



January 18, 2023

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: STREET NAME APPLICATION NO. PLN2023-0103 – HOFFMAN RANCH

On December 7, 2023, the Planning Commission continued the subject application to allow it to be presented as a public hearing item.

RECOMMENDATION

Staff recommends the Planning Commission hold a public hearing and take the actions outlined in the December 7, 2023 Planning Commission Memo.

Attachment 1 – December 7, 2023 Planning Commission Memo



December 7, 2023

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: STREET NAME APPLICATION NO. PLN2023-0103 – HOFFMAN RANCH

DISCUSSION

This is a request to assign names to the road network of an approved 76 lot residential subdivision on 15.9± acres, located on the north side of East Zeering Road, between Riopel and Arnold Roads, in the Community of Denair (see Attachment A – *Maps*). The subdivision was approved by the Stanislaus County Board of Supervisors on June 6, 2023 as Rezone (REZ) and Vesting Tentative Map (TM) No. PLN2021-0101 – Hoffman Ranch, a project which amended the zoning designation from Planned Development (P-D) (288) to a new P-D and approved the subdivision. The Board Report for the approved project can be found at the following web address: <https://www.stancounty.com/bos/agenda/2023/20230606/PH01.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 the extension of existing County-maintained Chalmer and Corona Ways, as well as two new road segments and three new courts with placeholder street names (Streets "A" and "B" and Courts "C", "D", and "E") reflected on the subdivision map presented to the Planning Commission and approved by the Board of Supervisors.

As reflected in Attachment A-7 – *Maps*, the developer, Dan Dunkley, is proposing the following road names for the road network within the subdivision:

- Chalmer Way (extension)
- Corona Court
- Corona Way (extension)
- Gertrude Court
- Kilpatrick Court
- Hunter Way
- Nolan 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 frontages off Arnold Road, East Zeering Road, and Riopel Avenue (see Attachment A-8 – *Maps*). Notice of the public hearing was also provided to surrounding landowners (300-feet in all directions), and published in both 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 the REZ and TM No. PLN2021-0101 – Hoffman Ranch on June 6, 2023.

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 five 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: Dan Dunkley
Property Owner: Arthur W. and Anne L. Dunkley Marital Trust (Arthur W. Dunkley and Anne L. Dunkley) and the Rosalyn M. Simon Revocable Trust (Rosalyn M. Simon)
Agent: Mike Persak, Odell Engineering

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Page 3

Contact Person: Kristen Anaya, Associate Planner, (209) 525-6330

Attachments:






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

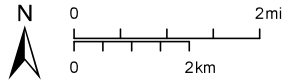
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

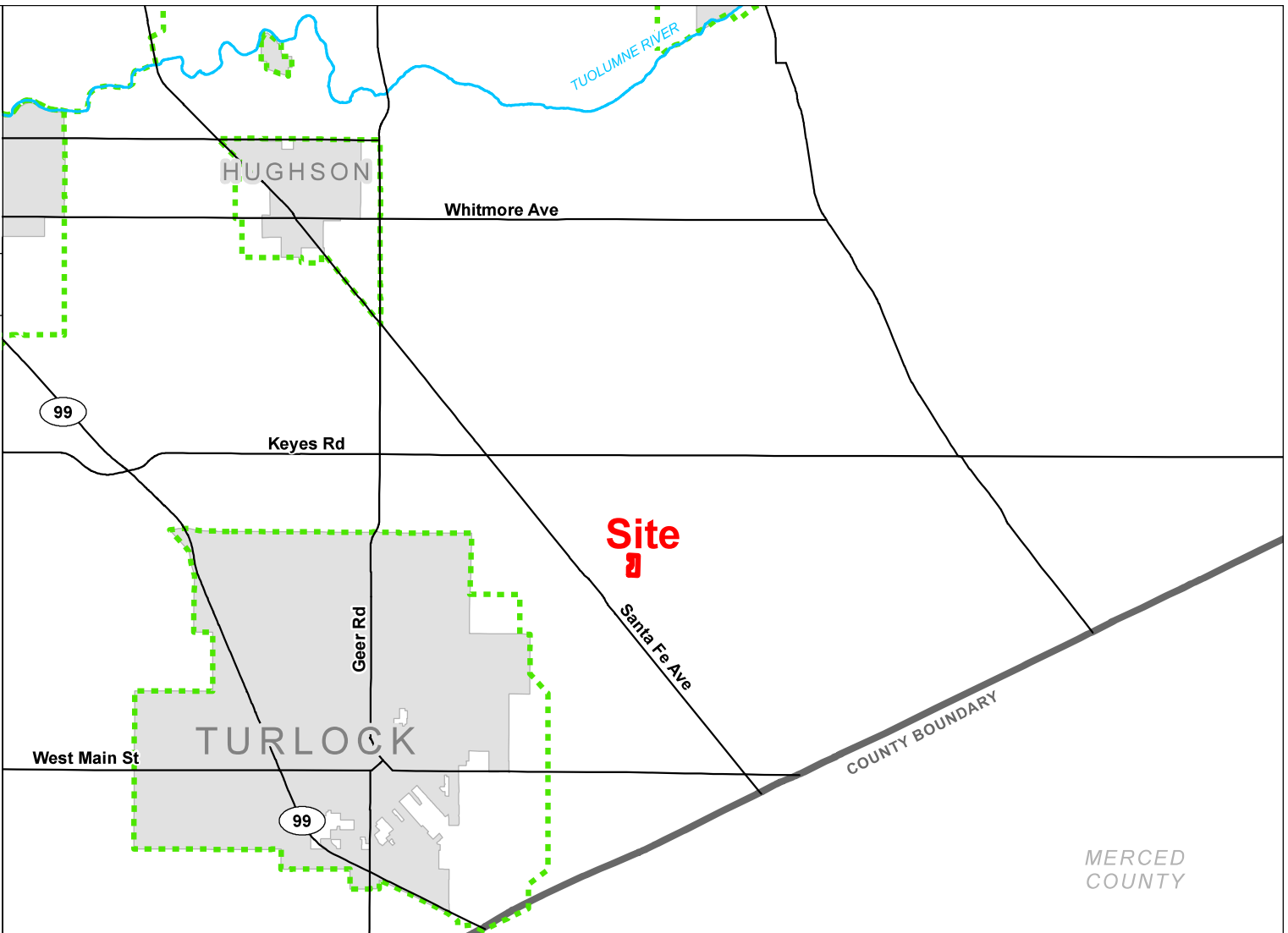
AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS Date: 11/15/2021



