

**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

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January 18, 2023

MEMO TO: Stanislaus County Planning Commission  
FROM: Department of Planning and Community Development  
SUBJECT: **STREET NAME APPLICATION NO. PLN2023-0127 – MONTE VISTA  
COLLECTION**

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



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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










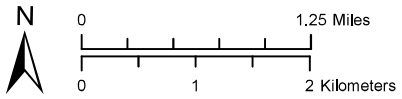
# MONTE VISTA COLLECTION

## PLN2023-0127

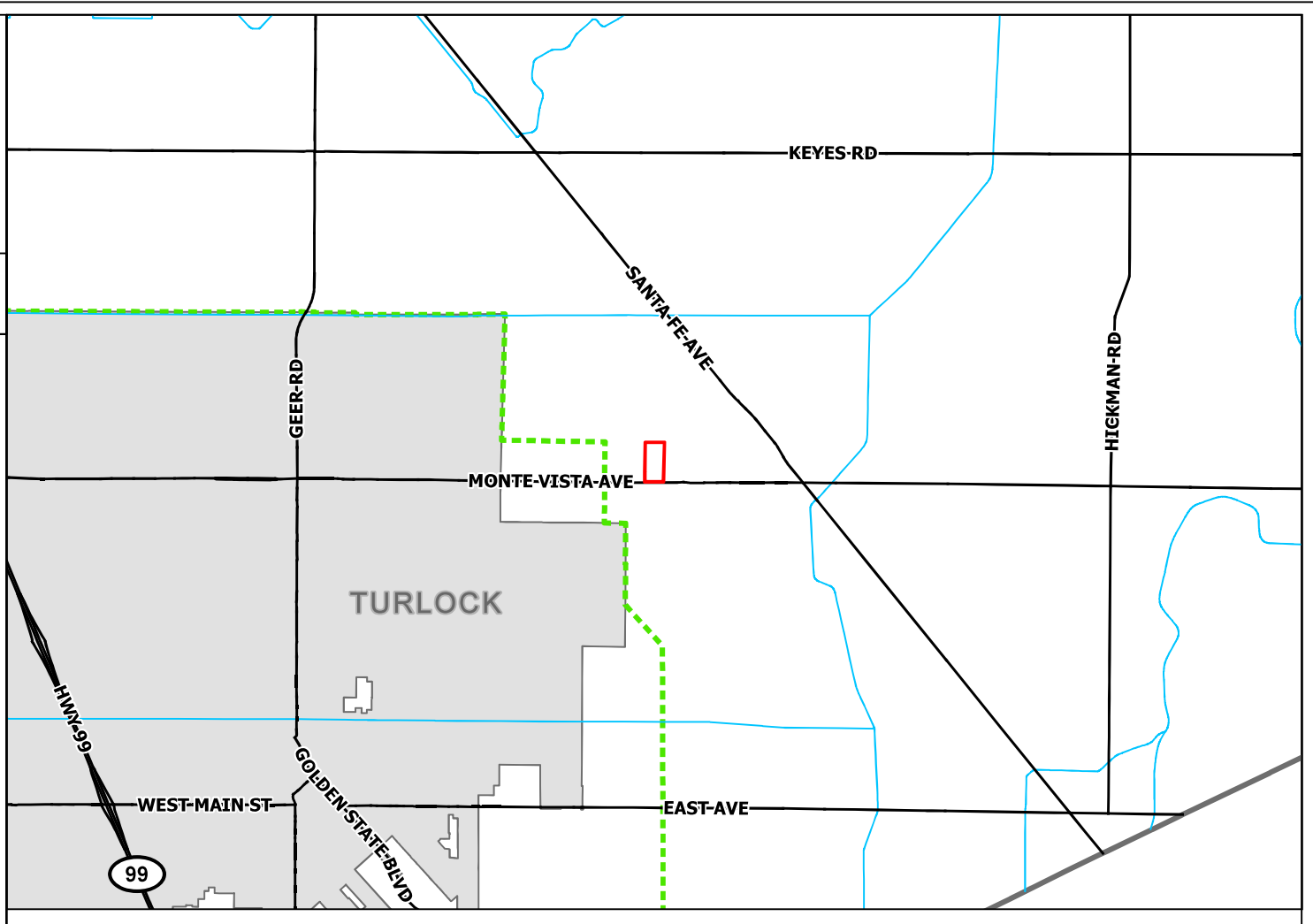
### AREA MAP

#### LEGEND

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



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















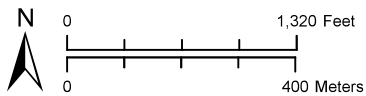
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PLN2023-0127

