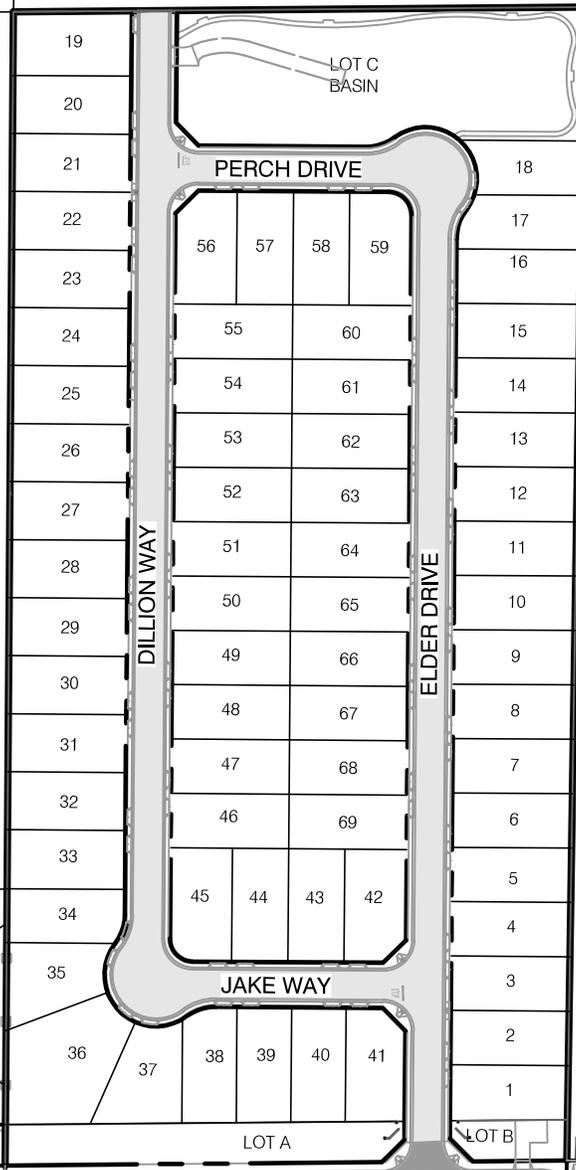
ATTACHMENT A-7

Northstar Engineering Group, Inc.
1007 17th Street, Suite 100
DUBLIN, CA 94568
(925) 241-2522 (FAX)

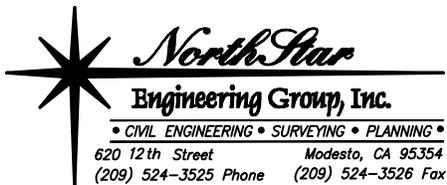
NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

VESTING TENTATIVE SUBDIVISION MAP
 AND CROSS SECTIONS
 MONTE VISTA COLLECTION SUBDIVISION
 STANISLAUS COUNTY, CALIFORNIA

TM1.1



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PROPOSED STREET NAMES

MONTE VISTA COLLECTION SUBDIVISION

STANISLAUS COUNTY, CALIFORNIA

JOB #:	20-2759
DATE:	11/17/23
SCALE:	
DRAWN:	TG
DESIGN:	TG
CHK'D:	JE

SHEET
EX01

PLOTTED: 11/17/23 13:27 PLOTTED BY: lgeiss
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MONTE VISTA COLLECTION

