

CITY OF MODESTO PLANNING
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BY Jennine Creekmore

**NOTICE OF PUBLIC HEARING FOR A PROPOSED AMENDMENT TO PRECISE PLAN NO. 30,
TOGETHER WITH A 24-LOT SINGLE-FAMILY SUBDIVISION, PROJECT LOCATED ON
SHARON AVENUE SOUTH OF YELLOWHAMMER LANE**

A public hearing will be held by the **Planning Commission** of the City of Modesto at **6:00 pm on December 7, 2020**, via livestream through a link on www.modestogov.com, regarding the application of NRB Investments LLC for proposed amendments to Precise Plan Area No. 30, to amend the circulation and utility plans of the Precise Plan, together with a Vesting Tentative Subdivision Map to divide 3.75 acres located on Sharon Avenue south of Yellowhammer Lane into 46 single-family residential lots. This project is within the scope of the Modesto General Plan approved earlier and the Program EIR (State Clearinghouse No. 2014042081) adequately describes the activity for the purposes of CEQA. In order to minimize the spread of the COVID-19 virus, this meeting will not be open to the public. However, all interested persons are invited to participate in the public hearing by submitting your comments via email to planning@modestogov.com or by virtual participation by Zoom Video Conferencing. Details on how to participate will be published with the agenda, available online at <https://www.modestogov.com/AgendaCenter/Planning-Commission-11>. If you challenge the proposed application in court, you may be limited to raising only those issues you or someone else 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. If there are questions regarding this proposed application, please contact Katharine Martin, Senior Planner at 577-5267 or (TDD) 526-9211 or, e-mail, kamartin@modestogov.com. Planning staff are located on the third floor, 1010 Tenth Street, any weekday from 8:30 am to 4:30 pm. By order of the Planning Commission of the City of Modesto.

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