



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Planning Commission will hold a public hearing on **Thursday, September 1, 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:

**REZONE & 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 Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

**The property is further identified as Assessor Parcel Number:  
024-055-060**

**Comment Period for the CEQA 30-Day Initial Study Occurred:  
July 22, 2022 – August 22, 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](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).