



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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NOTICE OF PUBLIC HEARING

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, APRIL 16, 2026, at 6:00 PM**, Joint Chambers, Basement Level, 1010 10th St., Modesto, CA, to consider: **REZONE APPLICATION NO. PLN2026-0002 – MODESTO TOYOTA** – Request to amend the zoning designation of a one-acre undeveloped parcel from Planned Industrial (PI) 2 to a new Planned Development zoning designation to allow for the expansion of the vehicle inventory parking lot at the existing Modesto Toyota dealership, located on the adjacent parcel to the west identified as Assessor's Parcel Number (APN) 046-011-072. The project site is located on the north side of Bangs Ave, between McHenry Ave and Spyres Way, in the Modesto area. The Planning Commission will consider finding that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency for which an Environmental Impact Report was certified) and is CEQA exempt pursuant to CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 046-011-023.

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.