

STANISLAUS COUNTY  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

FILED

2019 FEB 13 PM 12: 03

STANISLAUS CO. CLERK-RECORDS

ASHIKA NARAYAN

## NOTICE OF EXEMPTION

**Project Title:** Rezone Application No. PLN2018-0141 – Palm Estates & Wenstrand Ranch

**Applicant Information:** Torre Reich Construction Inc./Malet Development LLC

**Project Location:** Palm Estates Subdivision is generally located at 2600 Lester Road, between Jerry Lane and Eastgate Drive in the Community of Denair. Wenstrand Ranch Subdivision is generally located at 4148 Main Street, on the north side of East Monte Vista Avenue, east of Lester Road and south of Main Street in the Community of Denair. Stanislaus County APNs: 024-050-030 to 042 and 024-032-023.

**Description of Project:** Request to amend the zoning designation from R-A (Rural Residential) to P-D (Planned Development) on two project sites consisting of 12 residential lots in Palm Estates subdivision (VTM 2006-01) and on 45 lots in Wenstrand Ranch subdivision (VTM 2005-06) with the intent increasing the maximum building lot coverage ratio from 40 to 50 percent. The proposed Planned Development zoning district will apply the existing R-A zoning district provisions, except for the change in the maximum lot coverage.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Miguel Galvez, Deputy Director

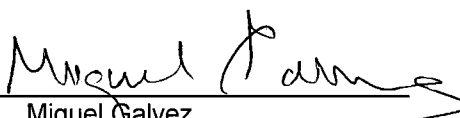
**Telephone:** (209) 525-6330

**Exempt Status:** (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption: Class 5 / Section 15305 - A Minor Alteration in Land Use Limitations.
- Statutory Exemptions. State code number: \_\_\_\_\_
- General Exemption.

**Reasons why project is exempt:** The project sites were previously approved for subdivision, subject to an adopted Mitigated Negative Declaration, and the current project does not propose new land uses or change the project density, and there is no evidence in the record that this action will have any direct physical impact on the environment.

February 12, 2019  
Dated \_\_\_\_\_

  
Miguel Galvez  
Deputy Director

Date removed from posting 3/24/19