



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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**STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING**

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, MARCH 7, 2024, at 6:00 p.m.**, in the Joint Chambers, Basement Level, 1010 10th Street, Modesto, CA, 95354 to consider **PARCEL MAP APPLICATION NO. PLN2023-0130 – NORTHPOINTE MODESTO** – Request to subdivide a 335± acre parcel into three parcels, 129.2±, 57.7±, and 148.1± acres in size, in the General Agriculture (A-2-40) zoning district. The project site is located at 744 McEwen Road and 10072 Pellerin Road, between Yosemite Boulevard and the Tuolumne River, in the Waterford area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APNs: 080-005-004, 019-001-001 and 019-002-001.

All documents are available for review at 1010 10th Street, Suite 3400, Modesto, CA 95354 and online at www.stancounty.com/planning/

At above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to Commission for consideration (i.e., photos, petitions, etc.) will be retained by the County. If a challenge to above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission. For further information, please call (209) 525-6330, Stanislaus County Planning & Community Development Department.