



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Planning Commission will hold a public hearing on **Thursday, January 19, 2023**, at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

PARCEL MAP, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS-LANCASTER ROAD – Request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel in the General Agriculture (A-2-40) zoning district. A Variance to the zoning ordinance is included to create three parcels below the 40-acre minimum. An Exception to the Subdivision Ordinance is included to allow Proposed Parcels 1 through 3 to take access from Lancaster Road by a 30-foot-wide access easement. The project site fronts on Highway 108/120, east of Lancaster Road, south of the Stanislaus River, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project.

**The property is further identified as Assessor Parcel Number:
010-031-022**

**Comment Period for the CEQA 30-Day Initial Study Occurred:
November 22, 2022 – December 27, 2022**

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 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 10th 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