



## DENAIR MUNICIPAL ADVISORY COUNCIL

P.O. Box 952, Denair, CA 95316

Email: [DenairMAC@gmail.com](mailto:DenairMAC@gmail.com)



### Denair Municipal Advisory Council Meeting Agenda

July 6, 2021, 7:00 PM

**Meeting via ZOOM**

#### Join Zoom Meeting

<https://zoom.us/j/99031104983?pwd=K04xZ2JjVHNONUl0WkgzL0xkWTlqdz09>

**Meeting ID:** 990 3110 4983

**Passcode:** Denair0721

#### One tap mobile

+16699006833,,99031104983#,,,,\*0743623301# US (San Jose)

#### Dial by your location:

1-669-900-6833 US (San Jose)

**Meeting ID:** 990 3110 4983

**Passcode:** 0743623301

- I. Opening and Pledge of Allegiance
- II. Introduction and Roll Call
- III. Public Comment\*
- IV. Approval of the minutes from the June 1, 2021 meeting
- V. Agency Reports and Updates:
  - A. Public Safety:
    - i. California Highway Patrol
    - ii. Stanislaus County Sheriff
    - iii. Denair Fire Department
  - B. Stanislaus County Board of Supervisors / Chief Executive Office
  - C. Local:
    - i. Denair Public Library
    - ii. Denair High School Leadership
    - iii. Denair Unified School District (DUSD)
- VI. Informational Items

\*PUBLIC COMMENT: Please limit comments to five (5) minutes, or as directed by the Chairperson. Matters under the jurisdiction of the Council and not on this agenda may be addressed by the general public at this time and the Council may consider adding the item to the next month's agenda for further consideration. However, California law prohibits the Council from taking action on any matter that is not on the posted agenda unless it is determined to be an emergency by the Council.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Erica Inacio at 209.480.2074. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

VII. Correspondence

VIII. Action Items

A. Stanislaus County Planning Commission

- i. Hear a presentation and make a recommendation on: GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC. – Request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. The project site is located at 4800 Kersey Road between N. Gratton Road and Story Road, in the Community of Denair. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 024-024-037.
  
- ii. Hear a presentation and make a recommendation on: ENVIRONMENTAL REFERRAL - GENERAL PLAN AMENDMENT, REZONE, AND TENTATIVE MAP APPLICATION NO. PLN2021-0040 – LAZARES COMPANIES - 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. The project site is located at 3531 E. Monte Vista Avenue, between N. waring and Lester Roads, in Denair; APN: 024-012-009.

IX. MAC Comments and Topics for the Next Agenda

X. Adjournment: Next regular meeting – Tuesday, August 3, 2021