



Governor's Office of Planning & Research

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Jan 05 2022

## STATE CLEARINGHOUSE

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Planning Commission will hold a public hearing on **Thursday, January 20, 2022**, at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS, INC – PIONEER AVENUE** - Request to permit an existing 100-foot tall lattice-style wireless communication facility on a 9.88± acre parcel in the General Agriculture (A-2-10) zoning district. The site is located at 10742 Pioneer Avenue, between the OID Tullock Drain and Lon Dale Road/State Route 108/120, in the community of Valley Home.

**The property is further identified as Assessor Parcel Number:  
006-001-053**

**Comment Period for the CEQA 30-Day Initial Study Occurred:  
November 24, 2021 – December 27, 2021**

The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project.

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

***Any written material, photographs, or other new information which you intend to present regarding this application should be submitted to this office prior to the Public Hearing. Presenting such information for the first time at the Public Hearing may lead to a continuance because the Planning Commission and other concerned parties may not be able to adequately review and consider new information during a meeting; however, items will be accepted at the Public Hearing.***

Materials submitted to the Planning Commission for consideration (e.g., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned. Comments may be submitted by U.S. mail, email: [planning@stancounty.com](mailto:planning@stancounty.com) or fax: (209) 525-5911.

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 Planning Commission at, or prior to, the public hearing.

All Documents related to this project are available for review at the Department of Planning and Community Development, 1010 10<sup>th</sup> Street, Suite 3400, Modesto California or online at <http://www.stancounty.com/planning/>. For further information, please call (209) 525-6330 or email: [planning@stancounty.com](mailto:planning@stancounty.com).