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

Referral
Early Consultation

Date: **June 8, 2021**

To: **Distribution List (See Attachment A)**

From: **Jeremy Ballard, Associate Planner, Planning & Community Development**

Subject: **GENERAL PLAN AMENDMENT, REZONE, AND TENTATIVE MAP APPLICATION NO. PLN2021-0040 - LAZARES COMPANIES**

Respond By: **June 23, 2021**

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: **Lazares Companies**

Project Location: **3531 E. Monte Vista Avenue, between N. Waring and Lester Roads, in the Community of Denair**

APN: **024-012-009**

Williamson Act Contract: **N/A**

General Plan: **Low Density Residential (LDR)**

Community Plan: **Estate Residential**

Current Zoning: **R-A (Rural Residential)**

Project Description: **Request to amend the Denair Community Plan from Estate Residential to Residential-Low, rezone from Rural Residential (R-A) to Planned Development (P-D), and to subdivide an 18.6 ± acre parcel into 73 total lots, for development of a residential subdivision. Of the 73 total lots created, 69 will be created for development of single-family dwellings. The remaining four lots will be used as a dual use stormwater basin/park, two landscaped stormwater swales, and a well site. Each lot used for residential development will be a minimum of 7,223 square feet in size.**

STRIVING TOGETHER TO BE THE BEST!

An amendment of the Denair Community Plan to Residential-Low is proposed to allow for a higher density of single-family development. The proposed density will be consistent with the existing General Plan Designation of Low Density Residential. The proposed Planned Development zoning district will include all uses and development standards permitted in the R-1 zoning district with the exception of lot coverage. The applicant has proposed the resulting parcels to be permitted to develop building space of up to 50% of the total lot size, an increase of 10% from the current R-A zoning district. The applicant has requested this to achieve a greater flexibility in siting the housing product offered.

The proposed lots will be served by the Denair Community Service District (CSD) for public water and sewer services. The applicant will construct a domestic well that will be integrated into the CSD water system, ultimately to be dedicated to the CSD for continued operation. The well site will be located on a separate parcel and in enclosed by a six-foot-tall masonry wall.

The project site fronts E. Monte Vista Avenue and proposes to develop interior residential streets for the development. The frontage along E. Monte Vista Avenue and each interior street will be developed with curb, gutter, and sidewalk. The sidewalks will also be developed with street lighting at various points throughout the development. The E. Monte Vista Avenue intersection will serve as the main entry into the development, however, the applicant has proposed a stub out near the northwest boundary of the project site, to provide connectivity for any future residential development on the two adjacent parcels designated as Estate Residential in the Denair Community Plan.

The applicant proposes to develop a 1.5± acre dual use stormwater basin and park, to be developed on the northeastern boundary of the parcel. The basin will be planted in grass as well as perimeter landscaping consisting of trees, shrubs and groundcover. The northern boundary of the basin park will include a row of evergreen trees and a chain-link fence to act as an agricultural buffer from the adjacent A-2 (General Agriculture) property. Additionally, the applicant proposes to install a meandering sidewalk and benches around the perimeter of the basin/park. Additionally, the applicant has proposed two landscaped stormwater swales running east to west along the E. Monte Vista Avenue frontage. The swales will be a continuation of the swale developed on the adjacent parcel to the west. The swales will be bordered on the northern end, by a masonry wall with landscaping on the south side of the wall.

Lastly, the applicant proposes to install sidewalks along the frontage of the adjacent Denair Unified School District, linking to the existing sidewalk that has only been developed on a portion of the parcel and the proposed development.

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

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GENERAL PLAN AMENDMENT, REZONE, AND TENTATIVE MAP APPLICATION NO. PLN2021-0040 - LAZARES COMPANIES

Attachment A
Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: DENAIR	X	STAN COUNTY COUNSEL
X	GSA: TURLOCK		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	POSTMASTER: DENAIR		US ARMY CORPS OF ENGINEERS
X	RAILROAD: BN/SF		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: DENAIR UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **GENERAL PLAN AMENDMENT, REZONE, AND TENTATIVE MAP APPLICATION NO. PLN2021-0040 - LAZARES COMPANIES**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

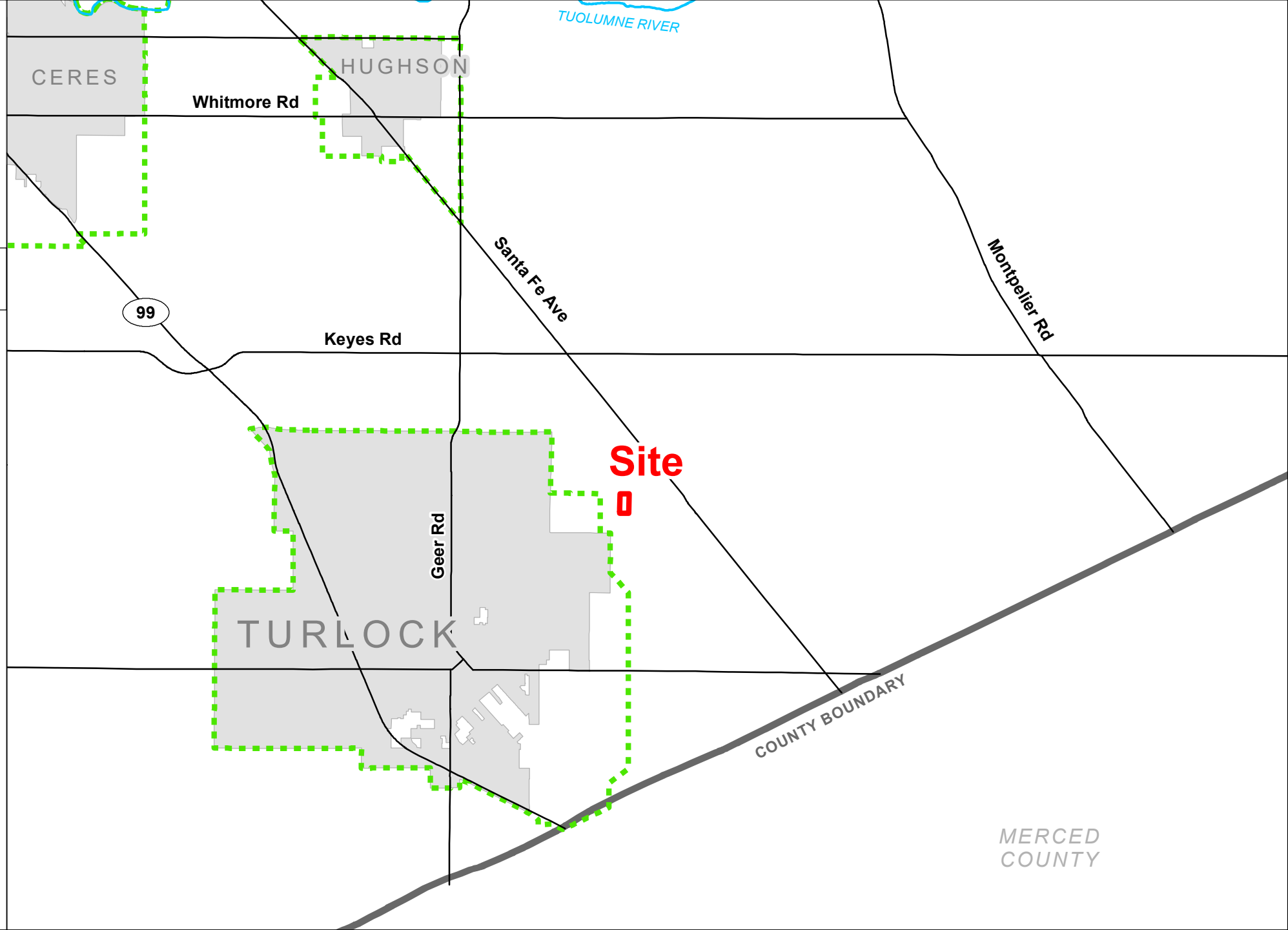
_____

Name Title Date

LAZARES COMPANIES

GPA REZ TSM APP
PLN2021-0040

AREA MAP



LEGEND

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

N

0 2mi

0 2km

Source: Planning Department GIS

Date: 5/13/2021

LAZARES COMPANIES

GPA REZ TSM APP PLN2021-0040

GENERAL PLAN MAP

LEGEND

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

General Plan

- Agriculture
- Industrial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Planned Development
- Commercial

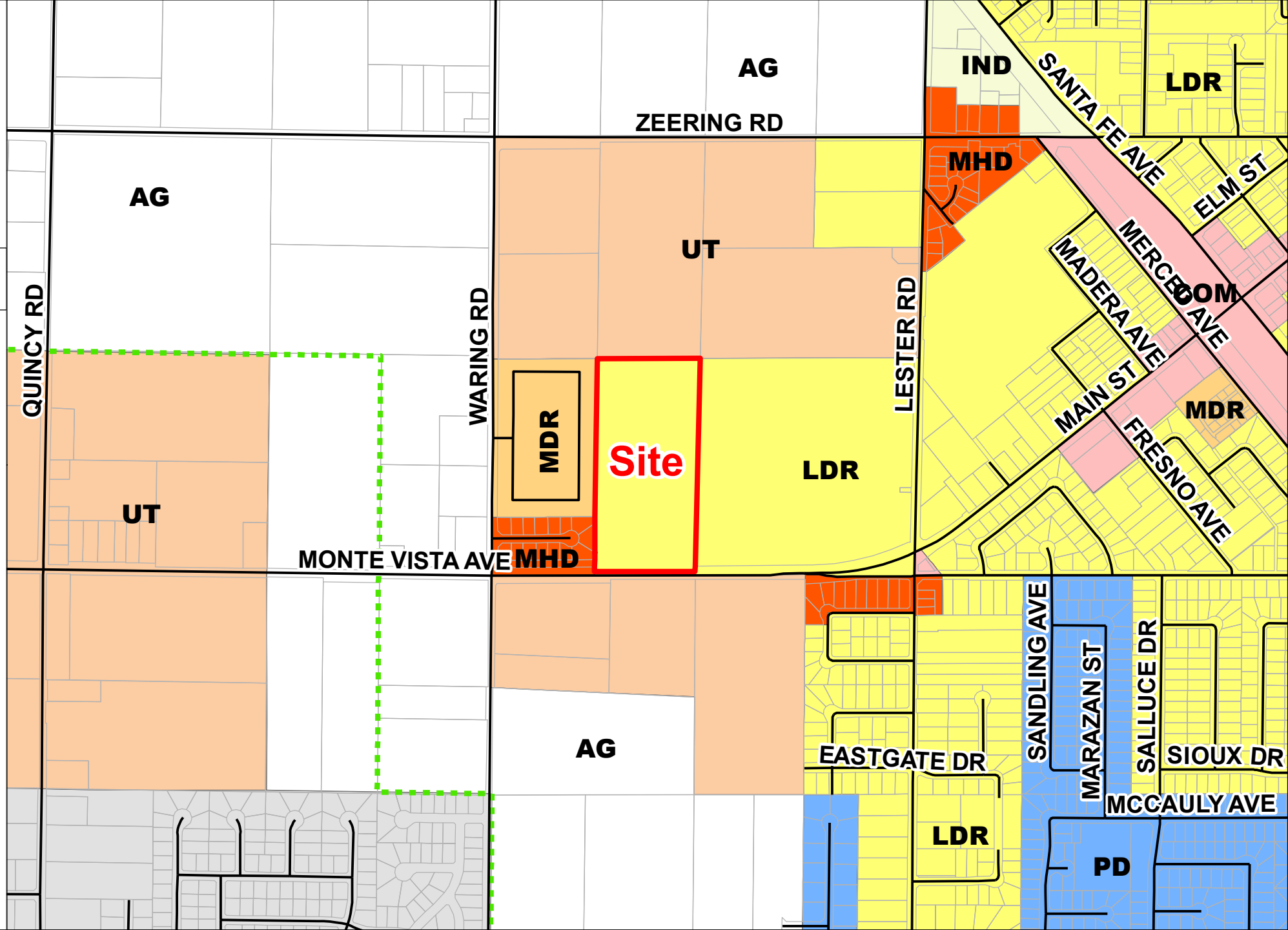
N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/13/2021



LAZARES COMPANIES

GPA REZ TSM APP PLN2021-0040

COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- Road
- Spehere of Influence