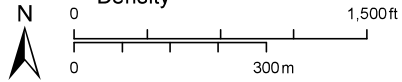
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

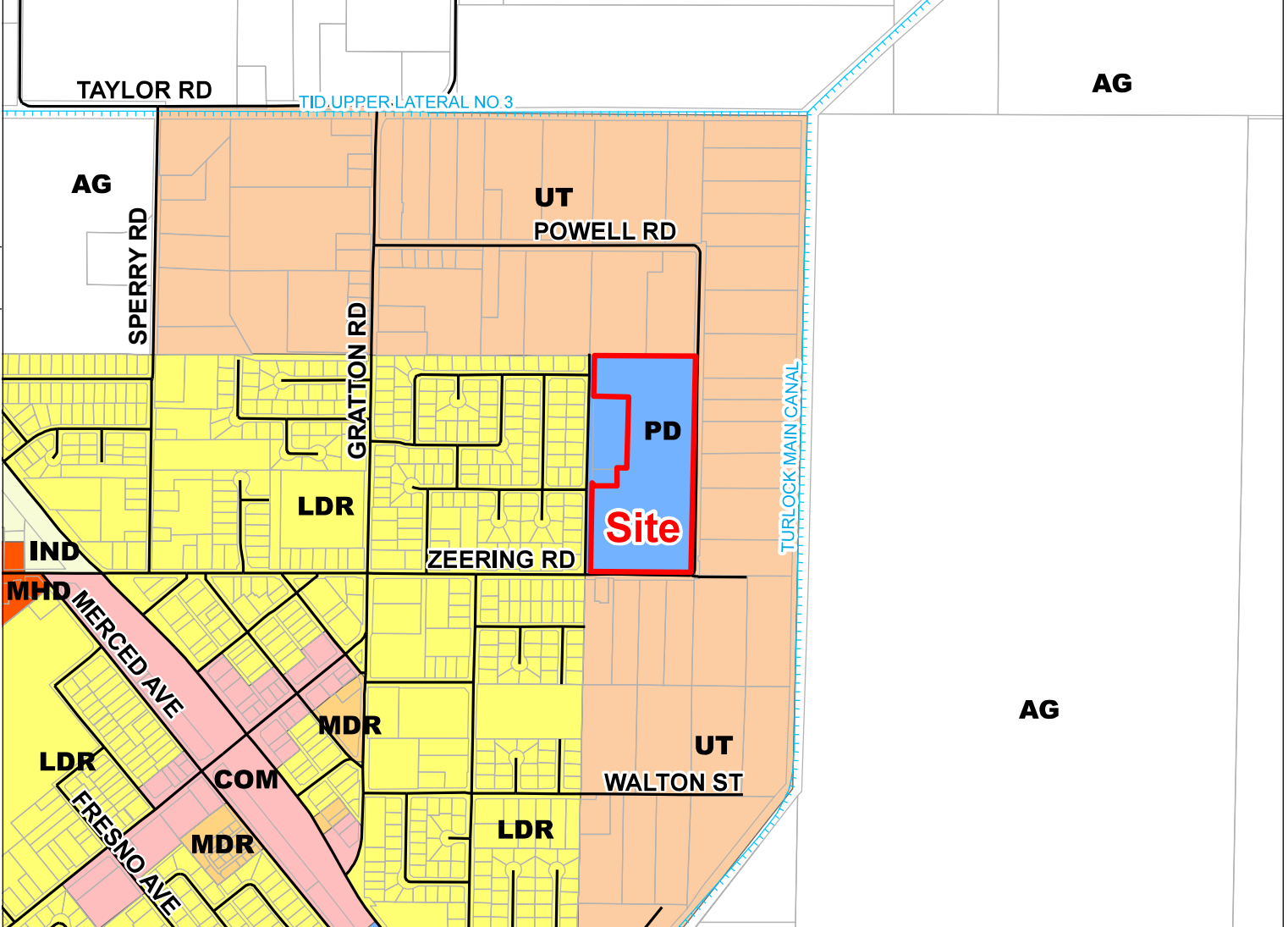
GENERAL PLAN MAP

LEGEND

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



Source: Planning Department GIS Date: 11/15/2021





HOFFMAN RANCH







REZ & VTSM PLN2021-0101

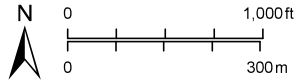
COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road

