



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

**STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING**

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, MAY 1, 2025, at 6:00 PM**, Joint Chambers, Basement Level, 1010 10th St., Modesto, CA, to consider: **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2024-0105 – MESA RANCHES** – Request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for proposed Parcels 2 and 3. The project site is located at 7142 Richardson Road, between State Route 108 and Mesa Drive, in the Riverbank area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 062-013-018.

The CEQA Review Period took place from **February 28, 2025 to April 3, 2025**. All documents are available for review at 1010 10th Street, Suite 3400, Modesto 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.