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| **STANISLAUS COUNTY**  DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  1010 10th Street, Suite 3400  Modesto, California 95354 |  |

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The Stanislaus County Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project description below on **July 21, 2022** at 6:00 p.m. at a public hearing to be held at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California.

**Project Title:** General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map Application No. PLN2021-0040 – Lazares Companies

**Project Location:** 3531 and 3549 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair. Stanislaus County (APN: 024-012-009).

**Description of Project:** Request to amend the Denair Community Plan designation from Estate Residential to Low-Density Residential and the zoning designation from Rural Residential (R-A) to Planned Development (P-D) on an 18.6± acre parcel, and to subdivide the project site into 72 parcels, with lots ranging in size from 7,223 to 14,962 square feet, to allow for low-density residential development.

**Lead Agency:**

Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Mitigated Negative Declaration is Available:**

Stanislaus County, Department of Planning and Community Development

1010 10th Street, Suite 3400

Modesto, California 95354-2380

<http://www.stancounty.com/planning/>

**DO NOT REMOVE FROM POSTING UNTIL: July 22, 2022**

**Review Period:**

June 1, 2022 – July 21, 2022

**Contact Person:**

Jeremy Ballard, Associate Planner

**Contact Telephone:**

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