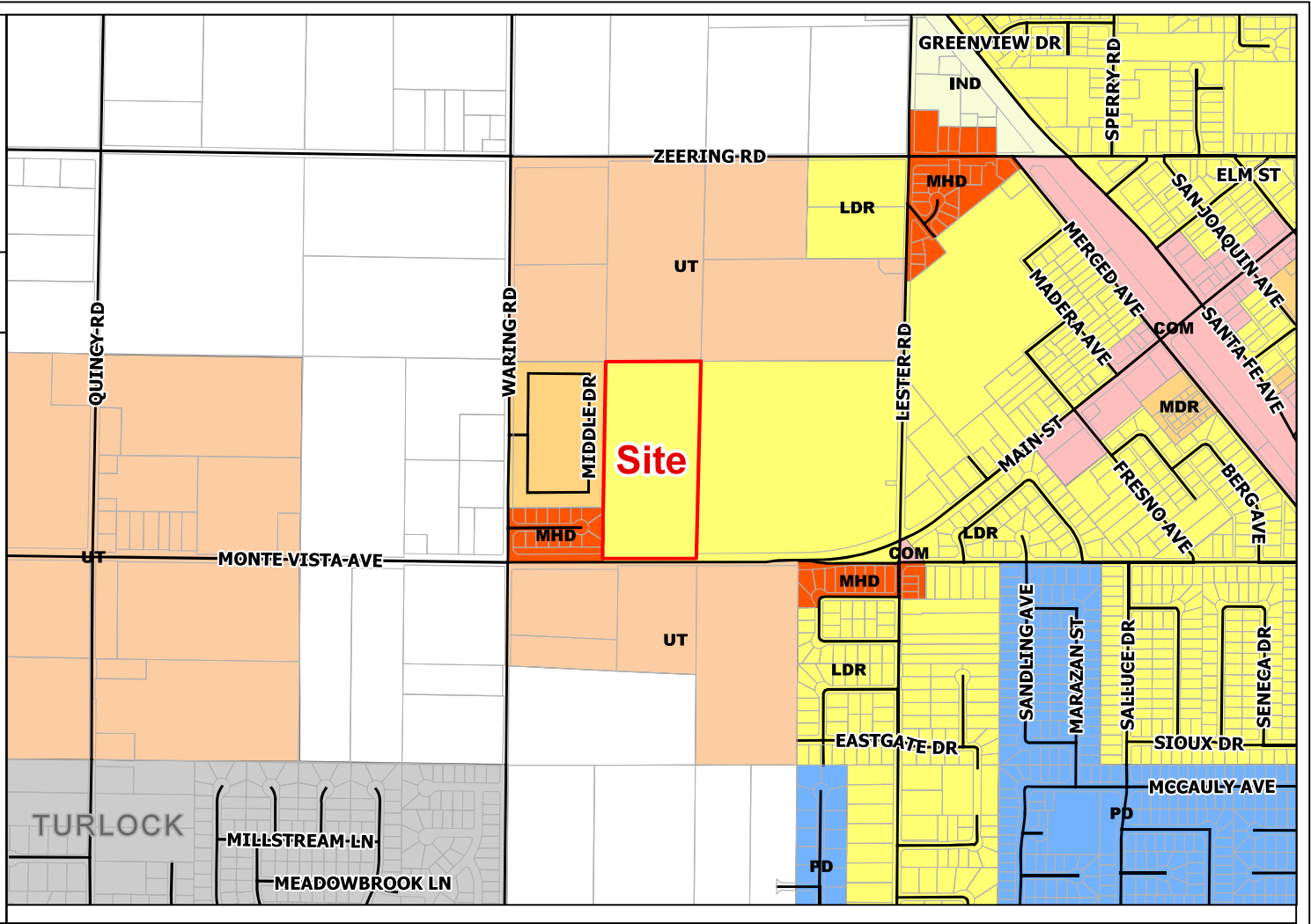
## GENERAL PLAN MAP

### 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



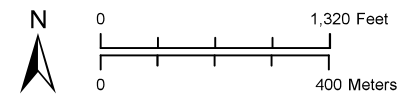
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PLN2023-0127

