



AUG 03 2022

NOTICE OF PUBLIC HEARING

STATE CLEARINGHOUSE

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Planning Commission will hold a public hearing on **Thursday, August 18, 2022**, at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

USE PERMIT APPLICATION NO. PLN2022-0029 – OUTFRONT MEDIA – Request for a Use Permit to replace a 35-foot-tall existing billboard sign with a new 60-foot-tall digital two-sided advertising billboard in the Industrial (M) zoning district. A Use Permit is required for the proposed digital billboard to exceed 35 feet in height in accordance with Section 21.60.040 of the County Code. The project site is located at 1027 North Emerald Avenue, between State Route 99 and Lone Palm Avenue, in the Modesto area.

**The property is further identified as Assessor Parcel Number:
029-012-073**

The Planning Commission will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption).

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.