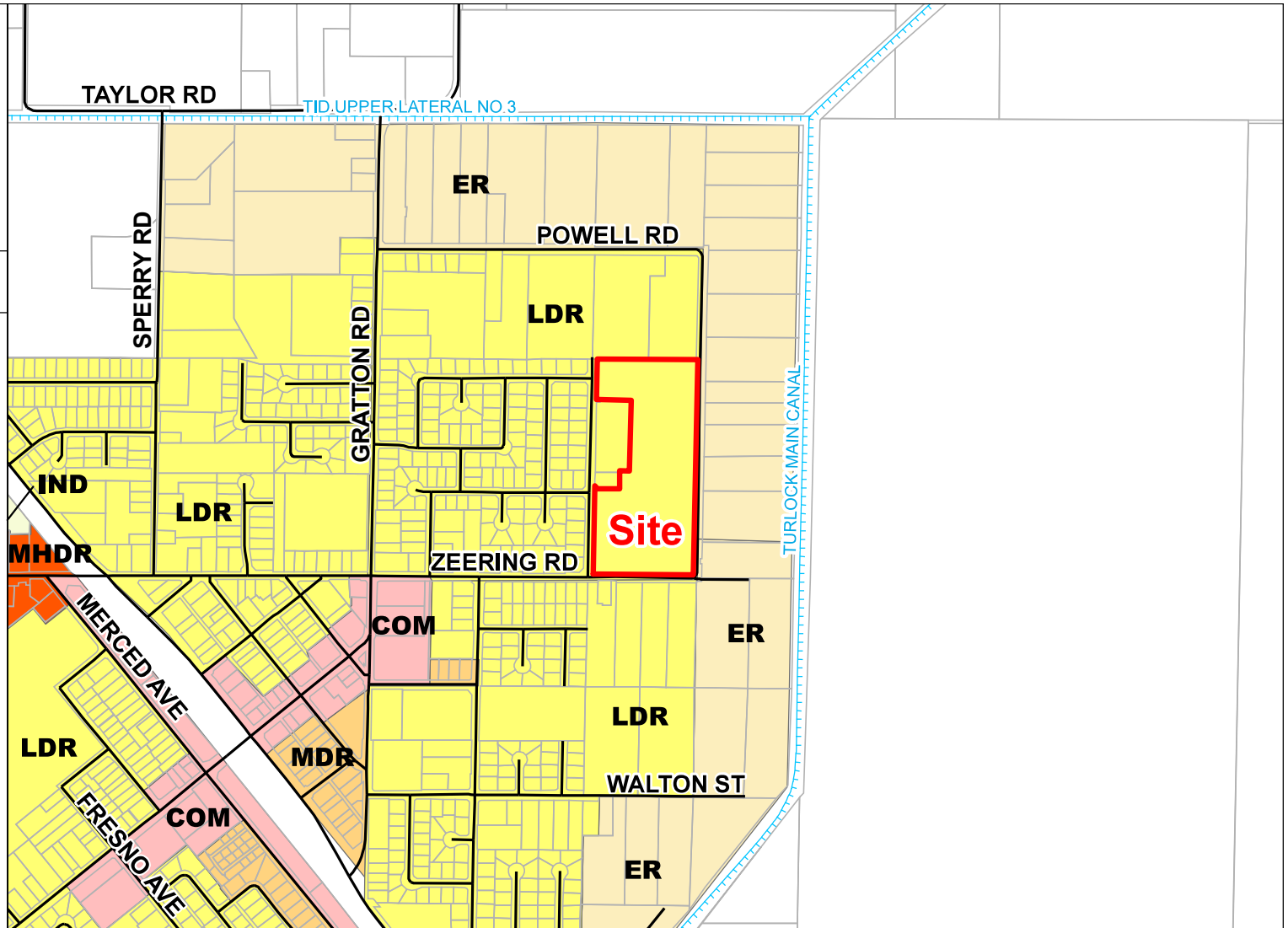
Community Plan

-  Industrial
-  Commercial
-  Residential - Medium-High
-  Residential - Low
-  Residential Medium
-  Estate Residential



Source: Planning Department GIS

Date: 11/15/2021



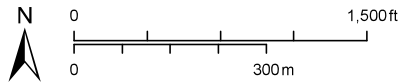
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