Community Plan

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

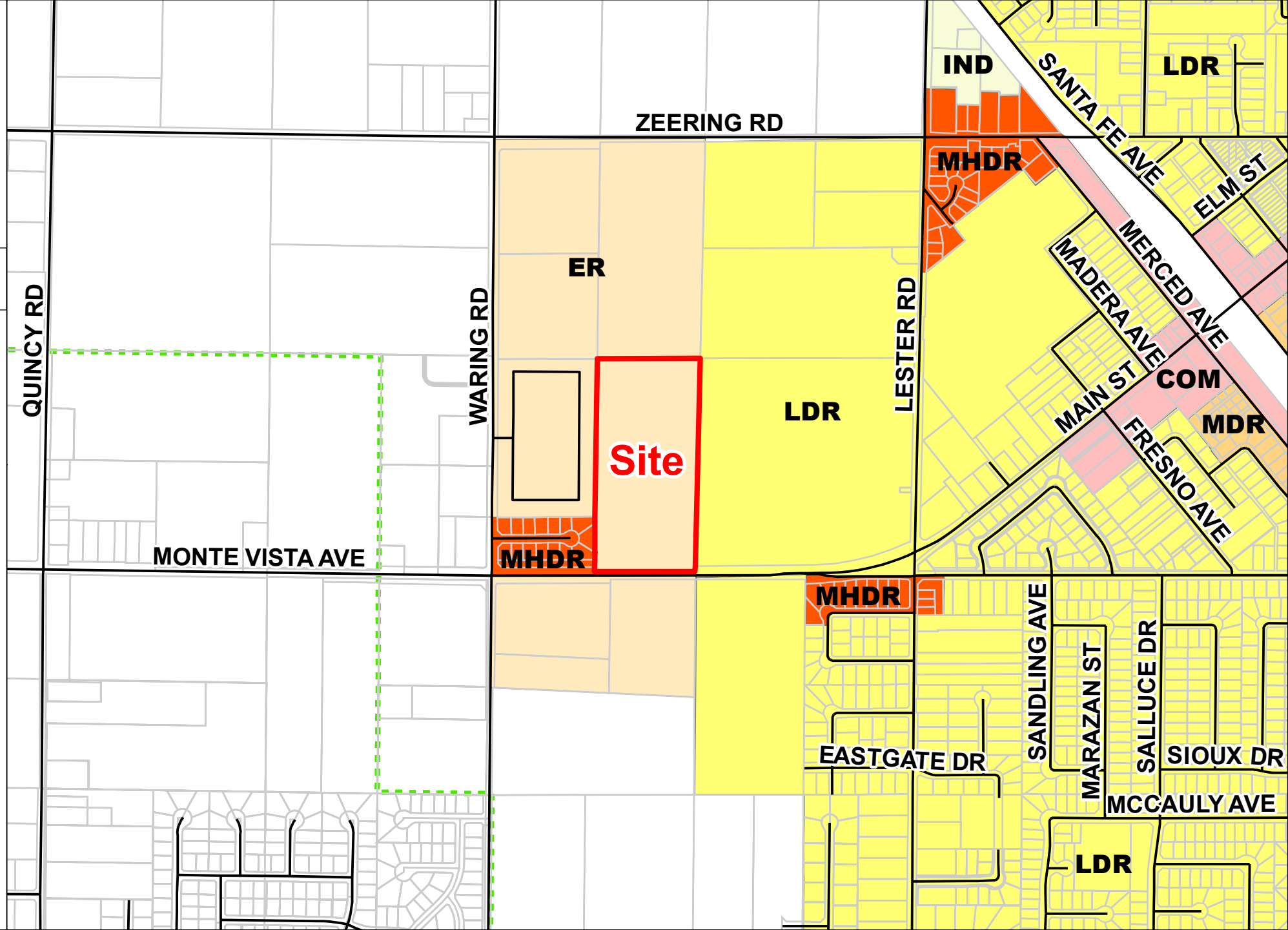
N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/20/2021



LAZARES COMPANIES

GPA REZ TSM APP PLN2021-0040

ZONING MAP

LEGEND

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

Zoning Designation

- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Planned Development
- Single Family Residential
- Medium Density Residential
- Multiple Family
- Rural Residential
- General Commercial
- Limited Industrial
- Industrial

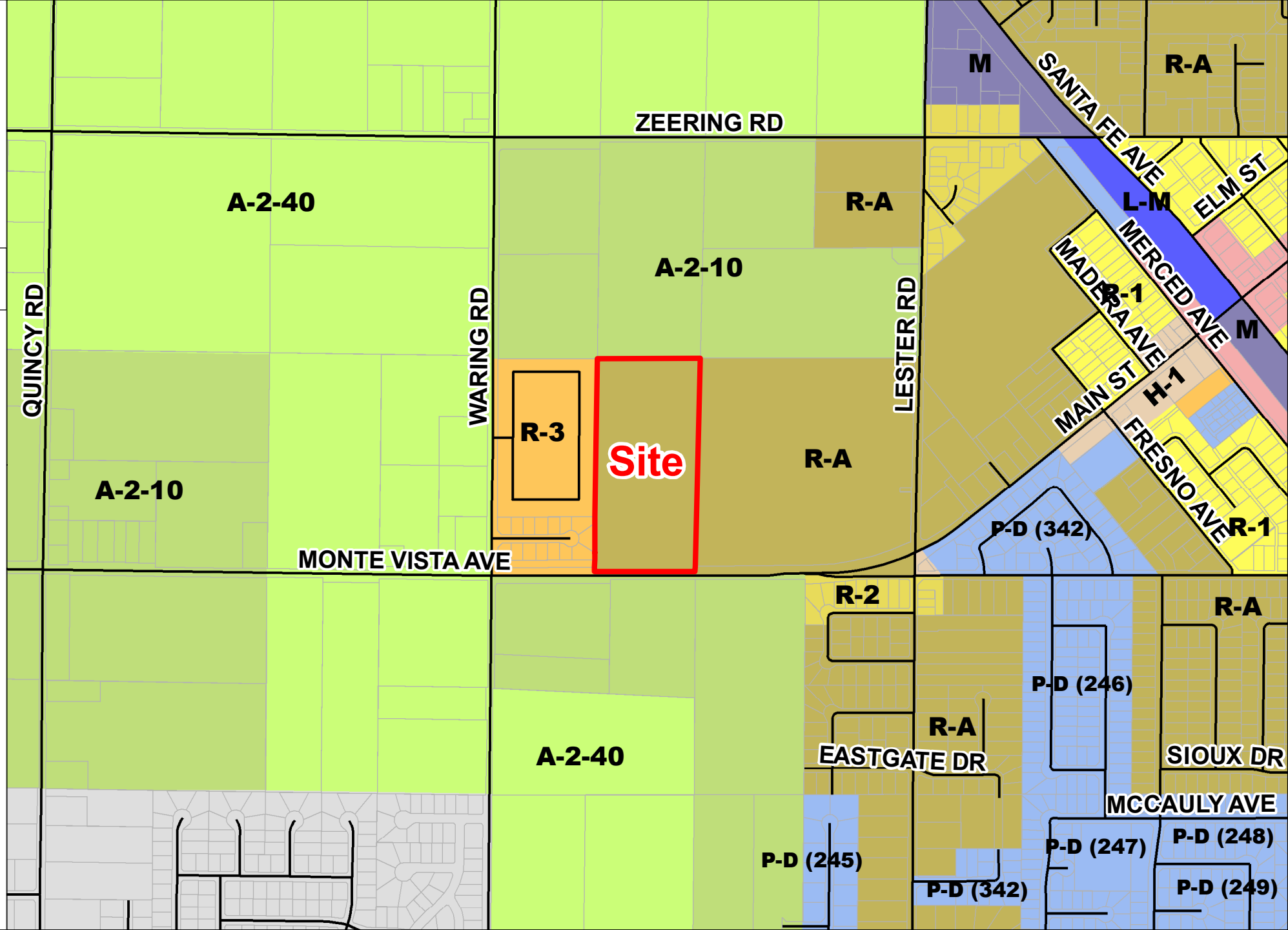
N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/13/2021