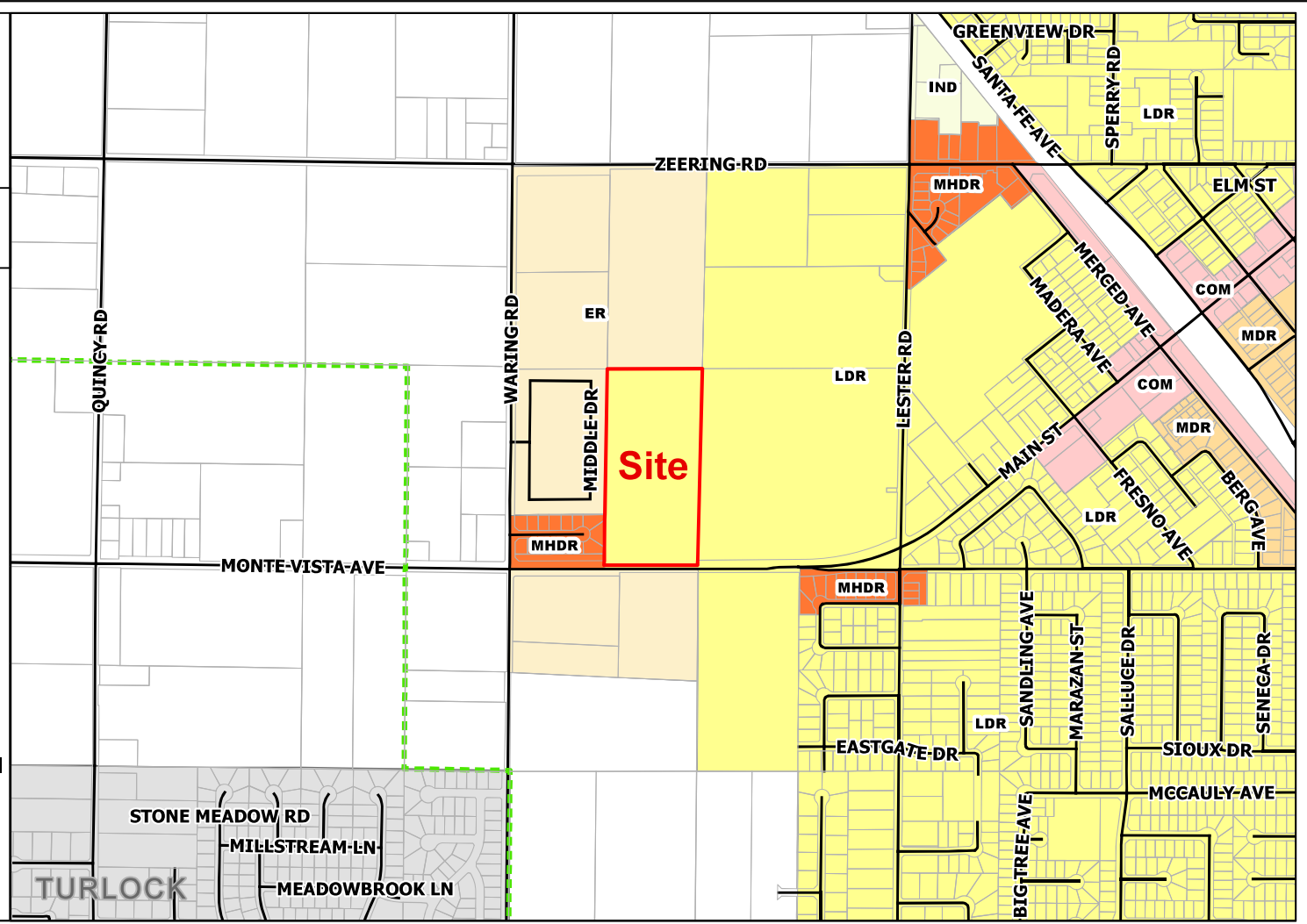
## COMMUNITY PLAN MAP

### 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

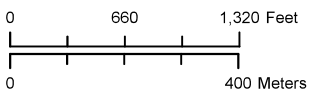
## ZONING MAP

**LEGEND**

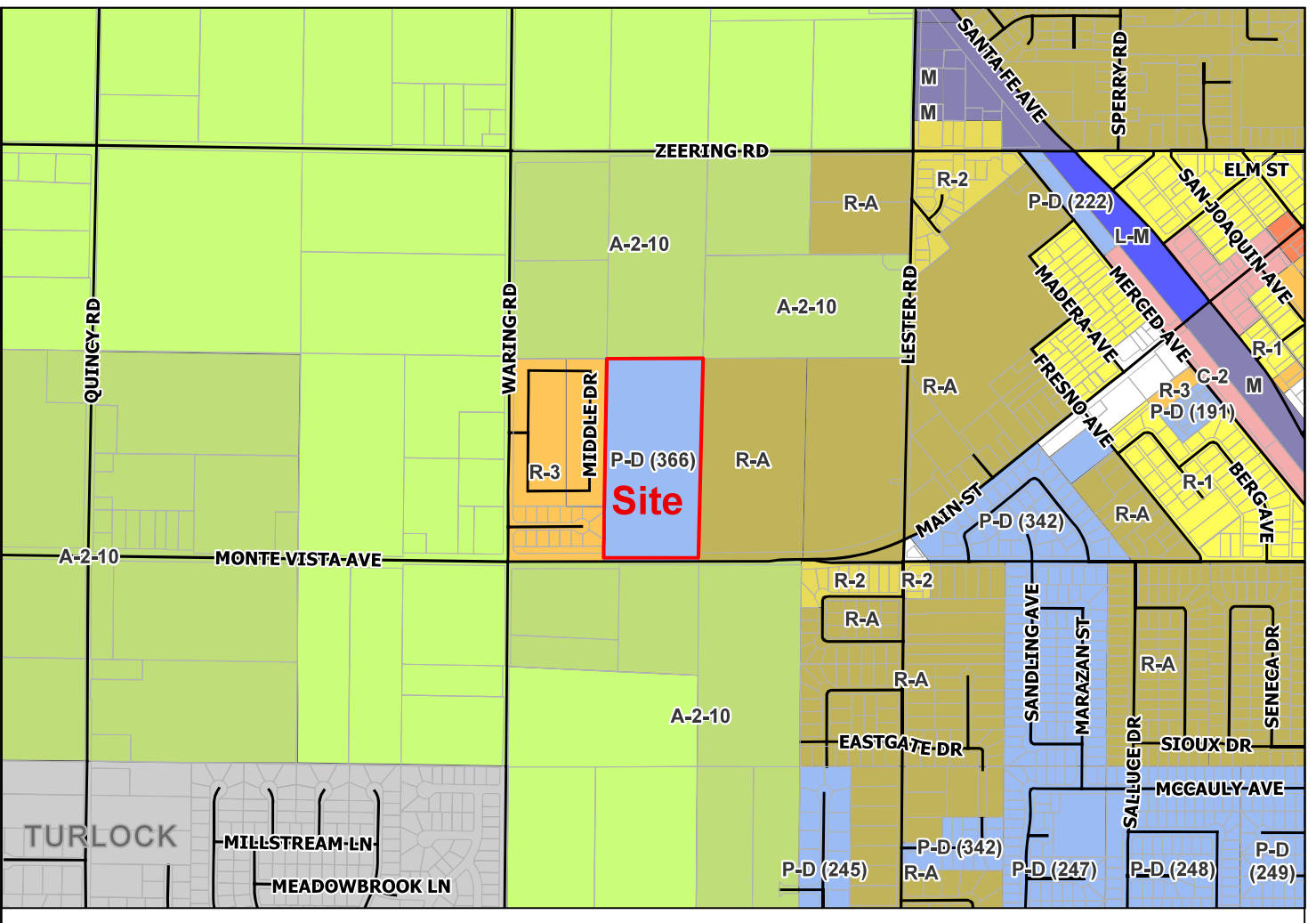
-  County Boundary
-  Project Site
-  Parcel
-  Road

**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







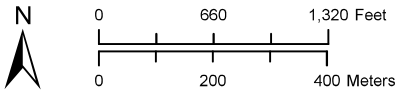
# MONTE VISTA COLLECTION

## PLN2023-0127

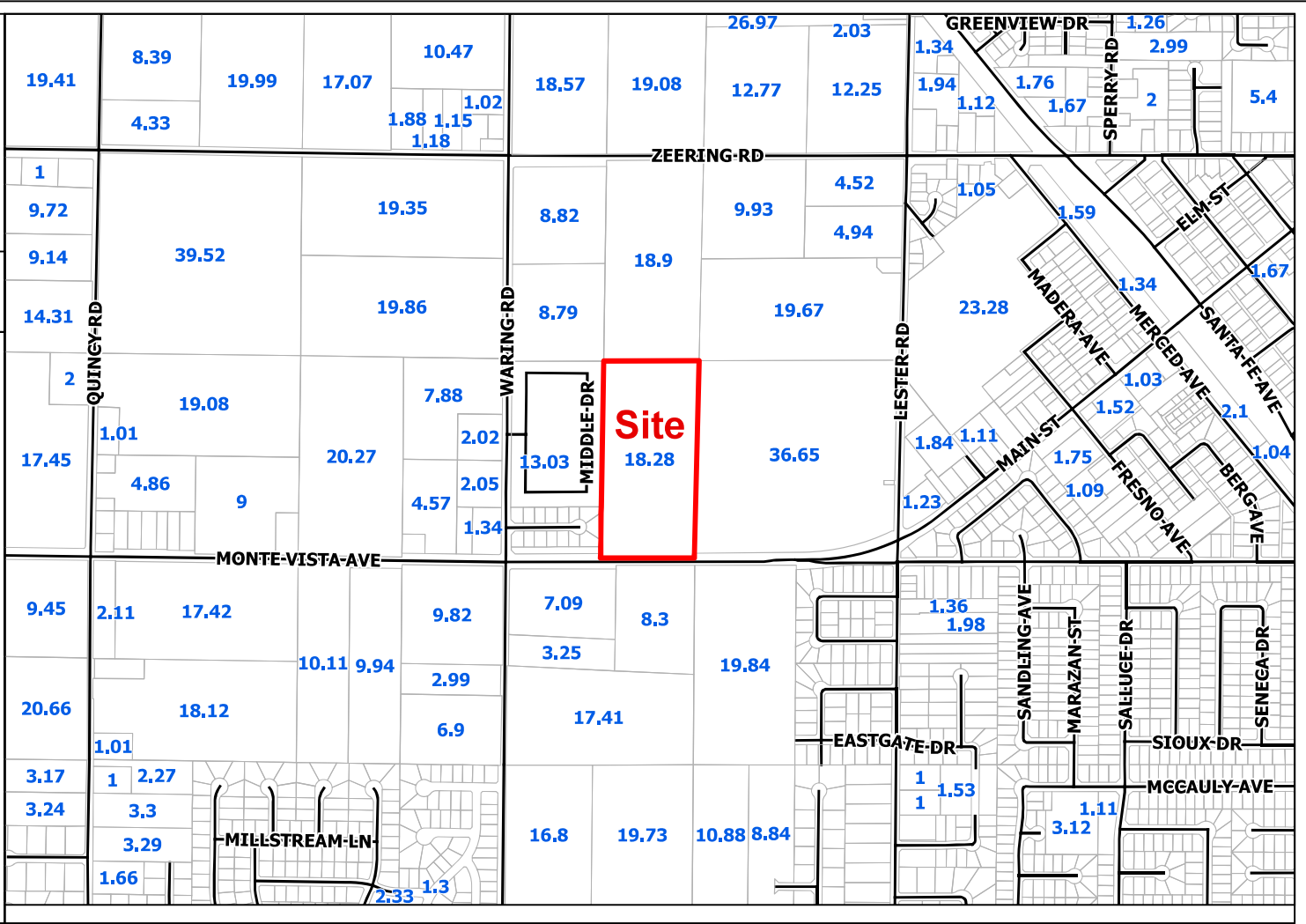
### ACREAGE MAP

#### Legend

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



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











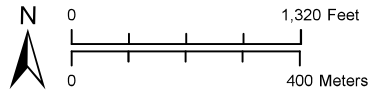
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PLN2023-0127