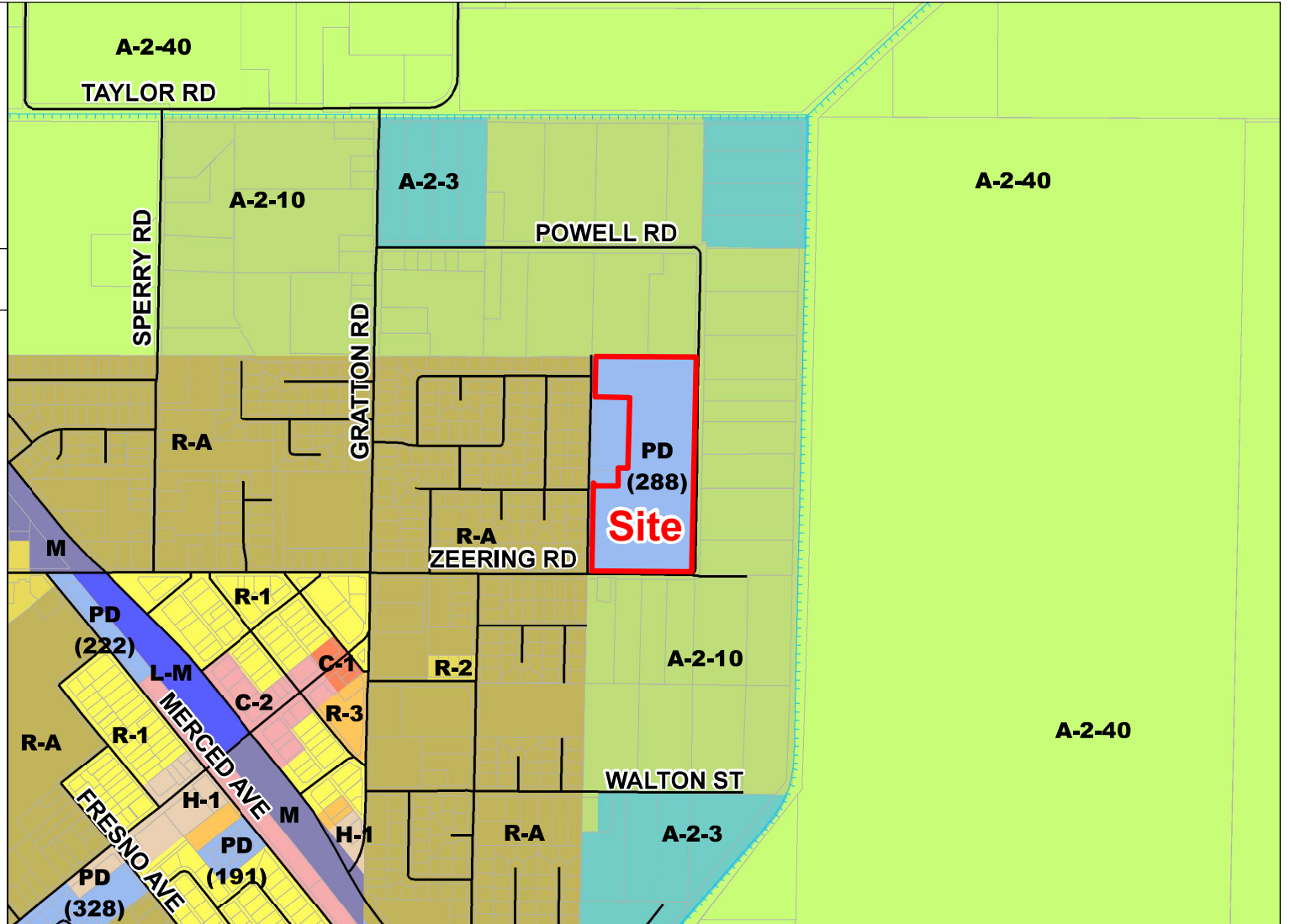
ZONING MAP

LEGEND

- Project Site
 - Parcel
 - Road
 - Canal
- Zoning Designation**
- General Agriculture 3 Acre
 - General Agriculture 10 Acre
 - General Agriculture 40 Acre
 - Industrial
 - Planned Development
 - Limited Industrial
 - General Commercial
 - Single Family Residential
 - Medium Density Residential
 - Multiple Family
 - Rural Residential



Source: Planning Department GIS Date: 11/15/2021






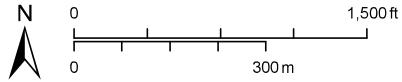
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS Date: 11/15/2021






Copyright nearmap 2015

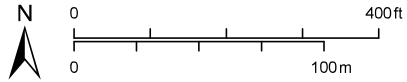
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

2021 AERIAL SITE MAP

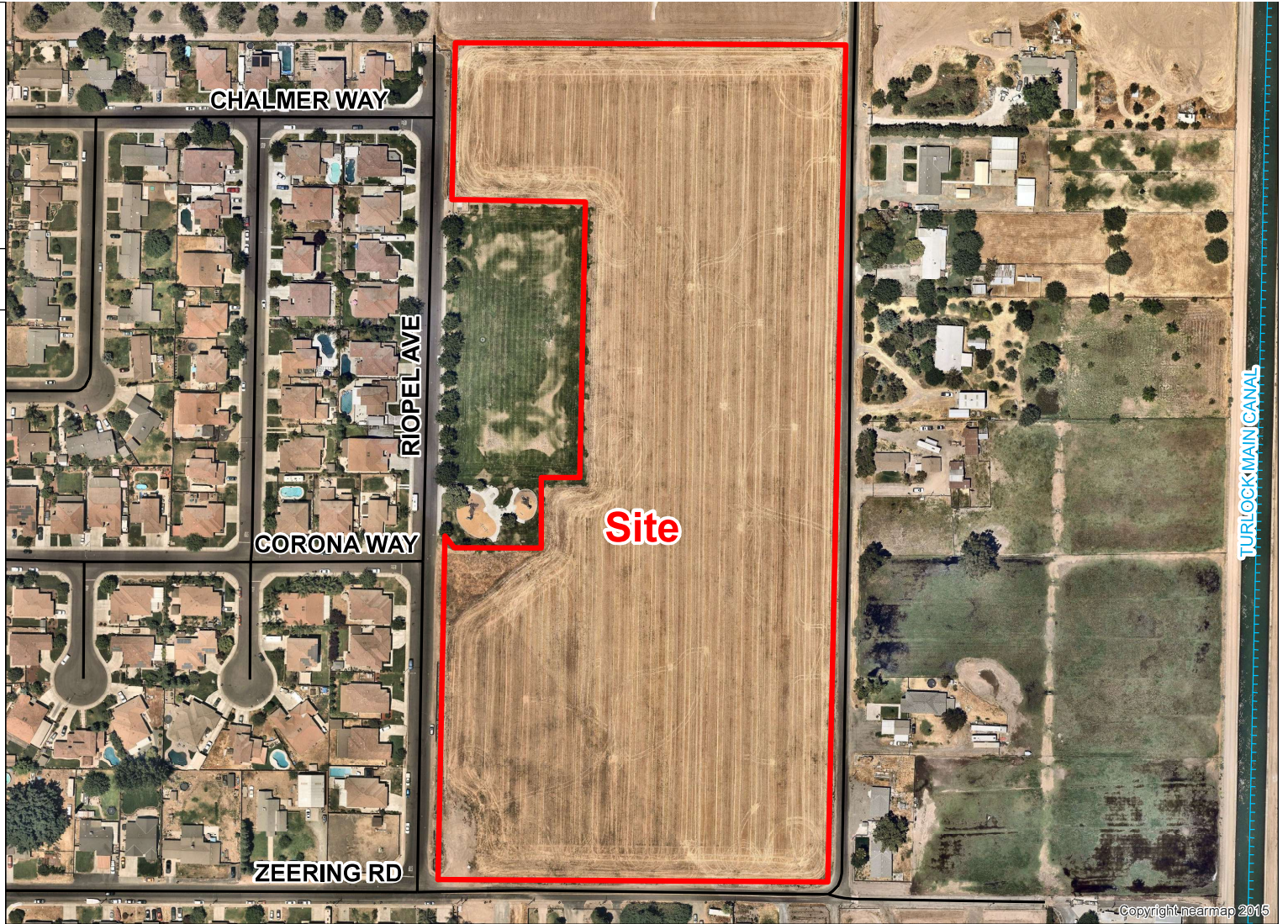
LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 11/15/2021







