

November 6, 2024

From : Donald Rajewich



**To: Stanislaus County Planning Commission**  
1010 10th Street, Suite 3400  
Modesto, CA 95354  
planning@stancounty.com

RE: Planned Development PLN2024-0014, FQC Inc.  
My property is 586 feet from this proposed project.

**Subject: I am requesting the Planning Commission approve this plan,  
minus the Denair MAC post-approval review privileges.**

Dear Planning Commissioners:

One of my neighbors told me that the Planning Department presented this plan at the Aug 6, 2024 MAC Board meeting.

Page 45 of PLN2024-0014

The MAC will hear the project proposal and make a recommendation regarding the project at a regularly scheduled monthly meeting prior to the final hearing for the project.

Why was this project proposal not on the MAC agenda?

Back in April 2022, there was a similar off-agenda hearing for the Elmwood Estates Plan. My neighbors and I protested back then. Why is this still going on?

## **This Plan Grants Extraordinary Review Powers to Denair MAC**

Here are the MAC review authority clauses by page number:

### **Page 4**

Additionally, the Development Standards for Planned Development (P-D) (356) require the Denair Municipal Advisory Council (MAC) to review the final landscape plan prior to County approval.

### **Page 5**

No comments from the Denair MAC were received in response to the referrals for the project; however, Development Standards for Planned Development (P-D) (356) apply to this project and the final landscape plan will be required to be reviewed by the MAC prior to approval of the final landscape plan.

### **Page 22**

The final landscape and irrigation plan shall be provided to the Denair Municipal Advisory Council prior to review by the Stanislaus County Planning Department and the County may request that the plan be amended to address comments from the Denair MAC.

### **Page 32**

The applicant will install landscaping as required by Ordinance and the Development Standards for P-D (356), which will require the Denair Municipal Advisory Council (MAC) to review the final landscape plan prior to County approval.

## **Past Review Results Have Never Been Made Public**

Similar review clauses were inserted into Elmwood Estates PLN2022-0026, and Monte Vista Collection PLN 2021-0040. MAC review findings and plan revisions related to those reviews have never been made public by the MAC. I would assume the same will be true for PLN2024-0014.

## **Bruggar Designs**

A couple months ago, I came across an article in the Hughson Chronicle about a local landscape design company that is owned by Jim Bruggar, Chairman of the MAC. After reading that glowing article, I understood why the Planning Department would desire to take advantage of Chairman Bruggar's expertise, and grant him extraordinary powers beyond those of any other MAC board member in Stanislaus County. The reality is, it is he and he alone who is doing the MAC reviews.

Are any other MAC's or MAC board members in Stanislaus County capable of landscape review authority? No.

The other MACs are on life support. Look at their minutes online, and you will see what I am talking about. Denair MAC is alive and well and thriving, thanks to Chairman Jim Bruggar. Someday Denair will name a street for him because of all he has done for the Denair community.

## **5-year Time Horizon**

Page 5 of PLN2024-0014

"The applicant anticipates construction of the condominium units to begin within five years of project approval."

## **If Jim Bruggar is not on the MAC, Who is Going to Pick the Slack?**

Four or five or fifteen years from now, or whenever the Applicant get their rear in gear and get around to building this project, will Jim Bruggar still be the chairman of the MAC? Will he still be there to carry out all the oversight duties that he has assigned himself?

The Denair MAC is not a salaried position. The MAC relies on volunteers. MAC board members come and go all year round. I was told that is why they are appointed, and not elected. The MAC isn't like the County Planning Department, where if somebody quits or retires or dies, another qualified salaried person replaces them.

## My Recommendation

I don't have a problem with Chairman Bruggar providing high landscape standards for new projects.

**But once this plan is approved by the Planning Commission and the Board of Supervisors, then it is time for the Denair MAC to be hands off, and pass the baton to the salaried Planning Department staff.**

Sincerely,

A solid black rectangular box used to redact the signature of Donald Rajewich.

Donald Rajewich