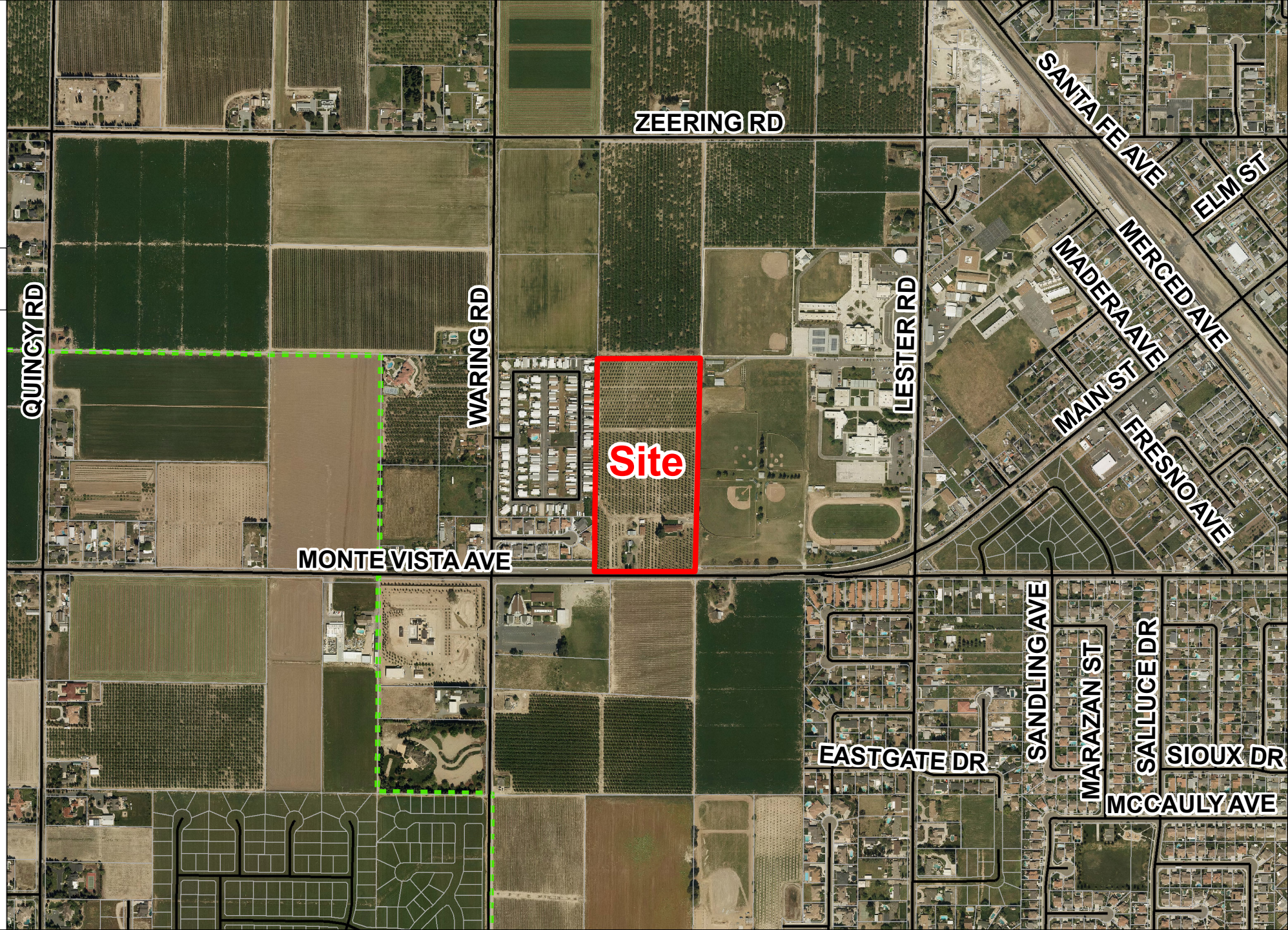
LAZARES COMPANIES

GPA REZ TSM APP
PLN2021-0040

2017 AERIAL AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- Road



N

0 — 1,500 ft

0 — 300 m

Source: Planning Department GIS

Date: 5/13/2021

LAZARES COMPANIES

GPA REZ TSM APP PLN2021-0040

2017 AERIAL SITE MAP

LEGEND

Project Site

Road

N

0 400 ft

0 100 m

Source: Planning Department GIS

Date: 5/13/2021

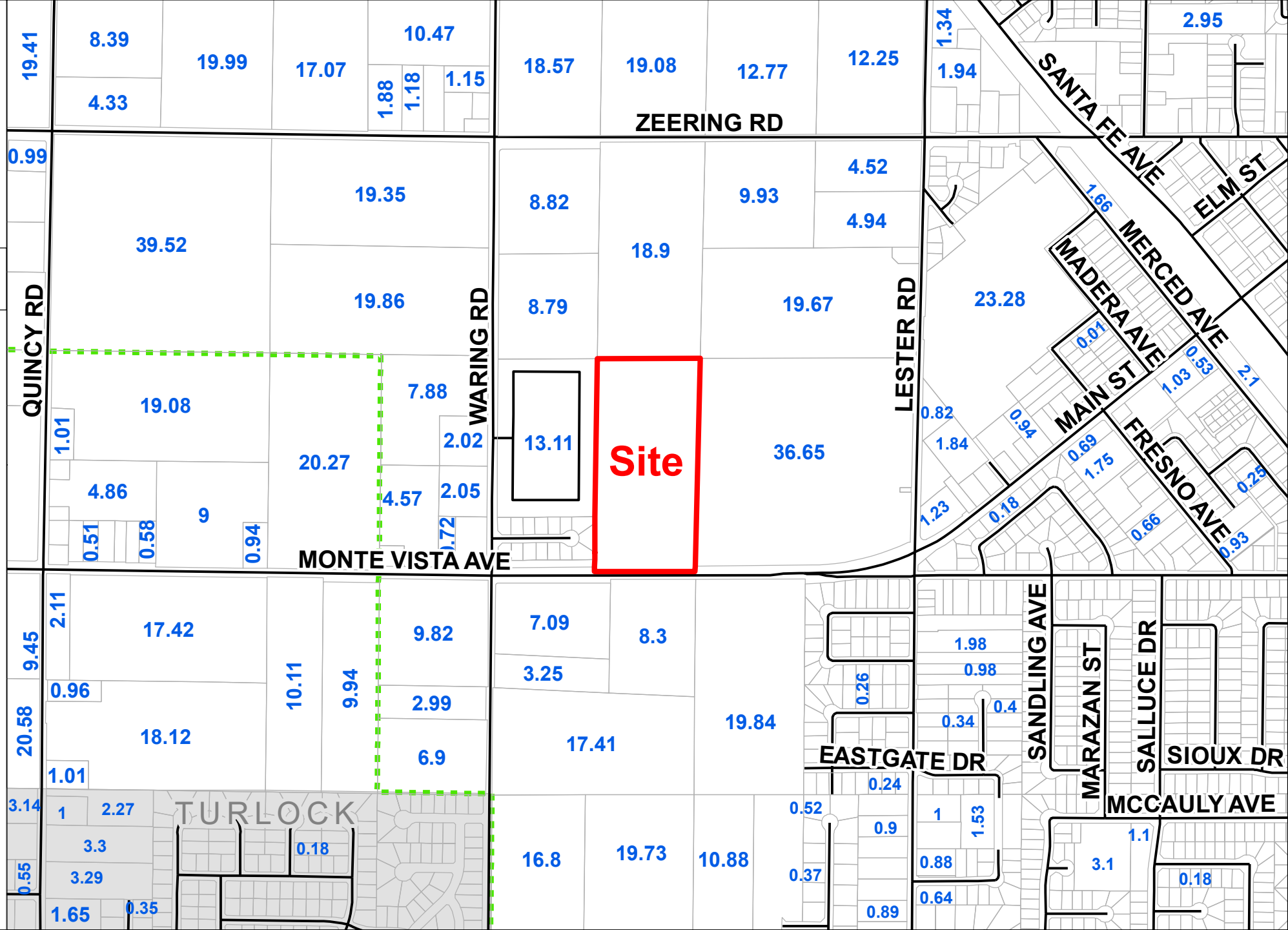
LAZARES COMPANIES

GPA REZ TSM APP PLN2021-0040

ACREAGE MAP

LEGEND

- Project Site
- Sphere of Influence
- City of
- # Parcel/Acres
- Road



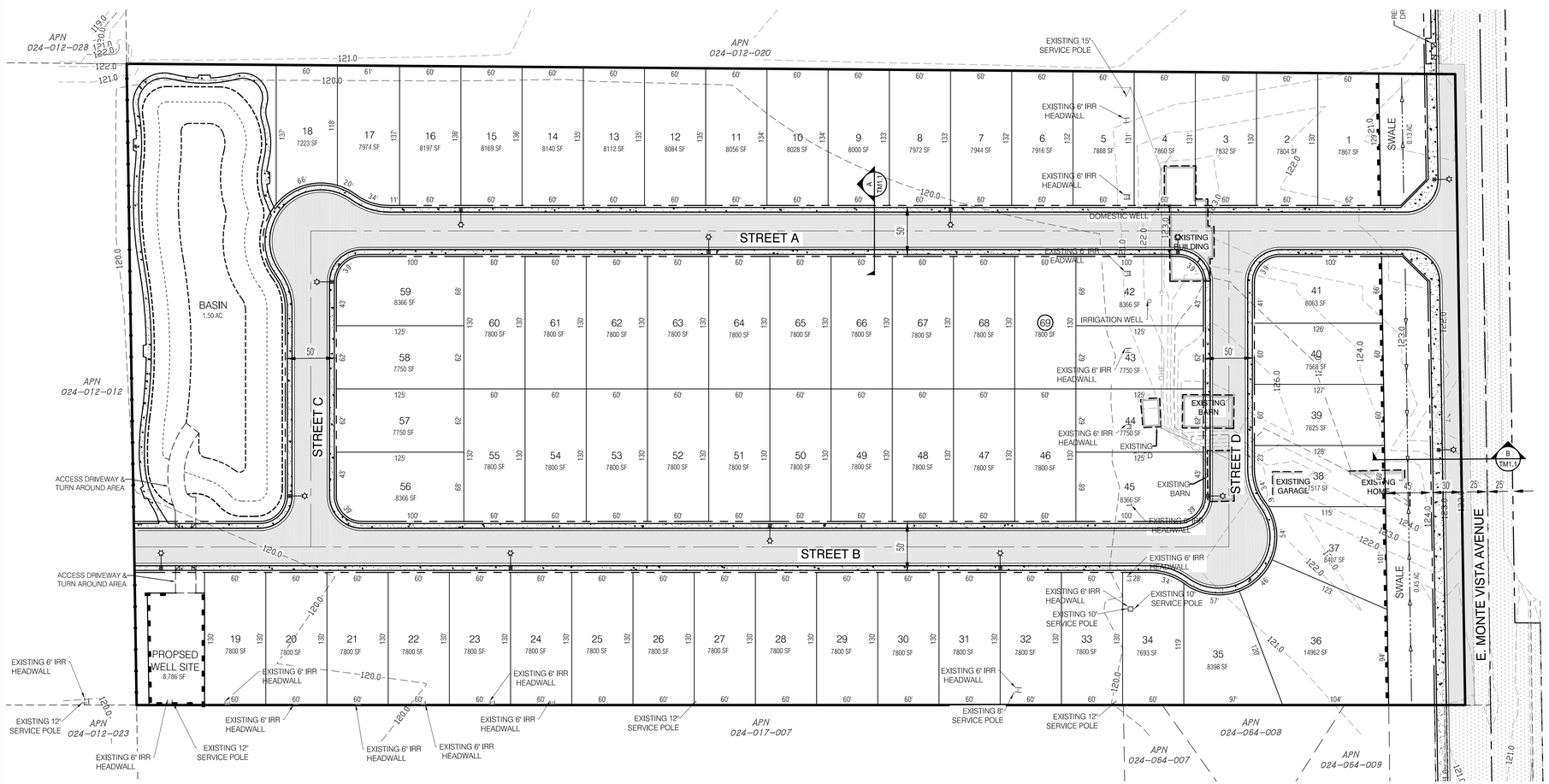
Source: Planning Department GIS

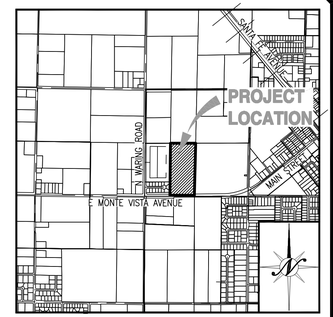
Date: 5/13/2021

MONTE VISTA COLLECTION SUBDIVISION

TENTATIVE SUBDIVISION MAP

STANISLAUS COUNTY, CALIFORNIA





VICINITY MAP

SHEET INDEX

1. TM1.1 TENTATIVE SUBDIVISION MAP AND CROSS SECTIONS
2. TM2.1 TENTATIVE SUBDIVISION MAP DETAILS

PROJECT INFORMATION

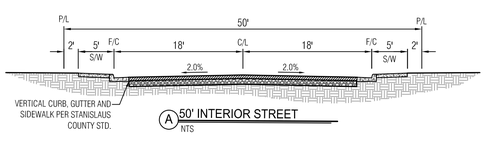
A. REGULATORY AGENCY:	STANISLAUS COUNTY 1010 10TH STREET, SUITE 3400 MODESTO, CA 95354 T: (209) 525-6557 CONTACT: JEREMY BALLARD
B. APPLICANT:	LAZARES COMPANIES 16795 LARK AVENUE, SUITE 106 LOS GATOS, CA. 95032 T: (209) 662-5098 CONTACT: TREVOR SMITH
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA. 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	024-012-09
E. EXISTING LAND USE:	AGRICULTURE
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	LOW-DENSITY RESIDENTIAL (COUNTY GP) RESIDENTIAL-ESTATE (DENAIR CP)/ R-A
H. PROPOSED ZONING/GP:	PLANNED DEVELOPMENT/ R-1
I. TOTAL PROJECT SIZE:	18.6± ACRES
J. NET ACREAGE:	15.9± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	69
L. NET DENSITY:	4.4 DU/AC
M. TYPICAL LOT SIZE:	60 X 130'
N. MAXIMUM FOOTPRINT COVERAGE:	40%
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS
Q. UTILITIES:	WATER SYSTEM - DENAIR COMMUNITY SERVICE DISTRICT SANITARY SEWER - DENAIR COMMUNITY SERVICE DISTRICT STORM DRAINAGE - PRIVATE RETENTION SYSTEM GAS - PG&E ELECTRIC - TID TELEPHONE - AT&T SCHOOL DISTRICT - DENAIR UNIFIED SCHOOL DISTRICT

GENERAL NOTES

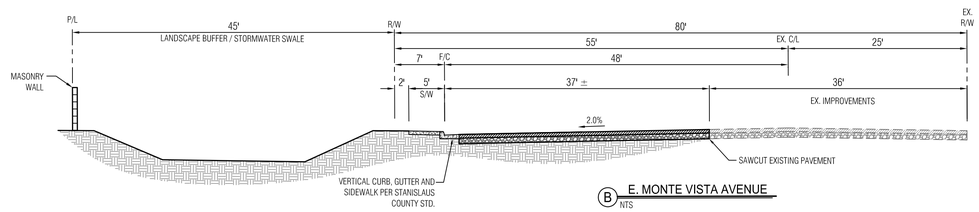
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE TO BE CONVEYED TO A ON-SITE STORM DRAIN RETENTION BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE STANISLAUS COUNTY STANDARDS.
3. ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
4. SANITARY SEWER TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
5. WATER SYSTEM TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
7. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
9. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
10. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING POWER POLES AND OVERHEAD POWERLINES TO BE REMOVED/ UNDERGROUNDED.
11. ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE DENAIR COMMUNITY PLAN.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS: THE EAST ONE-HALF OF LOT 27 OF THE ELMWOOD COLONY, ACCORDING TO THE OFFICIAL MAP THEREOF, FILES IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON APRIL 11, 1905 IN VOLUME 2 OF MAPS, AND PAGE 13.



A 50' INTERIOR STREET
NTS



B E. MONTE VISTA AVENUE
NTS

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CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

TENTATIVE SUBDIVISION MAP AND CROSS SECTIONS

MONTE VISTA COLLECTION SUBDIVISION

STANISLAUS COUNTY, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	20-2759
DATE:	05/18/2021
SCALE:	AS SHOWN
DRAWN:	DR
DESIGN:	PMH/
CHK'D:	TPD