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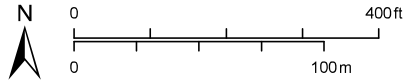
HOFFMAN RANCH

REZ & VTSM PLN2021-0101

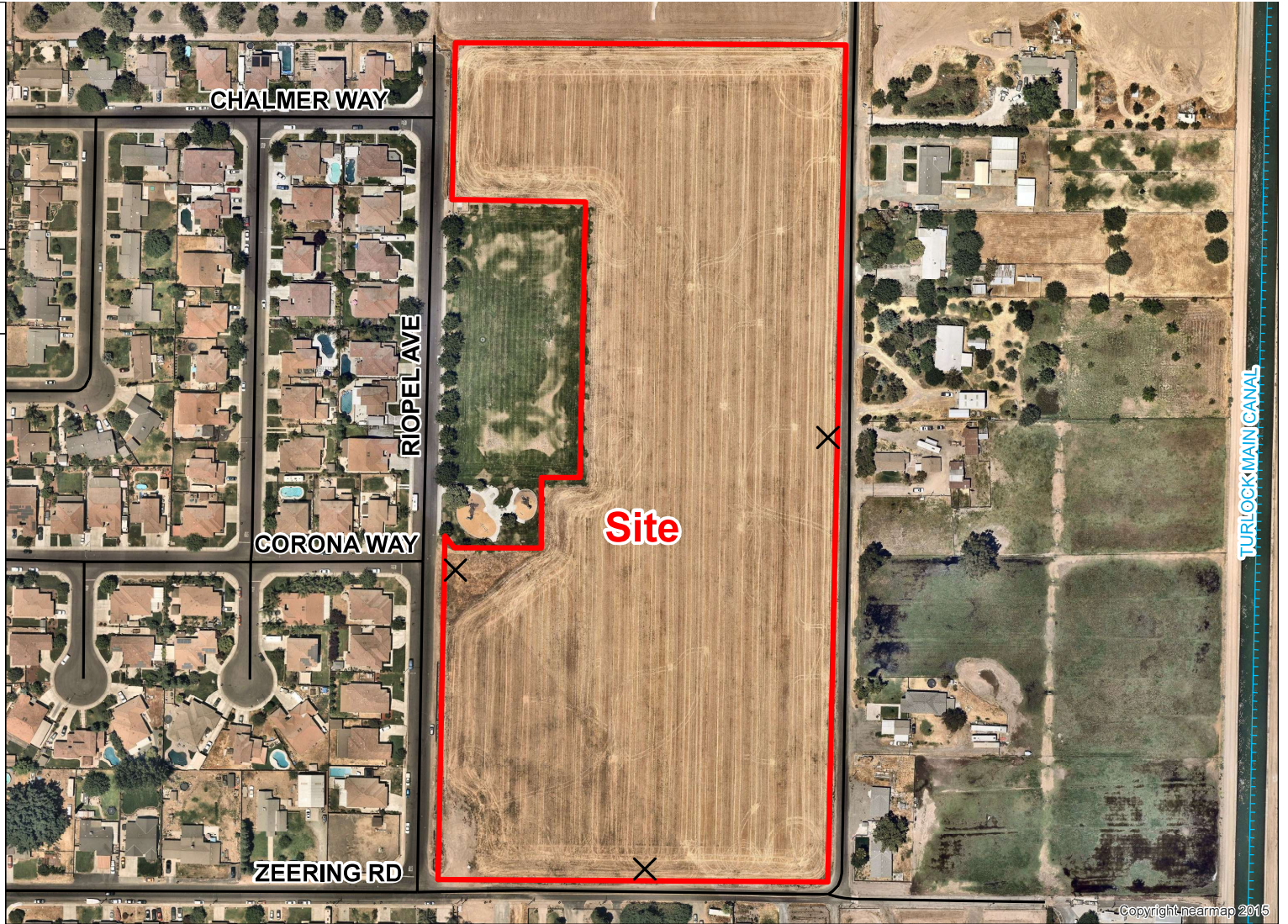
STREET NAME ON-SITE NOTICE LOCATIONS

LEGEND

-  Project Site
-  Road
-  Canal
-  Street Name Notice Location



Source: Planning Department GIS Date: 11/15/2021





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

STREET NAME APPLICATION NO. PLN2023-0103 – HOFFMAN RANCH

Distribution List

| | |
|---|------------------------------------|
| X | COMMUNITY SERVICES DIST: DENAIR |
| X | SURROUNDING LAND OWNERS |
| X | SCHOOL DIST 1: DENAIR UNIFIED |
| X | MUNICIPAL ADVISORY COUNCIL: DENAIR |

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

Application Number: PLN2023-0103
 Application Title: STREET NAME ASSIGNMENT - HOFFMAN RANCH
 Application Address: 4325 ARNOLD ROAD, 4302 RIOPEL AVENUE, DENAIR
 Application APN: 024-022-027

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 checked="" 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.