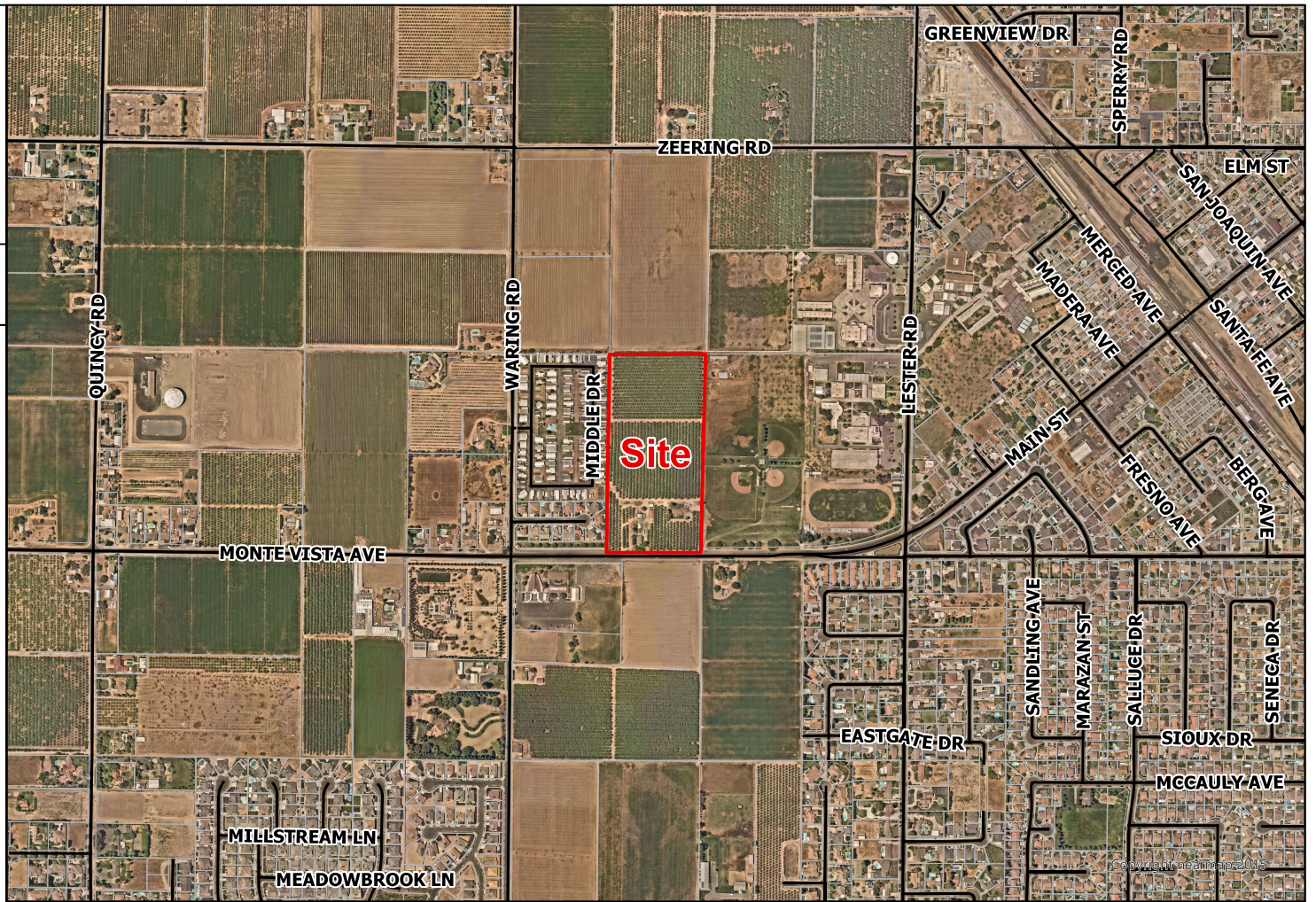
## AERIAL AREA MAP

### 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

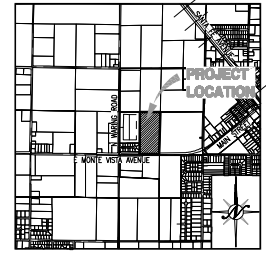
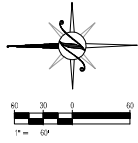
Date Exported: 11/6/2023



# MONTE VISTA COLLECTION SUBDIVISION

## VESTING TENTATIVE SUBDIVISION MAP

### STANISLAUS COUNTY, CALIFORNIA



VICINITY MAP

#### SHEET INDEX

1. TM1.1 TENTATIVE SUBDIVISION MAP AND CROSS SECTIONS
2. TM1.1 TENTATIVE SUBDIVISION MAP DETAILS

#### PROJECT INFORMATION

A. REGULATORY AGENCY:	STANISLAUS COUNTY 400 HORN STREET, SUITE 400 MERCER, CA 95964 P. 209.338.5244 CONTACT: JEREMY BALLARD
B. APPLICANT:	LANARIS COMPANIES 1075 LARK AVENUE, SUITE 110 DUBLIN, CA 94568 P. 925.952.0018 CONTACT: PRAVIN SHUKLA
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 600 TOWN STREET MERCER, CA 95964 P. 209.338.5244 CONTACT: PRAVIN SHUKLA
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 - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - DENVER UNITED SCHOOL DISTRICT