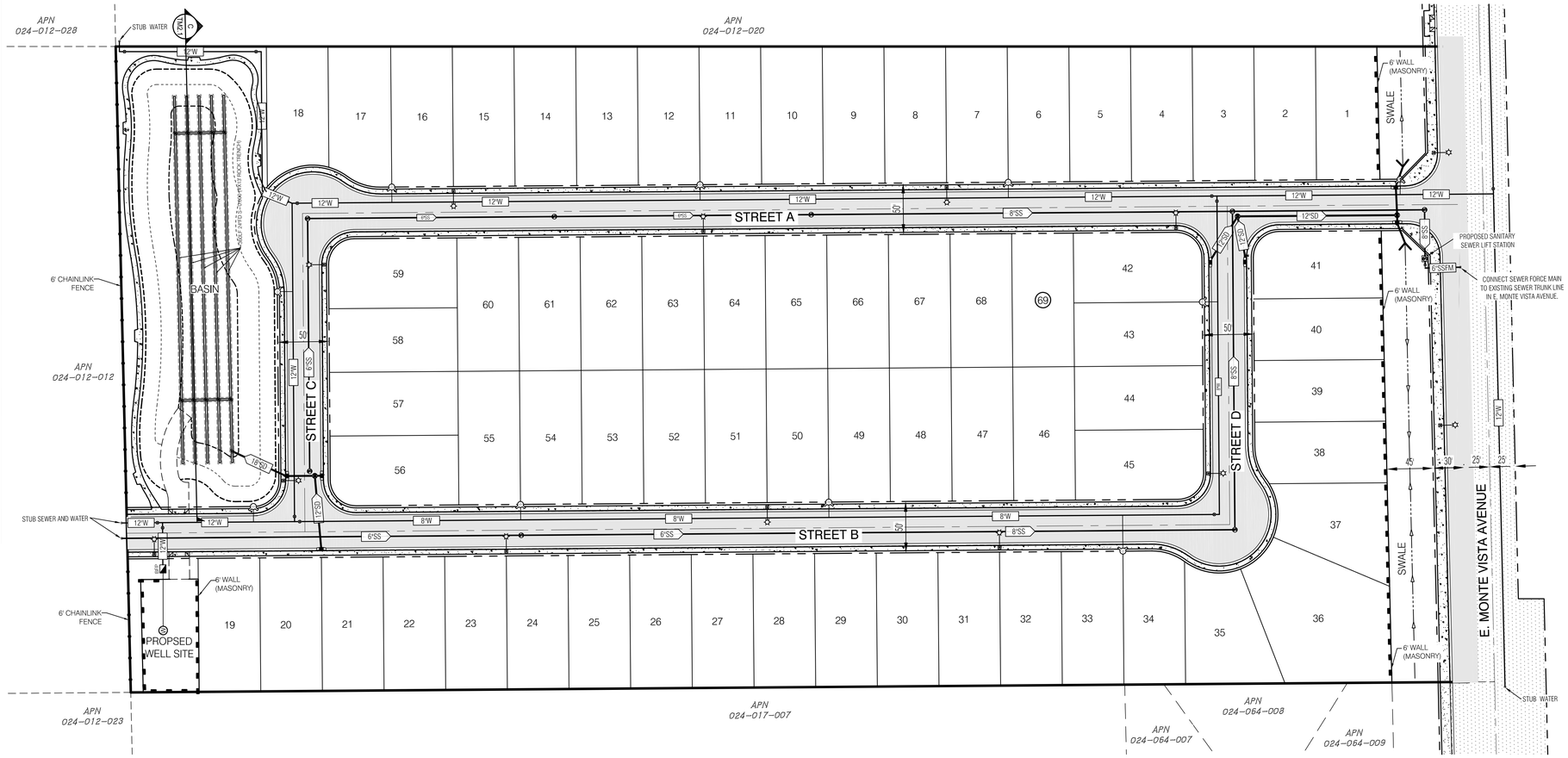
SHEET NUMBER

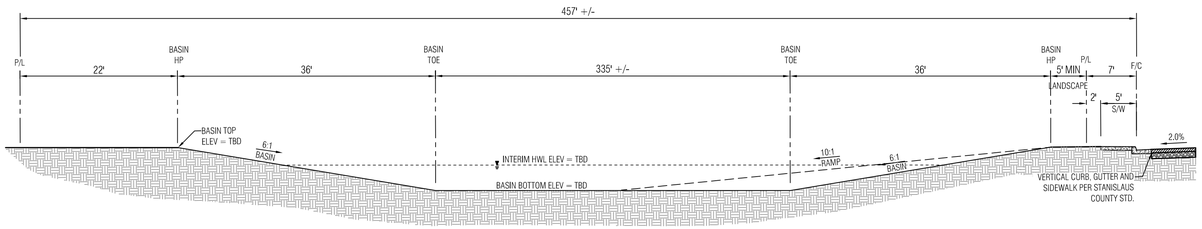
TM1.1

PLOTTED: 05/26/2021 09:32 PLOTTED BY: Phuban
DWGNAME: F:\20-2759 Monte Vista Collection\Planning\TM\TM1.1.dwg

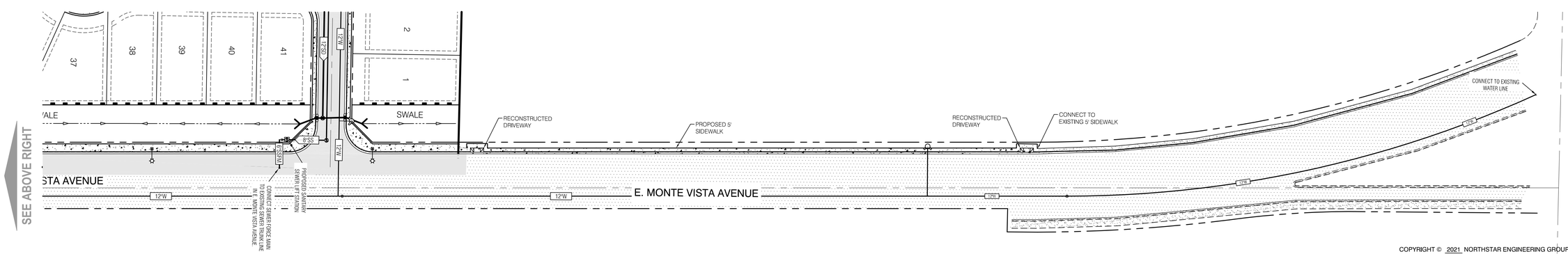
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
CURB, GUTTER, AND SIDEWALK		
EDGE OF PAVEMENT		
DIRT ROAD		N/A
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CONTOURS	32	32
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		
BARRICADE		
TREE OR SHRUB/TO BE REMOVED		N/A
SIGN		
SERVICE POLE	SP	N/A
FLOW LINE		
STORM DRAIN (MAIN)	SD Ex 12"SD	12"SD
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET		
STORM PUMP STATION	N/A	
STORM DRAIN OUTLET	N/A	
WATER (MAIN)	W Ex 8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT	N/A	
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS Ex 12"SS	12"SS





Ⓒ RETENTION BASIN CROSS SECTION
NTS



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PLOTTED: 06/09/2021 08:15 PLOTTED BY: Preuher
DWGNAME: F:\20-2759 Monte Vista Collection\Planning\TM\TM2.1.dwg

CALL BEFORE YOU DIG 800-227-2600

REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — STATE OF CALIFORNIA

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

TENTATIVE SUBDIVISION MAP DETAILS

MONTE VISTA COLLECTION SUBDIVISION

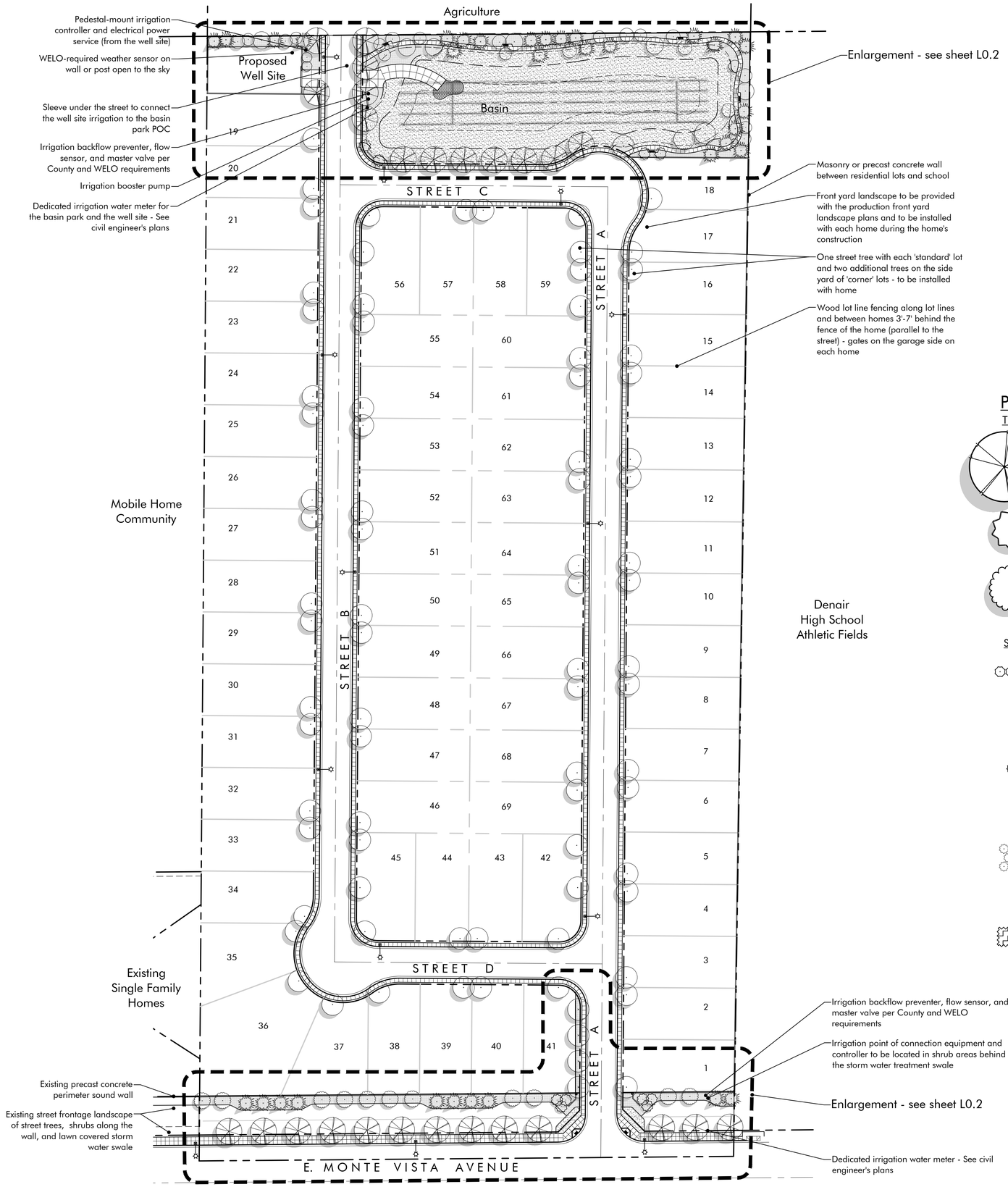
STANISLAUS COUNTY, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
820 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	20-2759
DATE:	05/18/2021
SCALE:	AS SHOWN
DRAWN:	DR
DESIGN:	PMH/
CHKD:	TPD

SHEET NUMBER

TM2.1



Project Location

Vicinity Map

Not to scale

Preliminary Plant Palette

Trees

Street Trees

Pistachia chinensis 'Keith Davey'	Chinese Pistache
Platanus acerifolia 'Bloodgood'	London Plane Tree
Quercus coccinea	Scarlet Oak
Ulmus parvifolia	Evergreen Elm
Zelkova serrata 'Village Green'	Village Green Zelkova

Small Flowering Trees - Mostly located where path is adjacent to street and cul-de-sac connections.

Cercis canadensis	Eastern Redbud
Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Malus species	Crabapple

Small Upright Trees - Mostly located between the sidewalk and existing block wall as a background tree behind the street trees.

Arbutus 'Marina'	Strawberry Tree
Acer rubrum 'Armstrong'	Armstrong Red Maple
Geijera parviflora	Australian Willow
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo

Conifers

Cedrus deodara	Deodar Cedar
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Thuja plicata 'Spring Glove'	Western Red Cedar

Focal Point Tree

Schinus molle	California Pepper
Quercus wislizeni	Interior Live Oak
Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane
Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Swwet Gum

Screen Trees

Laurus nobilis 'Saratoga'	Saratoga Laurel
Nyssa sylvatica	Black Gum
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
Quercus ilex	Holly Oak

Shrub and Groundcover Zoning

Tall Evergreen Hedge - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.

Leonitus leonurus	Lion's Tail
Leucophyllum frutescens 'Texas Ranger'	Texas Sage
Ligustrum japonicum 'Texanum'	Waxleaf Privet
Pittosporum tobira 'Variegata'	Variegated Tobira
Olea europaea 'Little Ollie'	Little Ollie Olive
Rhaphiolepis indica 'White Enchantress'	Indian Hawthorn

Narrow Upright Shrubs - Irrigated 5-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.

Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Thuja occidentalis 'Emerald'	American Arborvitae

Large Accent Shrubs - Irrigated 5-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.

Callistemon viminalis 'Little John'	Dwarf Bottlebrush
Hesperaloe parvifolia	Red Yucca
Lantana hybridus 'Gold Rush'	Gold Rush Lantana
Rosa 'Pink Flower Carpet'	Flower Carpet Rose
Salvia greggi	Autumn Sage

Grasses / Grass-like Plants - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.

Calamagrostis acutiflora 'Karl Foerster'	Dwarf Feather Reed Grass
Dianella tasmanica 'Variegata'	Flax Lily
Dietes bicolor	Fortnight Lily
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Muhlenbergia dubia	Pine Muhly

Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.

Agapanthus africanus	Lily of the Nile
Hemerocallis hybridus	Day Lily
Salvia nemerosa	Sage
Zauschneria californica	California Fuchsia

Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.

Baccharis pilularis 'Twin Peaks II'	Coyote Bush
Cotoneaster dammeri 'Lowfast'	Bearberry
Juniperus species (Groundcover)	Juniper
Myoporum parvifolia	Myoporum
Trachelospermum asiaticum	Asian Jasmine

Vines

Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Trachelospermum jasminoides	Star Jasmine

Lawn - Sodded lawn with pop-up spray irrigation designed to meet County and WELO requirements.

No-Mow Fescue - Sodded with pop-up spray irrigation designed to meet County and WELO requirements.

Existing Landscape - to remain and be protected in place.