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.

11/20/2023
Date


Signature of Applicant

Redwood Park Properties, Inc.
Print Firm Name if applicable

Daniel Dunkley, President
Print Name of Applicant

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

Application Number: _____
Application Title: _____
Application Address: _____
Application APN: _____

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 ___ 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.

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Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

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Date

Signature of Applicant

Print Firm Name if applicable

Print Name of Applicant

**STANISLAUS COUNTY BOARD OF SUPERVISORS, PLANNING COMMISSION,
AIRPORT LAND USE COMMISSION, AND BUILDING CODE APPEALS BOARD**

**Last updated: March 30, 2023. Updated rosters, available at:
<https://www.stancounty.com/board/boards-commissions.shtm>**

Board of Supervisors

Chanee Condit, Chairman, District 5
Mani Grewal, Vice-Chairman, District 4
Buck Condit, District 1
Vito Chiesa, District 2
Terry Withrow, District 3

Planning Commission

Dale Boucher, District 1
Wayne Pacheco, District 1
Wayne Zipser, District 2
Erika E. Durrer, District 3
Carmen Morad, District 3 & 4
Lars Willerup, District 4
Thomas Maring, District 5
Becky Campo, District 5

Airport Land Use Commission

Richard Jorgensen, At-Large
Dale Boucher, Planning Commission District 1
Wayne Pacheco, Planning Commission District 1
Wayne Zipser, Planning Commission District 2
Erika E. Durrer, Planning Commission District 3
Carmen Morad, Planning Commission District 3 & 4
Lars Willerup, Planning Commission District 4
Thomas Maring, Planning Commission District 5
Becky Campo, Planning Commission District 5

Building Code Appeals Board

James Shade
John H. Utne
Robert James Nickerson

STREET NAME APP. NO PLN2023-0103

HOFFMAN RANCH

Planning Commission
January 18, 2024

Project Description

- Request to assign names to the road network of an approved 76 lot residential subdivision on 15.9± acres, in the Planned Development (P-D) (369) zoning district.
- Rezone and Vesting Tentative Map No. PLN2021-0101 – Hoffman Ranch approved by the Board of Supervisors on June 6, 2023.
- Continued from December 7, 2023