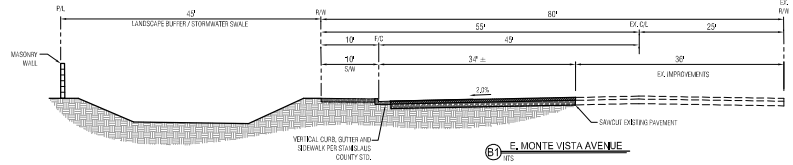
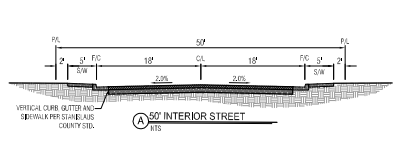
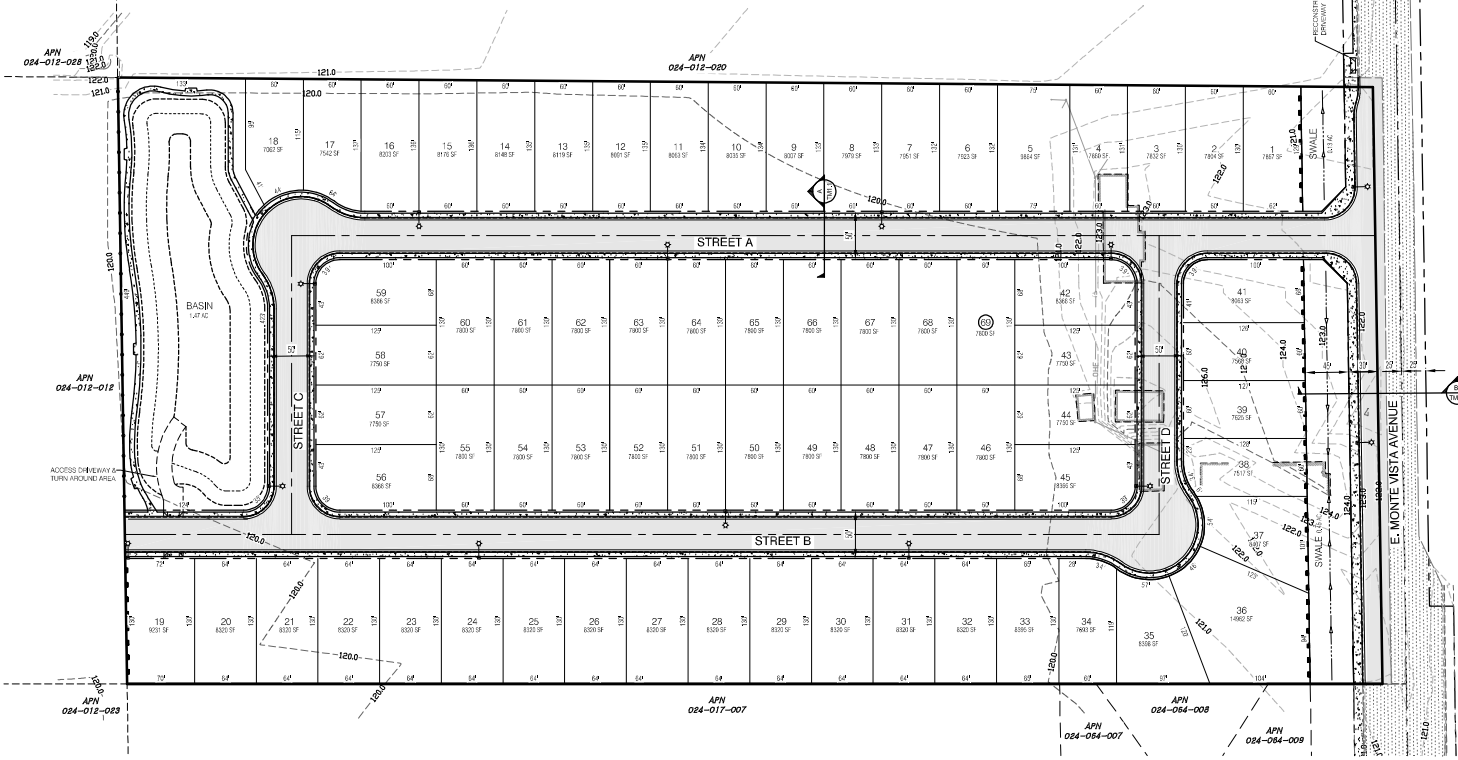
#### GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS AND AS NOTED.
2. STORM DRAINAGE TO BE CONVEYED BY A CONCRETE STORM DRAIN. RETENTION BASIN ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE STANISLAUS COUNTY STANDARD.
3. ALL UTILITY CONDUITS AND PIPES SHALL BE INSTALLED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS AND AS NOTED. THE REQUIREMENTS SET FORTH IN THESE PLANS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STANISLAUS COUNTY ENGINEERING DEPARTMENT PRIOR TO THE BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STANISLAUS COUNTY ENGINEERING DEPARTMENT PRIOR TO THE BEGINNING OF THE PROJECT.
4. SANITARY SEWER TO BE CONSTRUCTED TO THE DENVER COMMUNITY SERVICE DISTRICT STANDARD SPECIFICATIONS.
5. WATER SYSTEM TO BE CONSTRUCTED TO THE DENVER COMMUNITY SERVICE DISTRICT STANDARD SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
7. PAVEMENT TYPES ARE TO BE INSTALLED UNDER GROUND IMPROVEMENTS.
8. THE SUBDIVISION FRESH WATER SERVICE IS TO BE PROVIDED BY THE DENVER COMMUNITY SERVICE DISTRICT. THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 106.04, AND THE PAVEMENT TYPES FOR PAVEMENT SHALL BE PROVIDED BY THE DENVER COMMUNITY SERVICE DISTRICT.
9. PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ALONG ALL STREET FRONTAGE FRONTS.
10. ALL UTILITIES STRUCTURES AND TRENCHES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL UTILITIES POWER POLES AND OVERHEAD POWERLINES TO BE REMOVED BY UNDERGROUNDING.
11. ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE DENVER COMMUNITY PLAN.

#### LEGAL DESCRIPTION

THE LANDS DESCRIBED HEREIN ARE LOCATED 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 THEREON, AS IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON APRIL 11, 2004, VOLUME 107 PAGES 18 AND 19.

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ATTACHMENT A-7

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

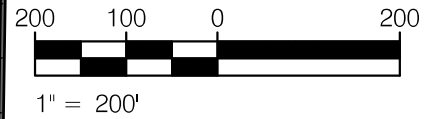
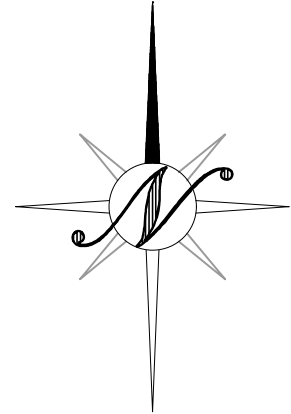
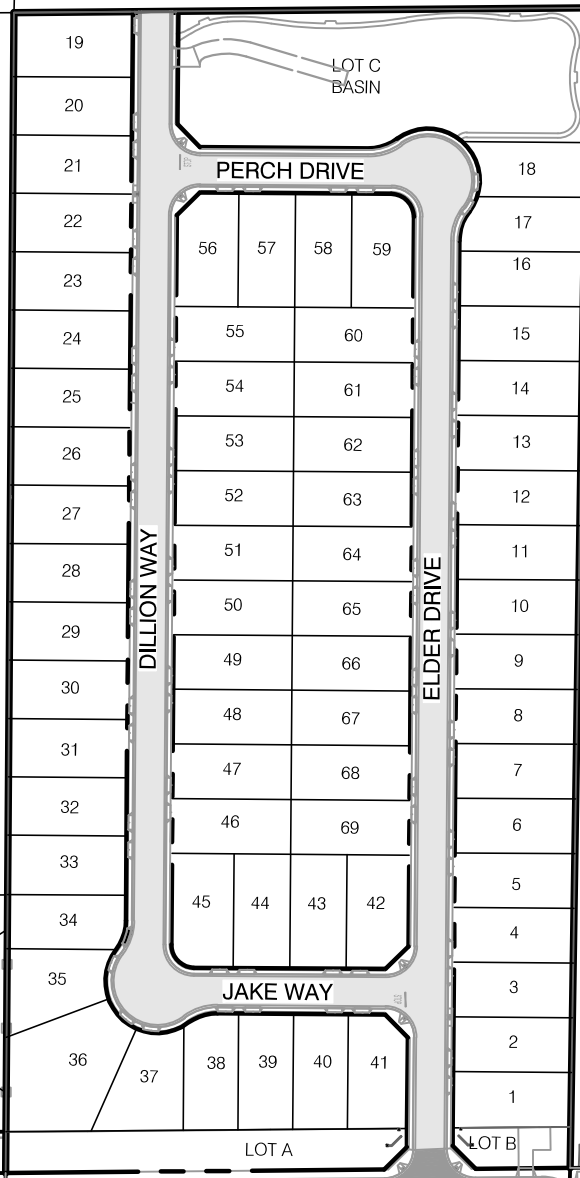
DATE: APPROVED: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
DESCRIPTIONS: \_\_\_\_\_  
NO. \_\_\_\_\_

JOB NO.: EC-2750  
DATE: 08/20/2022  
SCALE: AS SHOWN  
DRAWING: TM1  
SHEET: 1 OF 1  
CHECK: TPO

SHEET NUMBER

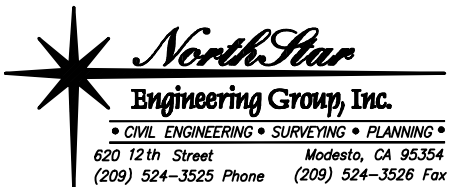
# TM1.1





E MONTE VISTA AVE

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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**