Existing Lawn - to remain and be protected in place.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the Stanislaus County's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design consisting of low flow bubbers for the shrub and groundcover areas. There will be a limited use of pop-up sprays or rotators for the small lawn areas at the entry. The no-mow fescue along the street frontage and the lawn in the basin will be irrigated with pop-up gear rotor and/or rotator heads. Trees will have deep root bubblers on a separate circuit from the rest of the landscape. A booster pump will most likely be needed for the basin park, and potentially for the streetscape.

The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller with an integrated weather sensor. Irrigation will be designed to be in complaince with Stanislaus County requirements and will use equipment preferred by the County for maintenance. A complete irrigation design with these parameters will be provided with the improvement plans.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Merced codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

NORTH

Scale: 1" = 60'-0"

0' 30' 60' 120'

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LICENSED LANDSCAPE ARCHITECT
CHARLES W. HOLLOWAY III
Signature
10-31-22
Renewal Date
Date
STATE OF CALIFORNIA

Revisions

Date	By
Modification	

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Community Plan

Scale: 1" = 60'-0"

Date: April 20, 2021

Drawn:\Checked: NAB / TWH

Project No.: 21-2316

Sheet Number: L0.1

Dense planting of evergreen trees along the agricultural buffer - Only mulch groundcover on the north side of the well enclosure

Continuous 7' tall chain link fence along the edge of the agricultural buffer

Low evergreen groundcover and accent plants in meandering pattern around the basin

Continuation of street trees to match the residential front yard landscape

Agriculture

Maintenance drive to access the bottom of the basin

Basin to be planted with lawn to allow for neighborhood recreation - lawn is consistent with storm water treatment

Several benches with accessible companion seating around the perimeter - signage for different bench exercises

Meandering 5' wide concrete walkway around the basin to provide for circuit walking and to separate basin lawn from shrubs around the perimeter

Dense planting of shrubs and vine on fence to buffer agriculture

Continuous 7' tall chain link fence with evergreen vines between basin park and adjacent agriculture

Evergreen shrubs and groundcover to create buffer to the adjacent school

Informal massings of evergreen and deciduous trees to buffer the school

Landscape in front of the well site enclosure wall to use the same plantings as the adjacent residential front yards - No lawn

Proposed Well Site

Vine covered masonry or precast concrete wall

Opaque sliding vehicle gate

Masonry or precast concrete wall between residential lot and well site

6' wide concrete mow curb between well site and residential lot

Driveway access to the basin and the City well site and to act as emergency vehicle hammerhead for dead-end street

Deciduous spreading shade and street trees around the perimeter of the park at 35' - 40' on center

Underground storm water storage piping per the civil engineer's plans - No trees in storage piping areas

Low park sign with low growing plants and flowering accent trees

19

20

18

STREET B

STREET C

STREET A

Top of basin slope

High water line

Bottom of basin slope

Basin Park

Bottom of basin slope

High water line

Top of basin slope

Denair High School Athletic Fields

Basin to be planted with lawn to allow for neighborhood recreation - lawn is consistent with storm water treatment

Low growing accent planting around the perimeter of the basin park

Meandering 5' wide concrete sidewalk with benches and associated exercise stations

Concrete mow curb to delineate County-maintained and privately maintained landscape

Vine covered masonry or precast concrete wall between residential lots and basin park

7' tall chain link fence with evergreen vines between basin park and school

Masonry or precast concrete wall between residential lots and school

NORTH

Scale: 1" = 20'-0"

0' 10' 20' 40'

Basin Park Streetscape

See Sheet L0.3 for Preliminary Plant Palette and Plant Images

Concrete mow curb to delineate County-maintained and privately maintained landscape

Enhanced wood lot line fence along side yard

Narrow upright street trees at 30' on center along side yard / entry

Narrow evergreen hedge and flowering accent plants

Low spreading evergreen groundcover

Side yard landscape of residential lot

Concrete mow curb to delineate County-maintained and privately maintained landscape

Stone veneer pilaster

Low monument sign wall (36" - 48" tall) with project name and enhanced veneer materials (tile, stone, brick)

Small flowering accent trees at 10' on center - Crape Myrtle

Storm water treatment and storage swale with No-Mow fescue and pop-up rotator irrigation

Existing precast concrete perimeter wall

Existing shrubs and groundcover with mulch

Existing 12" wide concrete mow curb to remain

Row of large conifers in wider portion of the shrub planting - Deodar Cedar

Low spreading evergreen groundcover as uniform base for the conifers

Small row of narrow upright evergreen accept shrubs between different tree groups to reinforce the pattern

Vine covered masonry or precast perimeter wall

Narrow upright background trees at 25' on center

Mid-size evergreen shrubs (4' - 6' tall) in triangular spacing

Edge of shrub and groundcover varies in width in relation to the tree planting to avoid monotony

6" wide concrete mow curb separating lawn and No-Mow Fescue from mulched shrub and groundcover planting

36

37

38

39

40

41

STREET A

Masonry or precast concrete wall between residential lots and school

Front yard landscape of residential lot

Strapping grass- and grass-like plants to accentuate the entry

Low flowering accent plants in front of the sign

Flowering accent plants behind the sign - 3' - 4' tall

Row of narrow upright shrubs to create a backdrop to the enhanced planting and the monument sign

Existing storm water filtration swale with lawn cover and pop-up spray irrigation

Existing concrete sidewalk

New concrete sidewalk join flush and in-line with existing

New street trees at 40' on center to match the species that is existing to the west - Chinese Pistache

Street trees to be spaced with street lights

E. MONTE VISTA AVENUE

Storm water treatment and storage swale with No-Mow fescue and pop-up rotator irrigation

Corner concrete with accessible curb ramps per County standards

Small lawn area on each side of entry drive to accentuate the community entry - Continuous 6" wide concrete mow curb

Storm water treatment and storage swale with No-Mow fescue and pop-up rotator irrigation

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Modification	

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Preliminary Landscape Plan

Scale: 1" = 20'-0"

Date: April 20, 2021

Drawn:\Checked: NAB / TWH

Project No.: 21-2316

Sheet Number:

L0.2

Plant Photos

Street Trees

Pistachia chinensis 'Keith Davey' | *Platanus acerifolia 'Bloodgood'* | *Quercus coccinea* | *Ulmus parvifolia*

Small Flowering Trees

Cercis canadensis | *Cercis occidentalis* | *Lagerstroemia indica* | *Malus spp.*

Small Upright Trees

Acer rubrum 'Armstrong' | *Arbutus 'Marina'* | *Geijera parviflora* | *Ginkgo biloba 'Princeton Sentry'*

Conifer Trees

Cedrus deodora | *Pinus canariensis* | *Pinus eldarica* | *Thuja plicata 'Spring Grove'*

Focal Point Trees

Schinus molle | *Quercus wislizeni* | *Platanu x acerfolia 'Bloodgood'* | *Liquidambar styraciflua 'Rotundiloba'*

Screen Trees

Laurus nobilis 'Saratoga' | *Nyssa sylvatica* | *Magnolia grandiflora 'Samuel Sommer'* | *Quercus ilex*

Tall Evergreen Hedge

Leucophyllum frutescens 'Texas Ranger' | *Ligustrum japonicum 'Texanum'* | *Pittosporum tobira 'Variegata'* | *Rhaphiolepis indica*

Narrow Upright Shrubs

Cupressus sempervirens 'Tiny Towers' | *Juniperus chinensis 'Spartan'* | *Juniperus scopulorum 'Skyrocket'* | *Thuja occidentalis 'Emerald'*

Large Accent Shrubs

Callistemon viminalis 'Little John' | *Hesperaloe parvifolia* | *Rosa 'Pink Flower Carpet'* | *Salvia leucantha*

Grasses / Grass-like Plants

Calamagrostis acutiflora 'Karl Foerster' | *Dianella tasmanica 'Variegata'* | *Dietes bicolor* | *Muhlenbergia dubia*

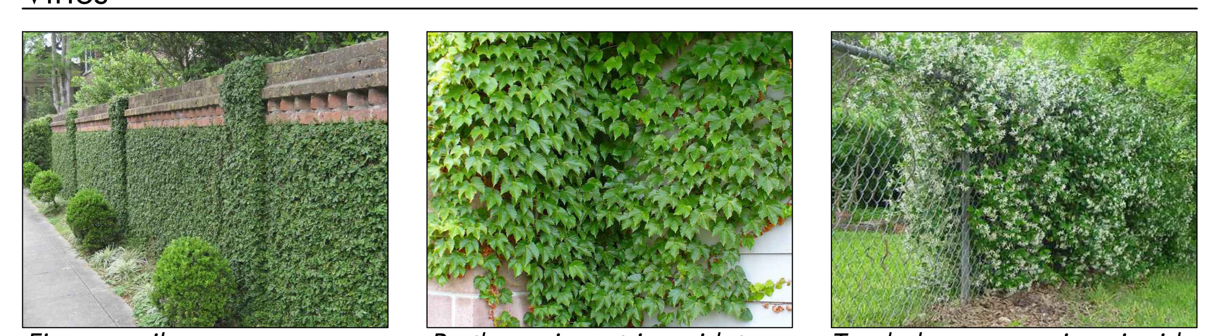
Small Flowering Accent Shrubs

Agapanthus africanus | *Hemerocallis hybridus* | *Salvia nemerosa* | *Zauschneria californica*

Low Groundcover

Baccharis pilularis 'Twin Peaks II' | *Cotoneaster dammeri 'Lowfast'* | *Juniperus spp.* | *Myoporum parvifolia*

Vines



Ficus pumila | *Parthenocissus tricuspidata* | *Trachelospermum jasminoides*

Lawn

Lawn

No-Mow Fescue

No-Mow Fescue

Z:\CADFILE\CADFILES\PROJECTS_21\21-2316 - E. MONTE VISTA\DRAWINGS\PLANS\PRELIMINARY\PRE2316.DWG (04-21-21 11:59:56AM) Plotted by: Brent

Preliminary Plant Palette

Trees

Street Trees

Pistachia chinensis 'Keith Davey'	Chinese Pistache
Platanus acerifolia 'Bloodgood'	London Plane Tree
Quercus coccinea	Scarlet Oak
Ulmus parvifolia	Evergreen Elm
Zelkova serrata 'Village Green'	Village Green Zelkova

Small Flowering Trees - Mostly located where path is adjacent to street and cul-de-sac connections.

Cercis canadensis	Eastern Redbud
Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Malus species	Crabapple

Small Upright Trees - Mostly located between the sidewalk and existing block wall as a background tree behind the street trees.

Arbutus 'Marina'	Strawberry Tree
Acer rubrum 'Armstrong'	Armstrong Red Maple
Geijera parviflora	Australian Willow
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo

Conifers

Cedrus deodara	Deodar Cedar
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Thuja plicata 'Spring Glove'	Western Red Cedar

Focal Point Tree

Schinus molle	California Pepper
Quercus wislizeni	Interior Live Oak
Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane
Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Swwet Gum

Screen Trees

Laurus nobilis 'Saratoga'	Saratoga Laurel
Nyssa sylvatica	Black Gum
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
Quercus ilex	Holly Oak

Shrub and Groundcover Zoning

Tall Evergreen Hedge - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.

Leonitus leonurus	Lion's Tail
Leucophyllum frutescens 'Texas Ranger'	Texas Sage
Ligustrum japonicum 'Texanum'	Waxleaf Privet
Pittosporum tobira 'Variegata'	Variegated Tobira
Olea europaea 'Little Ollie'	Little Ollie Olive
Rhaphiolepis indica 'White Enchantress'	Indian Hawthorn

Narrow Upright Shrubs - Irrigated 5-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.

Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Thuja occidentalis 'Emerald'	American Arborvitae

Large Accent Shrubs - Irrigated 5-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.

Callistemon viminalis 'Little John'	Dwarf Bottlebrush
Hesperaloe parvifolia	Red Yucca
Lantana hybridus 'Gold Rush'	Gold Rush Lantana
Rosa 'Pink Flower Carpet'	Flower Carpet Rose
Salvia greggi	Autumn Sage

Grasses / Grass-like Plants - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.

Calamagrostis acutiflora 'Karl Foerster'	Dwarf Feather Reed Grass
Dianella tasmanica 'Variegata'	Flax Lily
Dietes bicolor	Fortnight Lily
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Muhlenbergia dubia	Pine Muhly

Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.

Agapanthus africanus	Lily of the Nile
Hemerocallis hybridus	Day Lily
Salvia nemerosa	Sage
Zauschneria californica	California Fuchsia

Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.

Baccharis pilularis 'Twin Peaks II'	Coyote Bush
Cotoneaster dammeri 'Lowfast'	Bearberry
Juniperus species (Groundcover)	Juniper
Myoporum parvifolia	Myoporum
Trachelospermum asiaticum	Asian Jasmine

Vines

Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Tranchelospermum jasminoides	Star Jasmine

Lawn - Sodded lawn with pop-up spray irrigation designed to meet County and WELO requirements.

No-Mow Fescue- Sodded with pop-up spray irrigation designed to meet County and WELO requirements.

Existing Landscape- to remain and be protected in place.

