

Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2021060171

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE SUBDIVISION MAP APP. NO. PLN2021-0040 - LAZARESCOMPANIES
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 3531 E. Monte Vista Avenue City/Nearest Community: Denair
Cross Streets: N. Waring and Lester Roads Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres:
Assessor's Parcel Number: 024-012-009 Section: 6 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: Burlington North Santa Fe Schools: Denair Unified

Local Public Review Period: (to be filled in by lead agency)

Starting Date: June 1, 2022 Ending Date: July 5, 2022

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[x] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [] Other

Development Type:

- [x] Residential Units: 69 Acres: 18.6 [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation:

Present land use: agricultural production and single-family dwelling; GP: Low Density Residential; CP: Estate Residential; Zoning: R-A (Rural Residential)

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. Of the 72 total lots created, 69 will be for the development of single-family dwellings. The remaining three lots will be used as a dual use stormwater basin/park and two landscaped stormwater swales.

An amendment of the Denair Community Plan to Low-Density Residential 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 project site fronts East Monte Vista Avenue and proposes to develop interior residential streets for the development. The frontage along East 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 East Monte Vista Avenue intersection will serve as the main entry into the development by proposing completion of East Monte Vista Avenue by dedicating 55 feet of right-of-way north of the centerline of the road; installing a 29-foot paved lane, and matching curb, gutter, and sidewalk along East Monte Vista Avenue. 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 General Agriculture (A-2-10) parcel. Additionally, the applicant proposes to install a meandering sidewalk and benches around the perimeter of the stormwater basin and park. The applicant has proposed two landscaped stormwater swales running east to west along the East 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. As part of the overall landscape plan, the applicant has included a tree planting plan for each lot. The tree planting plan will include one single street type tree planted with the development of each home for interior lots, and two street trees to be planted on side yard of corner lots, upon development of the home.

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.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Food & Agriculture, Department of |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Forestry & Fire Protection, Department of |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> General Services, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Health Services, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Housing & Community Development |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Integrated Waste Management Board |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Resources Recycling and Recovery, Department of |

S.F. Bay Conservation & Development Commission
San Gabriel & Lower L.A. Rivers & Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality

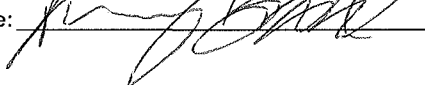
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Stanislaus County Planning & Community

Consulting Firm: Development Department
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Jeremy Ballard, Associate Planner
Phone: (209) 525-6330

Applicant: David Lazares dba Lazares Companies
Address: 16795 Lark Avenue, Suite 106
City/State/Zip: Los Gatos, CA 95302
Contact: Trevor Smith
Phone: (209) 662-5098

Signature of Lead Agency Representative:  _____

Date: 6/11/22