ATTACHMENT A-8








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

## PLN2023-0127

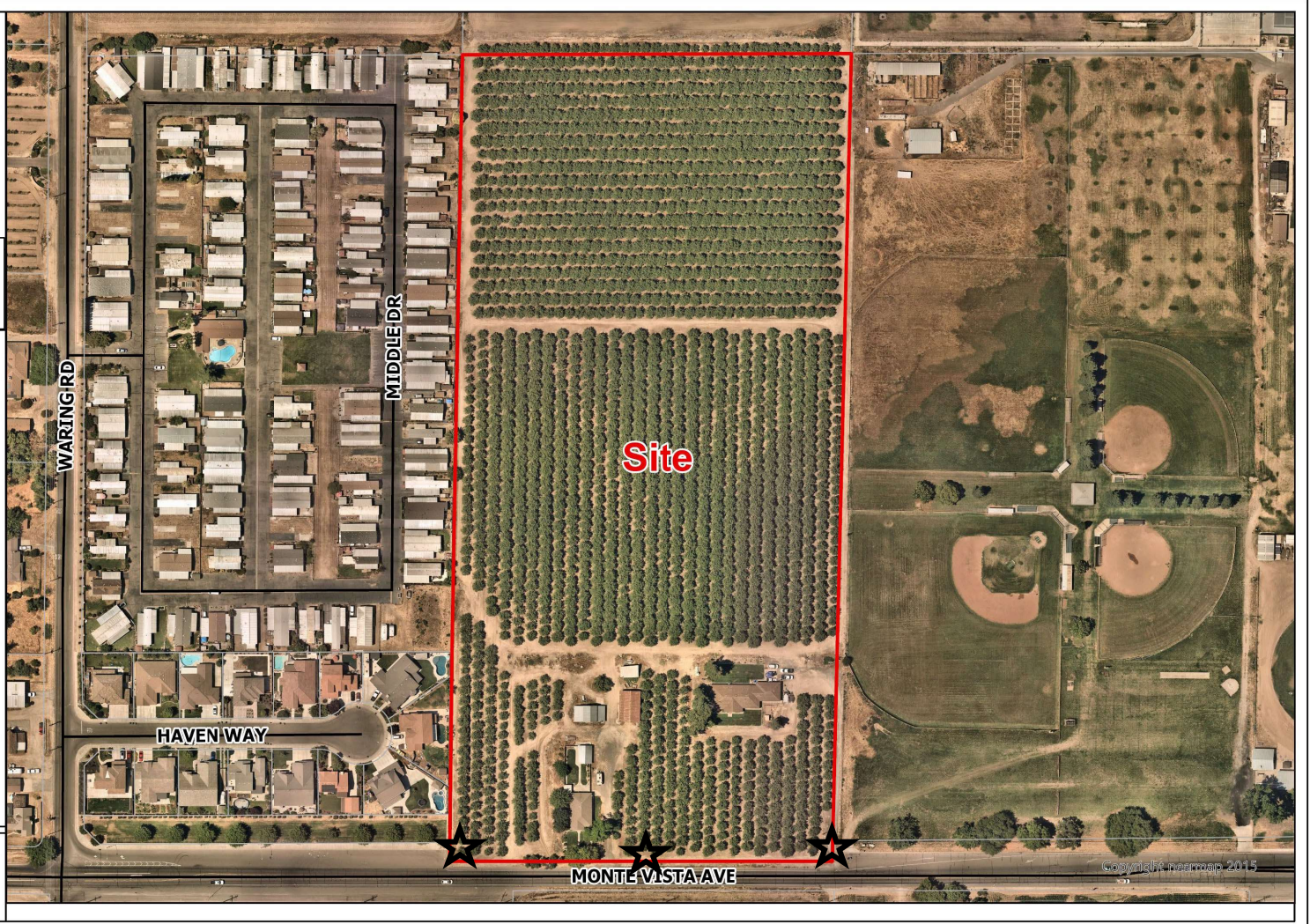
Location of Posted Public  
Notices

### 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

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.

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): \_\_\_\_\_

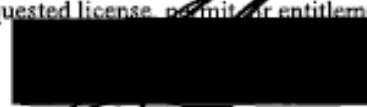
Amount(s): \_\_\_\_\_

(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

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

  
 \_\_\_\_\_  
 Signature of Applicant

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.

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: \_\_\_\_\_

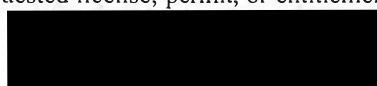
Date(s) of Contribution(s): \_\_\_\_\_

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.

11-27-23  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Applicant

LGJ Homes - California, LLC  
 \_\_\_\_\_  
 Print Firm Name if applicable

Evan Licht  
 \_\_\_\_\_  
 Print Name of Applicant

**STREET NAME APP. NO PLN2023-0127**

# **MONTE VISTA COLLECTION**

**Planning Commission**  
**January 18, 2024**

# Project Description

- Request to assign names to the road network of an approved 72 lot residential subdivision on 18.6± acres, in the Planned Development (P-D) (366) zoning district.
- General Plan Amendment, Rezone, and Vesting Tentative Map No. PLN2021-0040 – Lazares Companies approved by the Board of Supervisors on August 16, 2022
- Continued from December 7, 2023