Existing Lawn- to remain and be protected in place.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

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THOMAS W. HOLLOWAY #3589
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10-31-22
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Date
STATE OF CALIFORNIA

Revisions
Date | By
Modification

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Plant Images

Scale:

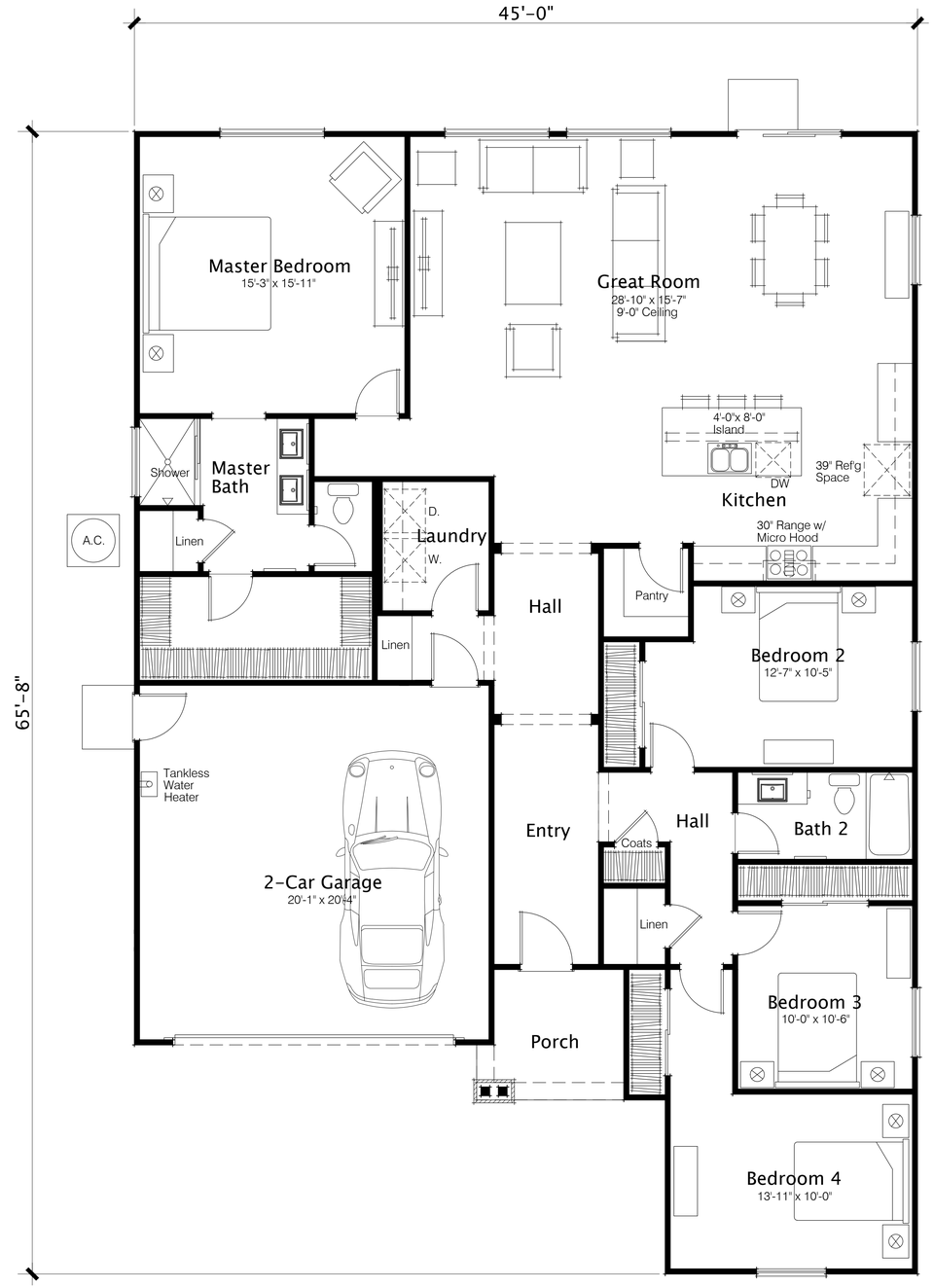
Date: April 20, 2021

Drawn:\Checked: NAB / TWH

Project No.: 21-2316

Sheet Number:

L0.3



Floor Plan

Living Area 2.106 s.f.
Garage 422 s.f.

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8881 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-7800

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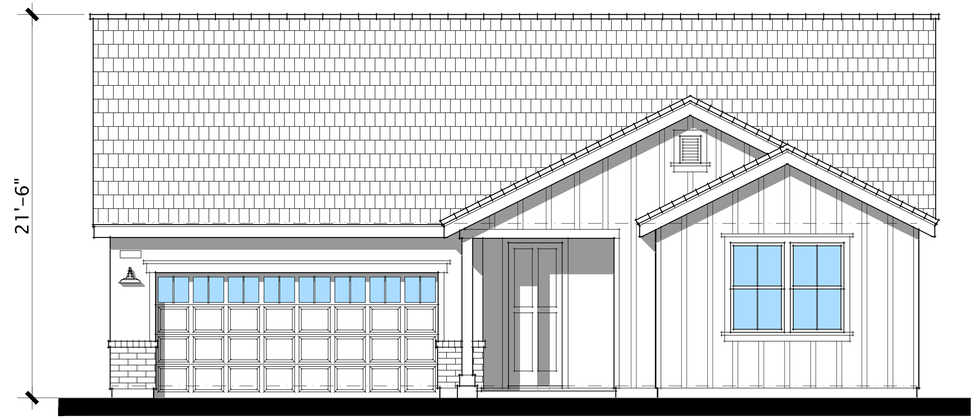
Denair, California

Title
Plan 1
Floor Plan

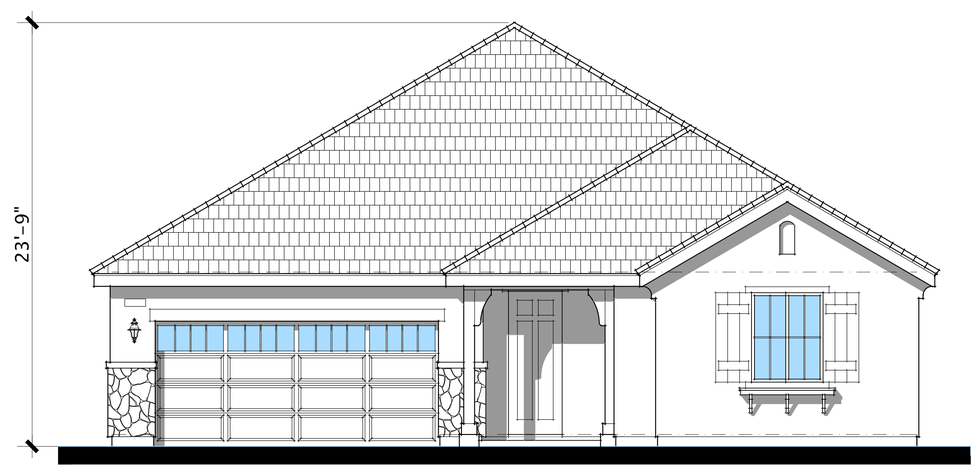
Date
March 22, 2021
Project Number
4460
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-1



Modern Farmhouse
Elevation 'A'

Craftsman
Elevation 'B'



French Country
Elevation 'C'

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Plan 1
Front Elevations

Date
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Project Number
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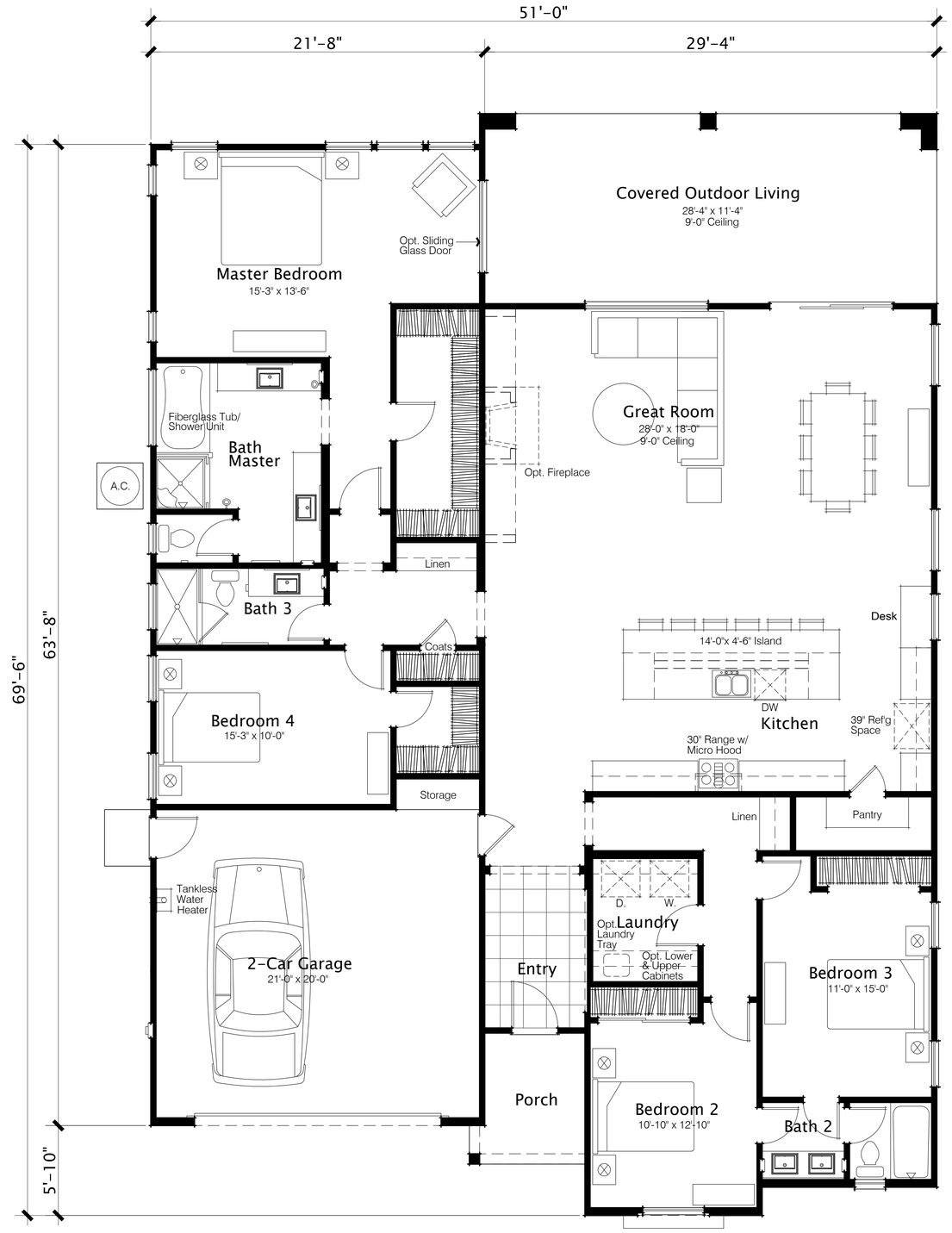
Revision

Sheet No.
A-2



Floor Plan

Living Area	2,567 s.f.
Garage	450 s.f.
Covered Patio	362 s.f.