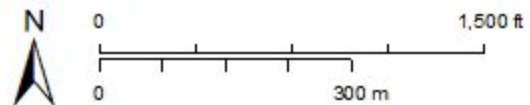
HOFFMAN RANCH

STREET NAMES PLN2022-0103

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

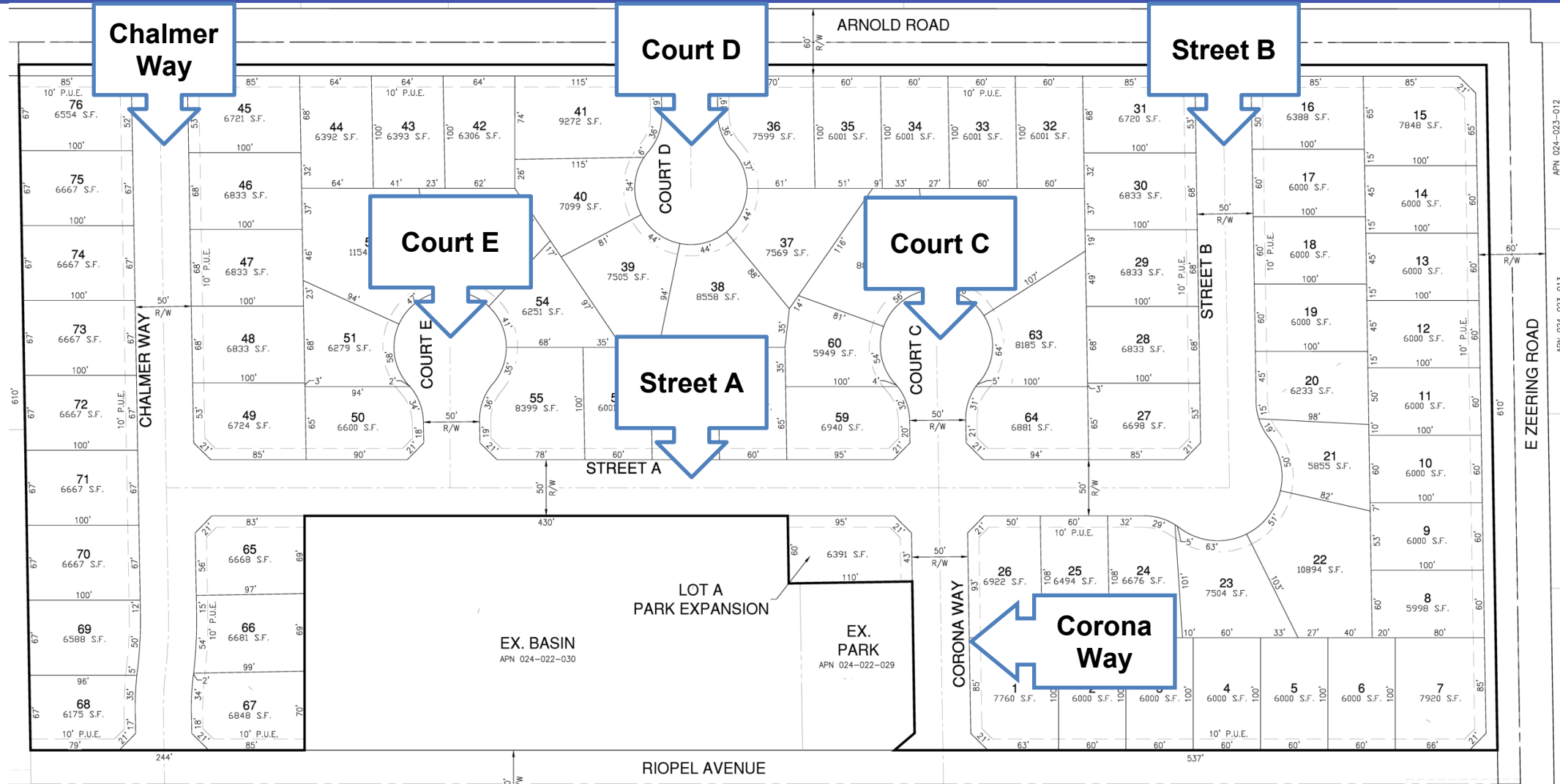
Date: 11/15/2021



Street Naming Process

- The State of California authorizes the County Board of Supervisors, or its designated officer, to name or amend the names of streets.
- On January 21, 1995, the Board of Supervisors designated the Planning Director to name or change street names; after receiving advice from the Planning Commission.

Approved Tentative Map

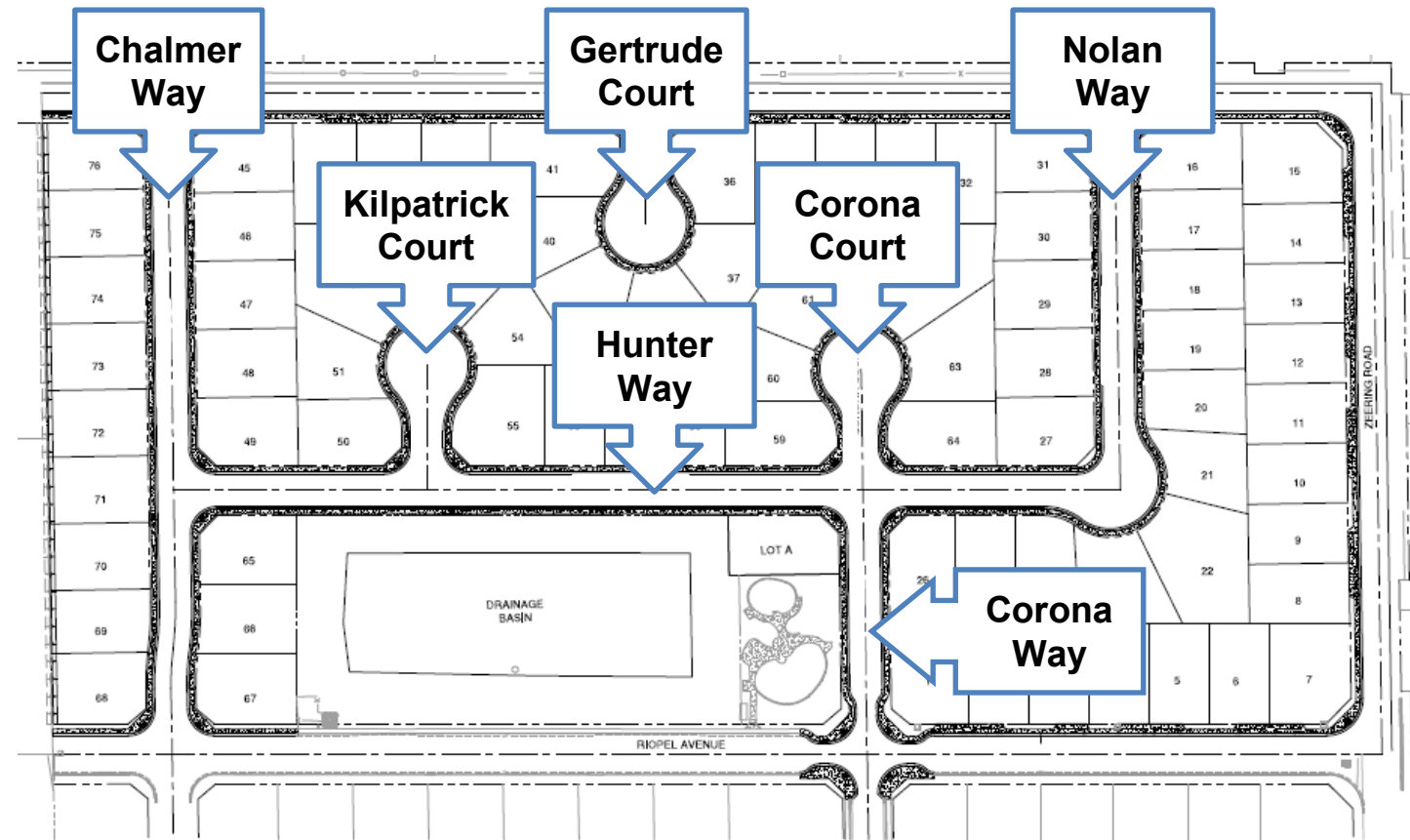


APN 024-023-012

APN 024-023-011

Proposed Street Names

- Proposed new street names:
 - Corona Court, Gertrude Court, Kilpatrick Court, Hunter Way, Nolan Way
- Referred to Stanislaus Regional 9-1-1 and County Department of Public Works.
 - No concerns identified.
- Names not listed on Planning Department's reserved list.