PLN2023-0127

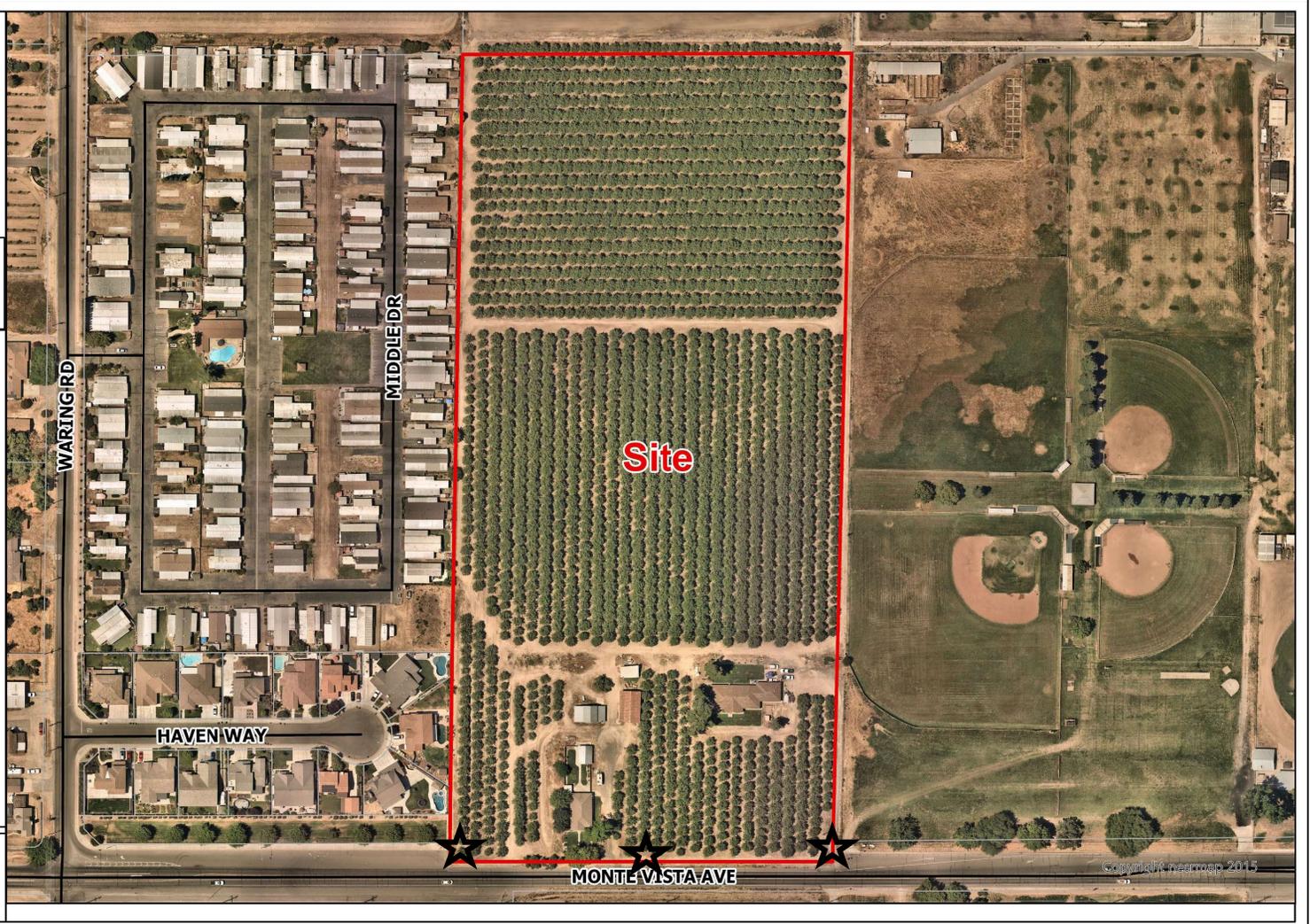
Location of Posted Public
Notices

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers
-  Posted Notice



Source: Planning Department GIS Date Exported: 11/6/2023



STREET NAME APPLICATION NO. PLN2023-0127 – MONTE VISTA COLLECTION

Distribution List

X	SCHOOL DIST: DENAIR UNIFIED	X	STAN CO PUBLIC WORKS
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	SURROUNDING LANDOWNERS
X	STANISLAUS REGIONAL 911		

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM FOR THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: N/A,
Application Title: STREET NAMES
Application Address: 3417 E. MONTE VISTA AVE, DENAIR CA. 95316
Application APN: 024-012-009

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, on or after January 1, 2023, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes [] No [X]

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant Yes [] No []
The Property Owner Yes [] No []
The Subcontractor Yes [] No []
The Applicant's Agent/ Lobbyist Yes [] No []

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

11/29/2023
Date

[Redacted Signature]
Signature of Applicant

NORTH STAR ENGINEERING GROUP, INC.
Print Firm Name if applicable

ANTHONY CANNELLA, P.E.
Print Name of Applicant

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM FOR THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: PLN2023-0127
 Application Title: Monte Vista Collection
 Application Address: 3417 E. Monte Vista Ave, Denair, California 95316
 Application APN: 024-012-009

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, on or after January 1, 2023, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Property Owner	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Subcontractor	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

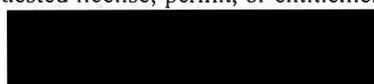
Amount(s): _____

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11-27-23

 Date



 Signature of Applicant

LGJ Homes - California, LLC

 Print Firm Name if applicable

Evan Licht

 Print Name of Applicant