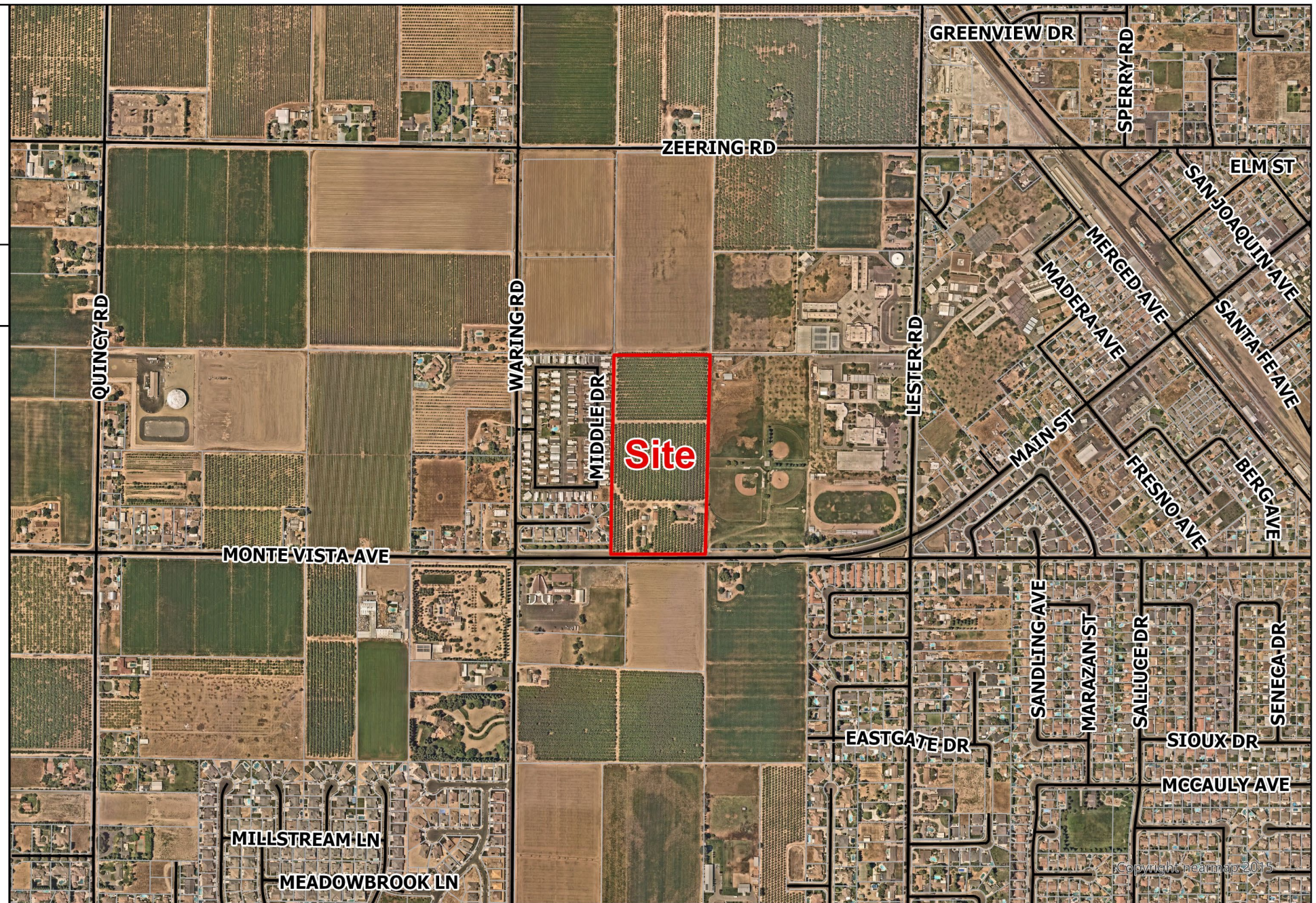
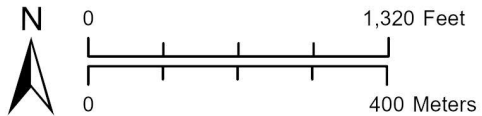
# MONTE VISTA COLLECTION

