



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Planning Commission will hold a public hearing on **Thursday, April 20, 2023**, at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

PARCEL MAP APPLICATION NO. PLN2022-0053 – THOMAS AND DEBORAH MORRIS – Request to subdivide a 160± acre parcel into four parcels, each 40± acres in size, in the General Agriculture (A-2-40) zoning district. The project site is located at 3106 River Road, and 2210 and 2460 Orchard Road, between Orchard Road and Center Road, in the Vernalis 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).

**The property is further identified as Assessor Parcel Number:
016-009-040 and 016-009-041**

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 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 10th 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.