



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

NOTICE OF PUBLIC HEARING

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, MAY 07, 2026, at 6:00 PM**, Joint Chambers, Basement Level, 1010 10th St., Modesto, CA, to consider: **VARIANCE APPLICATION NO. PLN2024-0072 – BYRD** – Request for a variance to Section 21.20.060 of the Zoning Ordinance to allow a parcel to be adjusted to less than 40-acres in size. The Variance is required to approve the adjustment of the lot lines of four parcels in the General Agriculture (A-2-40) zoning district. The project site is located at 17300 Yosemite Boulevard, between Reservoir Road and Dienstag Road, in the Waterford area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 008-005-031.

The CEQA Review Period took place from **March 06, 2026 to April 09, 2026**. All documents are available for review at 1010 10th Street Suite 3400 Modesto, CA 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 or email planning@stancounty.com, Stanislaus County Planning & Community Development Department.