



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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**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 APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD** – Request to subdivide an 82.93± acre parcel into one 40± acre parcel and one 42.93± acre remainder. The northeast corner of the project site has a zoning designation of Planned Development P-D (214), with the balance of the site zoned General Agriculture (A-2-40). The property is located at 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, near the border of Stanislaus and San Joaquin Counties. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APN: 016-002-066.

The CEQA Review Period took place from **March 5, 2025 to April 9, 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.