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Title
Plan 2
Floor Plan

Date
March 22, 2021
Project Number
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Scale
1/4" = 1'-0"
Revision

Sheet No.
A-3

Modern Farmhouse
Rear Elevation 'A'

Modern Farmhouse
Elevation 'A'

Craftsman
Elevation 'B'

French Country
Elevation 'C'

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Title
Plan 2
Front Elevations
w/ Rear Elev. A

Date
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Project Number
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Revision

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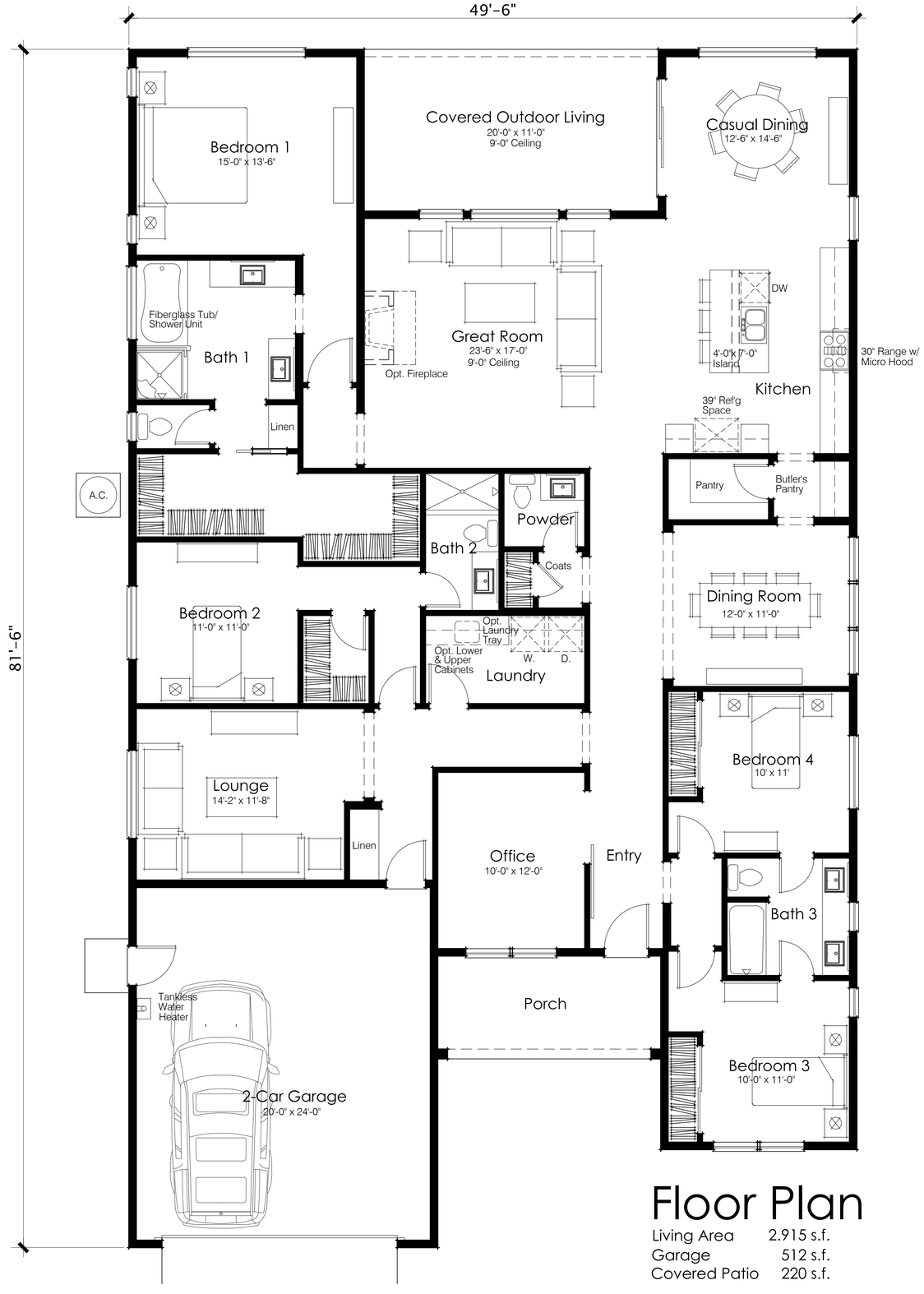
A-4



Floor Plan

Living Area	2,915 s.f.
Garage	512 s.f.
Covered Patio	220 s.f.

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Plan 3
Floor Plan

Date
March 22, 2021

Project Number
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Sheet No.
A-5

Modern Farmhouse
Elevation 'A'

Craftsman
Elevation 'B'

French Country
Elevation 'C'

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Front Elevations

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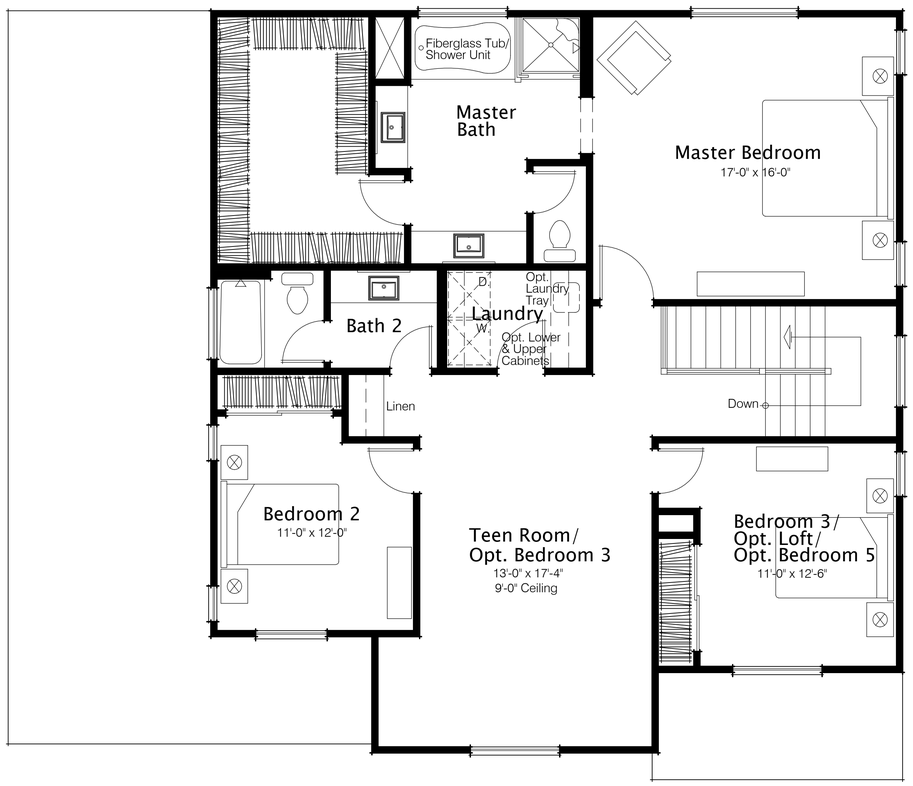
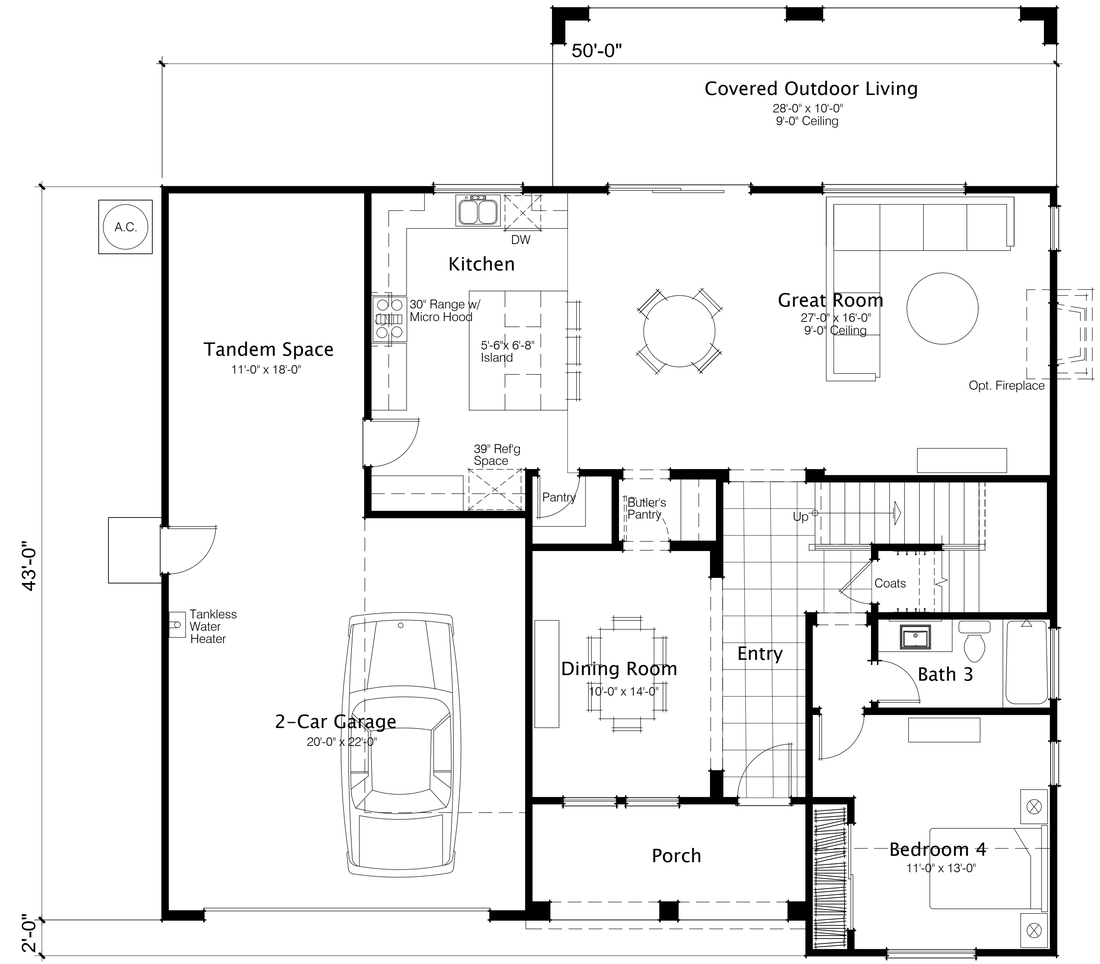
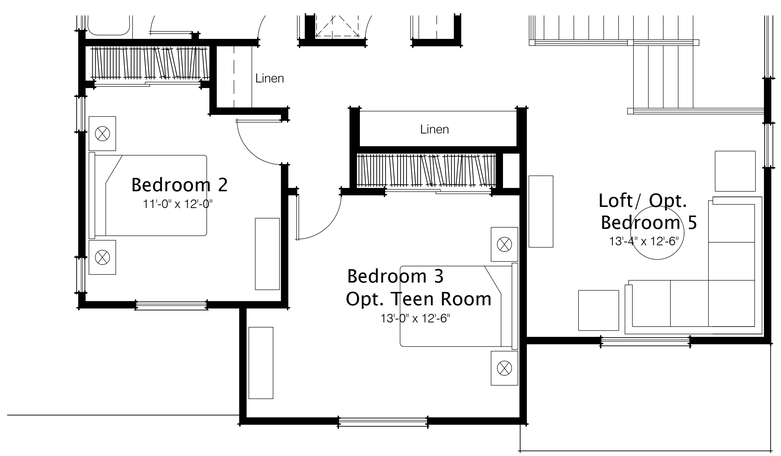


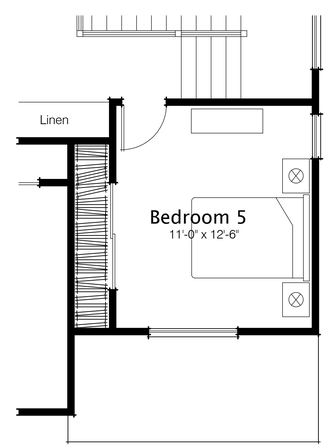
Second Floor Plan



First Floor Plan



Bedroom 3 Option



Bedroom 5 Option

First Floor	1,309 s.f.
Second Floor	1,409 s.f.
Total Living Area	2,718 s.f.
Garage	460 s.f.
Tandem Space	210 s.f.
Covered Patio	281 s.f.

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Lazares Companies
Denair, California

Title
Plan 4
Floor Plan

Date
March 22, 2021
Project Number
4460
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-7

Modern Farmhouse
Elevation 'A'

Craftsman
Elevation 'B'

French Country
Elevation 'C'

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Lazares Companies
Denair, California

Title
Plan 4
Front Elevations

Date
March 22, 2021
Project Number
4460
Scale
1/4" = 1'-0"
Revision

Sheet No.
A-8

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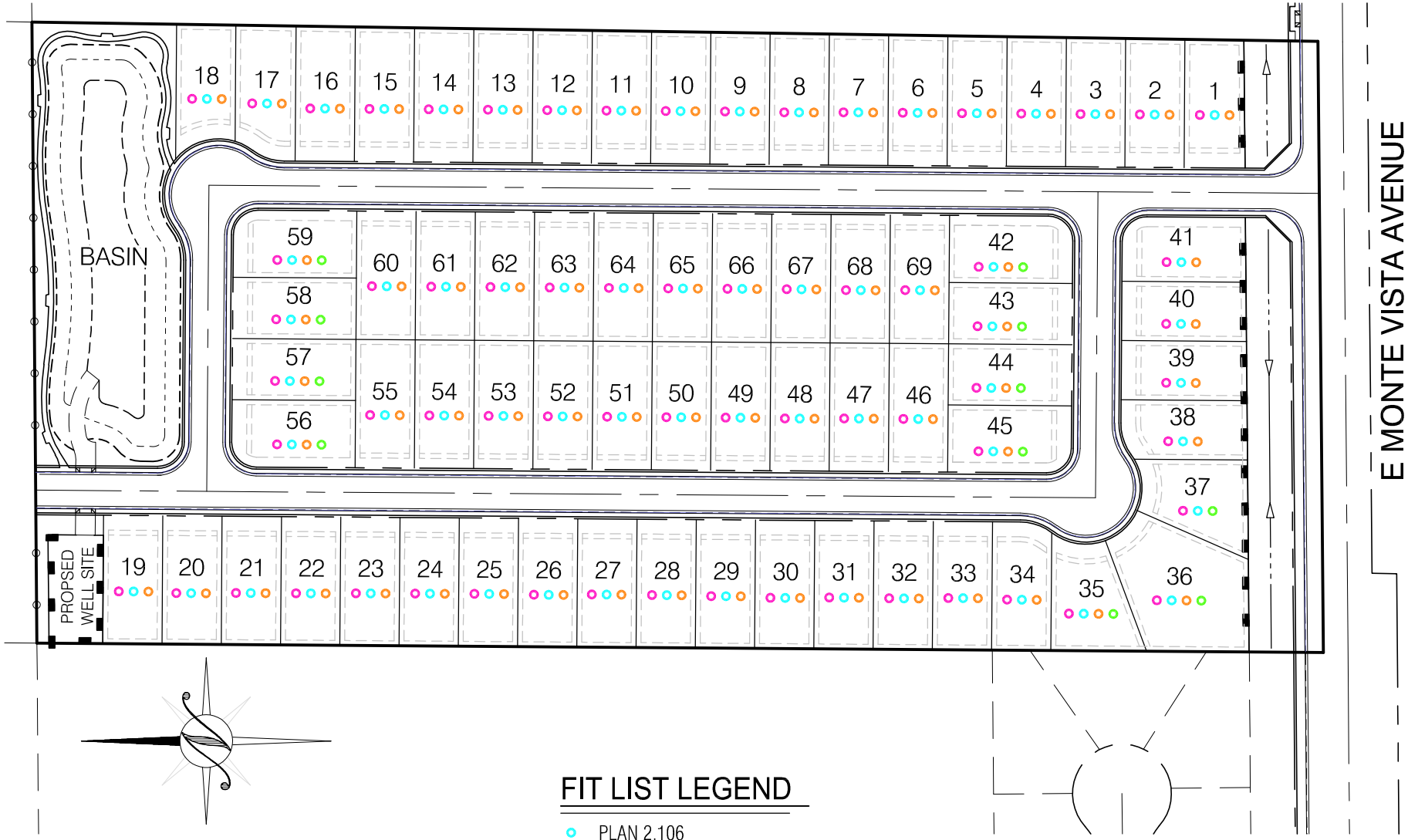
MONTE VISTA COLLECTION
FIT LIST EXHIBIT
MAY, 2021

