

50-2026-038

FILED

March 6, 2026

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: *Mr. J. M.*
Deputy Clerk

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Stanislaus County Planning Commission will consider the adoption of a Negative Declaration for the project description below at a public hearing to be held on a date not yet scheduled, at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California. A separate notice will be published.

Project Title: Variance and Lot Line Adjustment Application No. PLN2024-0072 – Byrd

Project Location: 336 and 460 Denton Road, and 17300 Yosemite Boulevard, between Reservoir Road and Dienstag Road, in the Waterford area. Stanislaus County (APNs: 008-005-031, 008-005-032, 008-010-060, 008-010-064, and 008-010-065).

Description of Project: Request for a variance to Section 21.20.060 of the Zoning Ordinance to allow a parcel (APN 008-005-031) to be adjusted to less than 40-acres in size. The Variance is required to approve the adjustment of the lot lines of four parcels in the General Agriculture (A-2-40) zoning district from 75.62±, 81.70±, 41.80±, and 40.49± acres to 50.94±, 117.24±, 41.88±, and 29.55± acres.

Applicant Name: Tim Byrd

Applicant Phone Number: (209) 602-0571

Applicant Address: 3619 Shoemake Avenue, Modesto, CA 95358

Lead Agency: Stanislaus County, Department of Planning and Community Development

Address Where Copy of Proposed Negative Declaration is Available:

Stanislaus County, Department of Planning and Community Development

1010 10th Street, Suite 3400

Modesto, California 95354-2380

<http://www.stancounty.com/planning/>

Review Period:

March 6, 2026 to April 9, 2026

**DO NOT REMOVE FROM POSTING UNTIL:
April 10, 2026**

Contact Person:

Christine Smith, Associate Planner

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