## PLN2023-0127

### AERIAL AREA MAP

#### LEGEND

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

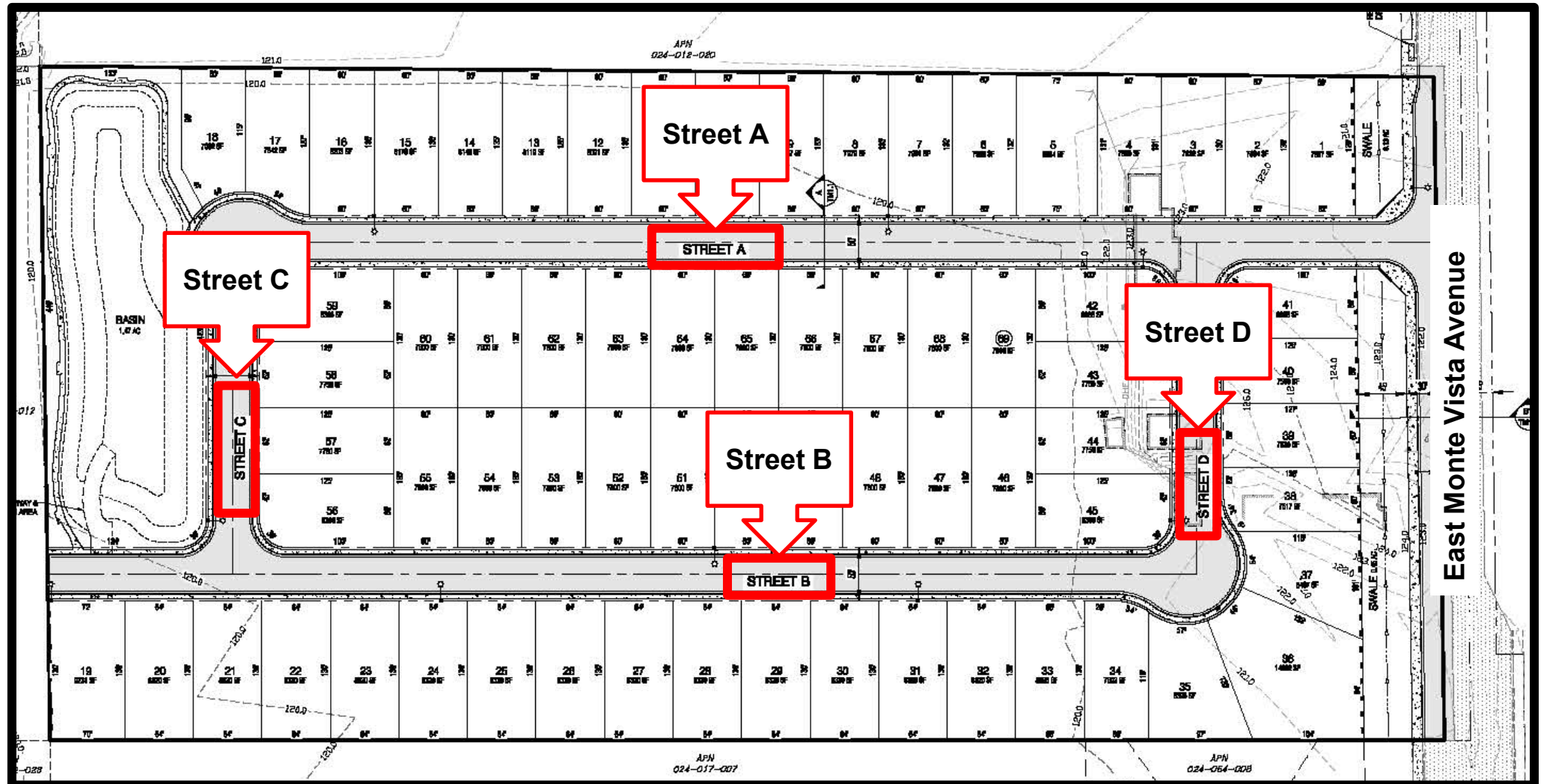




# Street Naming Process

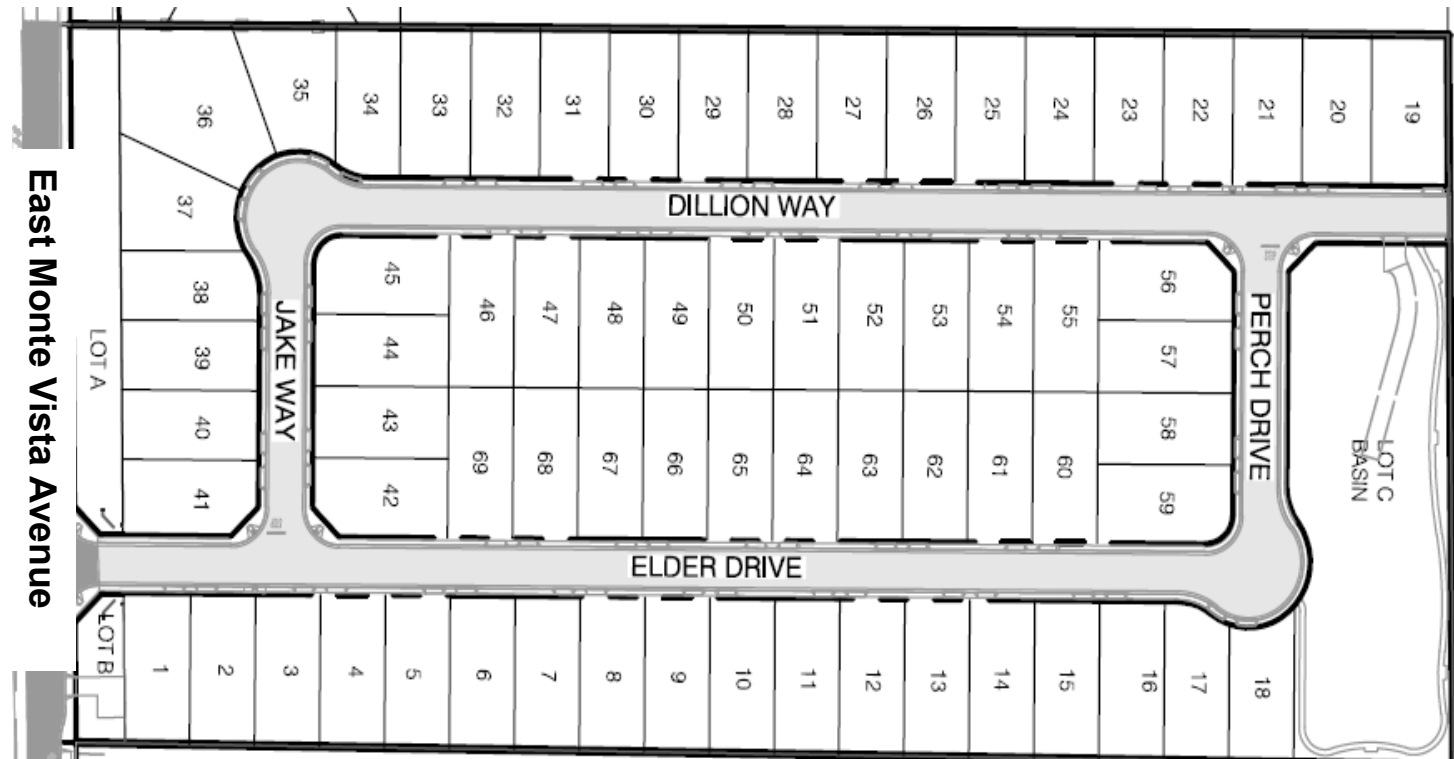
- The State of California authorizes the County Board of Supervisors, or its designated officer, to name or amend the names of streets.
- On January 21, 1995, the Board of Supervisors designated the Planning Director to name or change street names; after receiving advice from the Planning Commission.

# Approved Tentative Map



# Proposed Street Names

- Proposed street names:
  - Elder Drive, Perch Drive, Dillion Way and Jake 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.












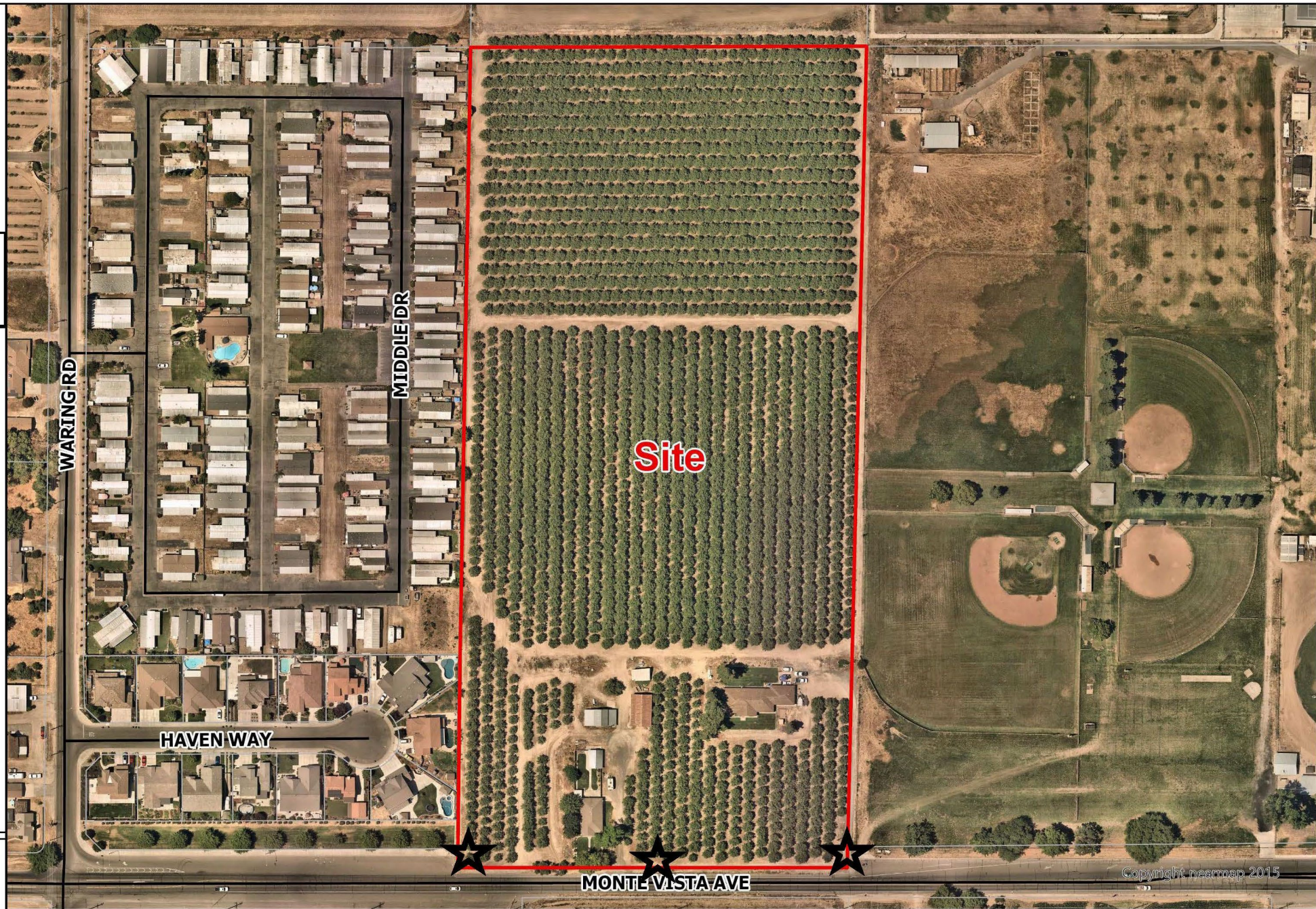
# MONTE VISTA COLLECTION

## PLN2023-0127

### Location of Posted Public Notices

#### LEGEND

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





# 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 GPA REZ TM No. PLN2021-0040 – Lazares Companies on August 16, 2022.

# 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


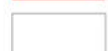



# MONTE VISTA COLLECTION

## PLN2023-0127

### AERIAL SITE MAP

#### LEGEND

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

#### Proposed Names:

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