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax



150 75 0 150
1" = 150'

FIT LIST LEGEND

- PLAN 2,106
- PLAN 2,567
- PLAN 2,718
- PLAN 2,915

Monte Vista Collection- Project Description

Introduction

The applicant proposes a 69-lot single family residential subdivision on an 18.61-acre parcel within the Denair Community Plan. The project is referred to as Monte Vista Collection.

The 18.61-acre parcel is currently being farmed. Two residential units and accessory buildings (i.e., barn and garage) are located onsite.

Location

Address: 3531 E. Monte Vista Avenue, Denair California
Assessor Parcel Map: 024-012-009

Project Characteristics

The proposed project would subdivide the single parcel into 69 single-family residential lots, a park/basin lot, a water well lot, and two landscaped lots along E. Monte Vista Avenue. The project will continue the same swale and landscaping to the west of the project, along the project's E. Monte Vista Avenue frontage.

The park/basin and well site will act as a buffer to agricultural uses to the north. It should be noted that the land use to the north is identified as "Urban Transition," recognizing its potential for future non-agricultural development. A stubbed street is terminated at the project's northern boundary to provide future access to this northern property.

A mobile home park and single family lots on Haven Way are located along the project's western boundary. The Denair High School sport fields are located to the east of the project.

Access to the site will be from E. Monte Vista Avenue.

Off-site Improvements: The project applicant proposes to extend an offsite sidewalk from the project's southeast corner approximately 650 feet along the north side of E. Monte Vista Avenue to the driveway near the southwest corner of the Denair High School Football Stadium. This will complete a sidewalk facility from the project to the Denair School District facilities.

General Plan Designation

No General Plan Amendment being requested. General Plan designation to remain ***Low-Density Residential***.

Community Plan Designation

Change from ***Residential - Estate*** to ***Residential – Low***.

Zoning

Rezone from ***R-A*** to ***Planned Development (PD).*** See note below regarding Design Standards.

620 12th Street
Modesto, CA 95354
p. 209.524.3525 f. 209.524.3526
www.nseng.net

Planned Development Design Standards

The project's design will be in accordance with Stanislaus County R-1 Zoning District, with the following exception:

- **For aggregate building coverage, maximum fifty percent (50%) of lot area**.

  Reason for deviation in lot coverage within R-1 zoning (40% to 50%) is to allow more flexibility with single-story home designs that include covered patio areas and allow for a greater number of single-story homes to be plotted throughout project site.

Findings for Community Plan Amendment and Rezone

No General Plan Amendment is being requested as part of this application.

An Amendment to the Denair Community Plan is being requested so the subject parcel designation can be consistent with the General Plan designation. The General Plan designation for this parcel is Low-Density Residential. The Denair Community Plan shows a designation of Estate Residential (ER) which allows residential building intensities not to exceed one unit per three acres. Building intensity is normally zero to one unit per three acres. The text of the land use element (page I-23) states the ER designation is appropriate for use with the R-A (Rural Residential) zone.

The ER designation was used extensively on the northerly, easterly and westerly edges of Denair. This was done to express the community desire to have ranchette type uses on its fringes, buffering the town from surrounding farmland and from the City of Turlock.

This vision of ER designation on a portion of the western edge of the Denair Community has been altered by the construction of the Country Esquire Estates Mobile Home Park (designated Medium Density in the General Plan) and 15 single family units built on Haven Way on land designated Medium-High Density in the General Plan. Both properties front onto the eastern side of N. Warning Road, north of E. Monte Vista Avenue. The Project is located to the east of these parcels.

This low density, single family residential project, known as Monte Vista Collection (69 single family lots on 18.61 acres) is consistent with the designated land use as shown in the County General Plan and through its design, by way of a Planned Development zoning, strives to preserve the small town atmosphere through the following aspects of the project, despite amending the Community Plan from ER to Residential Low:

a. The lots are on average 60 feet by 130 feet (square footages range from 7,223 s.f. to 8,366 s.f.) and will provide ample space to build a mix of single-story and two-story units with design elements like covered patio areas and large rear yards that will help perfect a ranchette-type theme in the new subdivision.

b. The project will yield 3.7 units per acre. Consistent with both R-A and R-1 zoning (both have building intensities of 0 to 8 DU/AC).

c. The Project will remain consist with the frontage improvements along E. Monte Vista Avenue by carrying the design of the Haven Way Project's landscaping and wall architecture along the Monte Vista Collection Project's frontage. The Haven Way project at the northeast corner of N. Waring and E. Monte Vista Avenue recognized this area as being a "Gateway" into and out of the Denair Community and we agree with that sentiment and want to carry that look further east into Denair.

d. Improve pedestrian circulation to existing residential units west of the project site, as well as the Project's future residents, by constructing a sidewalk along the northern side of E. Monte Vista Avenue from the Project to the High School and the existing sidewalk on E. Monte Vista Avenue.

Basin / Park Discussion

The project conforms to the County's parkland dedication by providing 1.5 acres of park. The project will have an approximate population of 213 people based on the 3.08 persons per unit listed in the Stanislaus County General Plan. Using this calculation, a minimum of 0.64 acres of park land is required.

The overall design for the basin park at the Monte Vista Collection project includes recreation amenities that support the storm drainage treatment and function of the basin park while providing dual-use recreation function as well.

The following are key elements of the basin park design:

1. The majority of the basin is covered in lawn for active and passive recreation by the neighborhood. There is a good size linear-shaped lawn-covered basin bottom for informal sports and lawn-covered side slopes for fun family recreation as well. Trees are kept to the perimeter to maximize the recreational opportunities.
2. The lawn area has been maximized to provide as great deal of recreation potential, while maintaining a balance of shrub and groundcover around the perimeter for aesthetic, shade, and visual and functional screening/buffering.
3. The design provides for a concrete walkway around the perimeter of the basin (remaining relatively level at the street-level for accessibility by all) with benches and accessible companion seating. This allows for circuit walking and just a nice place for walking the dog. There are five benches around the perimeter.
4. The perimeter of the basin park adjacent to the agriculture to the north and the school to the east incorporates screen trees, dense shrubs, and vines on the fence to screen the perimeter land uses and keep the focus within the basin park. The trees also provide for summer shade for the benches on the perimeter walkway.

Schedule

The following is an anticipated schedule (but is subject to change):

- Project Entitlements (i.e., Tentative Map Approval) – 4th Quarter of 2021
- Improvement Plan Approval – 2nd Quarter of 2022
- Start Site Work – 3rd Quarter of 2022
- Start Model Complex – 2nd Quarter of 2023
- Start Sales – 3rd Quarter of 2023
- Complete Sales – 1st Quarter of 2025

CSD

Denair Community
Service District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

Phone: 209-634-4986
Fax: 209-634-9805

May 14, 2021

Stanislaus County
Planning & Community Development
1010 10th St.
Modesto CA 95354

Re:	Applicant's Name:	**Lazares Development, Inc.** **Dave Lazares, President** **Trevor Smith, Vice President**
	Project Name:	**Monte Vista Collection**
	Location:	**3531 E. Monte Vista Ave. / Denair CA / 95316**
	APN:	**024-012-009**

Valid Until: 5-14-2022

Dear Reader:

The Denair Community Services District can provide water and sewer services to the location noted above.

Before any project begins, approval must first be obtained from the appropriate departments(s) at Stanislaus County, in addition to verifying availability of services form the Denair Community Services District.

When the owner does choose to develop this parcel, they must enter into an Agreement with the Denair Community Services District to construct and pay for the necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require, among other things that the infrastructure be constructed to the District specifications, that security be given to the District to guarantee performance and payment for the infrastructure and that all current connections fees be paid in full. Once all fees are paid, a "Will Serve Letter" will be submitted to the applicant. The "Will Serve Letter" must be presented to the Stanislaus County Building Department before a Building Permit will be issued.

Any substantial revision to the Tentative Map during Stanislaus County processing may require additional conditions by Denair Community Services District.

A "Will Serve Letter" is required for all additions, remodels, and swimming pool construction.
This letter is valid until 5-14-2022, and pending Board review of the Public Facilities may be renewed.

Sincerely,

David Odom, General Manager
Denair Community Services District.

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
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☒ **General Plan Amendment**
- ☒ **Rezone**
- ☐ **Use Permit**
- ☐ **Variance**
- ☐ **Historic Site Permit**
- ☒ **Subdivision Map**
- ☐ **Parcel Map**
- ☐ **Exception**
- ☐ **Williamson Act Cancellation**
- ☐ **Other** _____

PLANNING STAFF USE ONLY:

Application No(s): _____ _____ _____
Date: _____
S _____ **T**_____ **R** _____
GP Designation: _____
Zoning: _____
Fee: _____
Receipt No. _____
Received By: _____
Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

See attached Project Description

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): **Book** 024 **Page** 012 **Parcel** 009

Additional parcel numbers: _____

Project Site Address or Physical Location: 3531 E Monte Vista Avenue, Denair, CA 95316

Property Area: Acres: 18.6+- or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Current and Previously row crops with two homes and several out buildings.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

None

Existing General Plan & Zoning: Low-Density Residential (County GP) Residential-Estate (Denair CP)/ R-A

Proposed General Plan & Zoning: Low-Density Residential/ Planned Development (PD)
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Denair High School

West: Single-family residential, mobile home park

North: Row crops

South: E. Monte Vista Avenue, Church and Row crops

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ **No** ☐ Do you propose to cancel any portion of the Contract?

Yes ☐ **No** ☐ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

_____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☒ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☐

Explain Other: _____

Yes ☒ **No** ☐ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ **No** ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) *Unknown cubic yards, 18.6 acres*

_____

STREAMS, LAKES, & PONDS:

Yes ☐ **No** ☒ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☒ **No** ☐ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) *project to be graded to run off into proposed streets, and into a storm drainage system to on site basin.*

Yes ☐ **No** ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ **No** ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes ☒ **No** ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☒ **No** ☐ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☒ **No** ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 50% max. Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) *See attached*

Number of floors for each building: *1 story and 2 story homes*

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) *35' maximum*

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) *standard residential light poles*

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) *pavement for on street parking, concrete for driveways and garages*

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ **No** ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: *PG&E* Sewer*: Denair Community Service District

Telephone: *AT&T* Gas/Propane: *PG&E*

Water**: Denair Community Service District Irrigation: Turlock Irrigation District

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ **No** ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☒ **No** ☐ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☒ **No** ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ **No** ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: *73* Total Dwelling Units: *69* Total Acreage: *18.6 ac*

Net Density per Acre: *4.4 DU/ AC* Gross Density per Acre: *3.7 DU/AC*

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	*69*			
Acreage:	*12.64*			

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): _____

Days and hours of operation: _____

_____

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

_____

Occupancy/capacity of building: _____

_____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

_____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area:_____ Warehouse area:_____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ **No** ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

_____

_____

_____

_____

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

E Monte Vista Avenue

_____

_____

Yes ☐ **No** ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ **No** ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ **No** ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☒ Drainage Basin ☐ Direct Discharge ☐ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

_____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Standard SWPPP measures and best management practices.

_____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

_____

_____

_____

_____

_____

_____

_____