



Governor's Office of Planning & Research

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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**NOV 21 2022**

## STATE CLEARING HOUSE

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### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, December 6, 2022**, starting at **9:00 a.m.**, or as soon thereafter as the matter may be heard, in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**THE PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 – ELMWOOD ESTATES** – Request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and to create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. The property is located at 3700 Story Road, between Zeering Road and Walton Street, in the Community of Denair.

The property is further identified as Assessor's Parcel No.: **024-055-060**

The Board of Supervisors will also consider a CEQA Negative Declaration for this project. All project related documents are available for review on the Planning and Community Development website: <http://www.stancounty.com/planning/>. A copy of the Board of Supervisors Staff Report will be available for review at least 72 hours prior to the scheduled meeting on the Board of Supervisors' website: <http://www.stancounty.com/bos/>.

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

Materials submitted to the Board of Supervisors for consideration (e.g., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned.

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 Board of Supervisors, at or prior to, the public hearing.

For further information, please call (209) 525-6330, or email: [planning@stancounty.com](mailto:planning@stancounty.com).