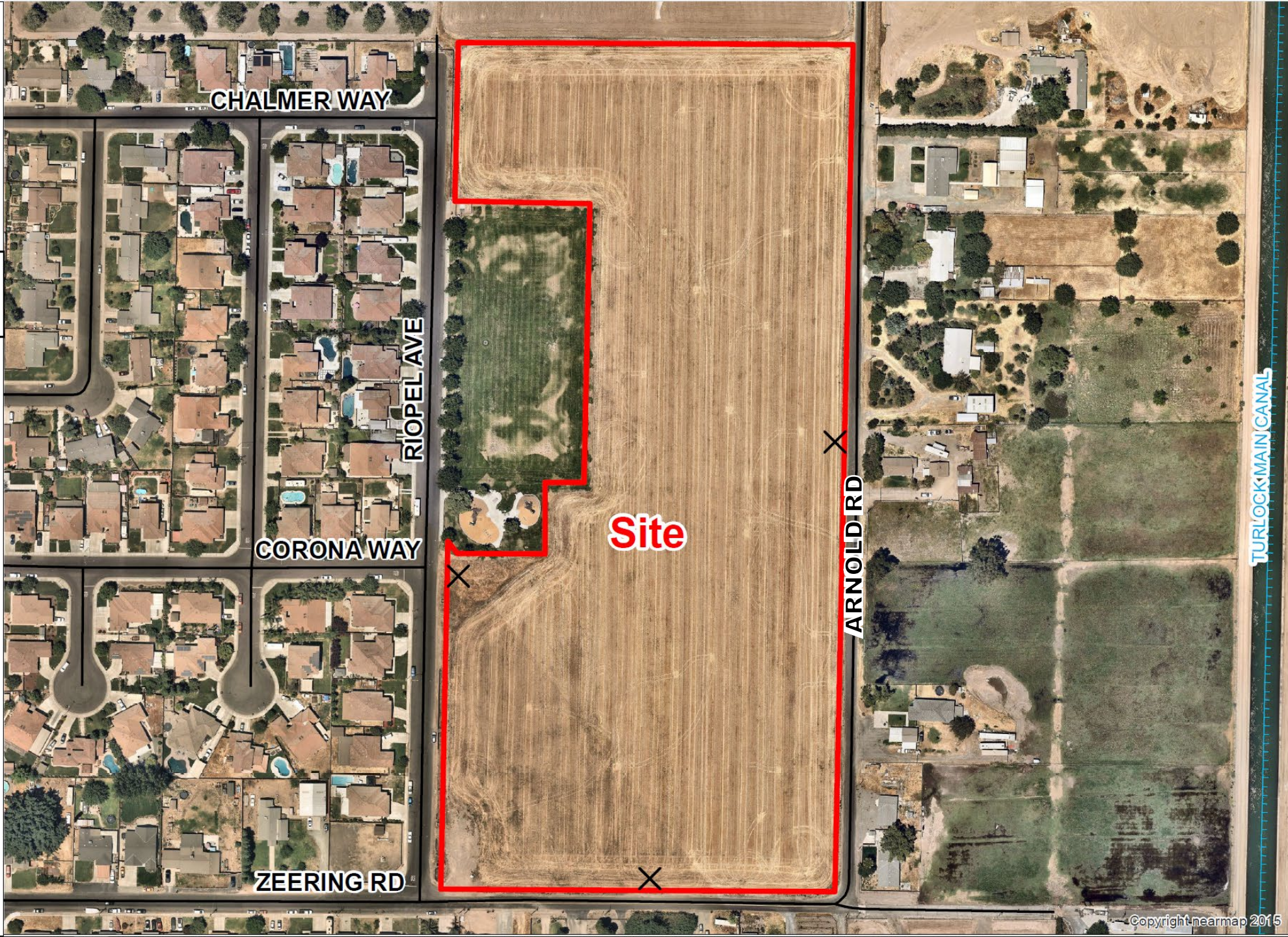
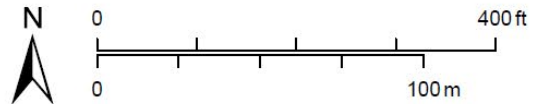
HOFFMAN RANCH

STREET NAMES PLN2022-0103

STREET NAME ON-SITE NOTICE LOCATIONS

LEGEND

-  Project Site
-  Road
-  Canal
-  Street Name Notice Location



Environmental Review

- Not considered a project under the California Environmental Quality Act (CEQA).
 - No environmental review is necessary for the request.
- A Mitigated Negative Declaration was adopted for REZ & VTM No. PLN2021-0101 – Hoffman Ranch on June 6, 2023.

Actions and Decisions

- Advise the Planning Director on the naming of the four new streets.
 - The Planning Director will make the final decision to approve or deny the proposed street names.
 - If no objections identified by the Planning Commissioners or public, the intent of the Director is to approve the new street names as proposed.

Questions

HOFFMAN RANCH

STREET NAMES PLN2022-0103

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal

Proposed Names:

- Kilpatrick Court
- Gertrude Court
- Corona Court
- Nolan Way
- Hunter Way

Extend Existing Named Roads:

- Chalmer Way
- Corona Way

