



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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NOTICE OF PUBLIC HEARING

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, OCTOBER 16, 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 a 42.93± acre remainder in the Planned Development (P-D) (214) and General Agriculture (A-2-40) zoning districts. The property is located at 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, west of the San Joaquin river, in the Vernalis area. 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 Tenth Street Place (1010 10th Street, 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 the Planning 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 Planning Commission. For further information, please call (209) 525-6330 or email planning@stancounty.com, Stanislaus County Planning & Community Development Department.