



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, August 16, 2022**, starting at **6:30 p.m.**, or as soon thereafter as the matter may be heard, in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL FOR GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP APPLICATION NO. PLN2021-0040 – LAZARES COMPANIES** – 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. The project site is located at 3531 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair.

**The property is further identified as Assessor's Parcel No.: 024-012-009**

**The Board of Supervisors will also consider a CEQA Mitigated Negative Declaration for this project. All project related documents are available for review on the Planning and Community Development website: <http://www.stancounty.com/planning/>. A copy of the Board of Supervisors Staff Report will be available for review at least 72 hours prior to the scheduled meeting on the Board of Supervisors' website: <http://www.stancounty.com/bos/>.**

At the above noticed time and place, all interested persons will be given an opportunity to speak.

Materials submitted to the Board of Supervisors for consideration (e.g., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at or prior to, the public hearing.

For further information, please call (209) 525-6330, or email: [planning@stancounty.com](mailto:planning@stancounty.com).