DEPARTMENT OF PLANNING AND 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

CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: **September 3, 2025**

To: **Distribution List (See Attachment A)**

From: **Jeremy Ballard, Senior Planner**
Planning and Community Development

Subject: **PARCEL MAP, VARIANCE, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2025-0022 – SILVA REVOCABLE TRUST**

Comment Period: **September 3, 2025 – October 8, 2025**

Respond By: **October 8, 2025**

Public Hearing Date: **Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.**

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: **George and Barbara Ann Silva Trust**

Project Location: **20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area.**

APN: **048-033-012**

Williamson Act Contract: **1971-364**

General Plan: **Agriculture**

Current Zoning: **General Agriculture (A-2-40)**

Project Description: **Request to subdivide a 107.62± acre parcel into two parcels, 5.32± and 44.22± acres in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-0364.**

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

PARCEL MAP, VARIANCE, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2025-0022 – SILVA REVOCABLE TRUST
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	SANITARY DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DISTRICT: BERTOLOTTI		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STAN	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: STANISLAUS AND TUOLUMNE RIVERS	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO		StanCOG
X	IRRIGATION DIST: PATTERSON	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SPRR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **PARCEL MAP, VARIANCE, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2025-0022 – SILVA REVOCABLE TRUST**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

_____

Name Title Date

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1.	**Project title:**	Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 – Silva Revocable Trust
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Jeremy Ballard, Senior Planner (209) 525-6330
4.	**Project location:**	20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area. APN:048-033-012.
5.	**Project sponsor's name and address:**	George and Barbara Ann Silva Trust 20400 Armstrong Road Crows Landing, CA 95313
6.	**General Plan designation:**	Agriculture
7.	**Zoning:**	General Agriculture (A-2-40)

8. Description of project:

Request to subdivide a 107.62± acre parcel into two parcels, 5.32± acres (proposed Parcel 1) and 44.22± acres (proposed Parcel 2) in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-364 on proposed Parcel 1.

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

Proposed Parcel 1 is improved with a single-family dwelling, detached garage, barn, well, and septic system. Proposed Parcel 2 and the remainder are planted in row crops and do not have any structures on them. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. The 44.22± acre parcel and 58.08± acre remainder will remain planted in row crops; however, they could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

A Williamson Act Contract Notice of Non-Renewal has been filed and recorded on 107.62± gross acre parcel. The 5.32± acres included in proposed Parcel 1 will be cancelled and the remaining 102.3± acres will be re-enrolled under a new contract. If approved, the proposed Parcel 1 will have access to County-maintained Armstrong Road and Pear Avenue, proposed Parcel 2 will have access to County maintained Pear Avenue and Alfalfa Road, and the remainder will all have access to County-maintained Armstrong Road and Alfalfa Road.

9.	**Surrounding land uses and setting:**	Orchards, row crops, and scattered single-family dwellings in all directions.
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	Stanislaus County Department of Public Works Stanislaus County Department of Environmental Resources Patterson Irrigation District
11.	**Attachments:**	I. Record Search from the Central California Information Center, dated March 17, 2025.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture & Forestry Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology / Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**
☐ **Hydrology / Water Quality**	☐ **Land Use / Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population / Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities / Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☒ **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**

☐ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ **I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.**

☐ **I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.**

☐ **I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.**

Signature on File
Prepared by Jeremy Ballard, Senior Planner

September 3, 2025
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

> **a) Earlier Analysis Used. Identify and state where they are available for review.**
>
> **b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.**
>
> **c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.**

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

> **a) the significant criteria or threshold, if any, used to evaluate each question; and**
>
> **b) the mitigation measure identified, if any, to reduce the impact to less than significant.**

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The majority of the existing 107.62± acre parcel is currently planted in row crops with the southwestern portion of the site being developed with single-family dwelling and accessory structures. Any future residential development resulting from this project will be reviewed for conformance with the General Agriculture (A-2-40) zoning regulations. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

Community standards generally do not dictate the need or desire for an architectural review of agricultural or residential subdivisions. Aesthetics associated with the project site are not anticipated to change as a result of this project. The potential for additional dwellings units or accessory structures is similar in nature to the other similarly situated parcels in and around the A-2 zoning district.

The surrounding area consists of orchards, row crops, and ranchettes with single-family dwellings in all directions. The project site is partially bisected by Lateral H of the Patterson Irrigation District. The proposed 5.32± acre parcel will comprise all of the area southwest the lateral. Interstate 5 is located to the west; the Community of Crows Landing and Crows Landing Industrial Business Park are located to the southwest; the City of Patterson is located to the northwest; and the San Joaquin River located to the east. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1]

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			**X**	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			**X**	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			**X**	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			**X**	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			**X**	

Discussion: The existing 107.62± acre parcel is currently planted in row crops and has been developed with row crops. Request to subdivide a 107.62± acre parcel into two parcels, 5.32± and 44.22± acres in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-0364. The current parcel developed with a single-family dwelling, barn, well and septic, all within the developed area at the southwest portion of the site.

The California Department of Conservation's Farmland Mapping and Monitoring Program list the project site's soils as comprised of Prime Farmland and vacant or disturbed land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that: 100 percent of the parcel is comprised of Capay clay, wet, 0 percent slopes, which has a California Revised Storie Index rating of 35. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an Index rating of 93 and 91 as excellent soils to be used for irrigated agricultural production in California and soils with an Index rating of 39, 37 and 31 as poor soils to be used in irrigated agriculture. Soils with an Index rating of 80-100 are deemed prime farmland by Stanislaus County's Uniform Rules.

According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The site is almost entirely planted in row crops, which would meet the definition of Prime Farmland under the County's Williamson Act Uniform Rules; and although the project request is to create a 5.32± acre parcel and remove it from the Williamson Act, the project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use as the existing production agriculture will remain if approved.

Cancellation of a Williamson Act Contract is governed by Government Code Section 51282. The Board may grant tentative approval for cancellation of a contract only if it makes the following findings as required by Government Code Section 51282

- That the cancellation is consistent with the purposes of this chapter (Government Code 51282).
- That cancellation is in the public interest.

A contract cancellation shall be consistent with the purposes of the Williamson Act only if the Board of Supervisors makes all of the following findings;

- That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
- That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
- That cancellation will not result in discontiguous patterns of urban development.
- That there is no proximate noncontracted land which both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

If approved, the applicant will be required to pay a cancellation penalty of 12.5% of the property valuation. The penalty will be required to be paid prior to recordation of the certificate of cancellation.

The applicant has provided written evidence to support the cancellation findings, stating that area to be cancelled, which will encompass proposed Parcel 1, is already isolated by an existing canal, which acts as a natural barrier to the existing production agriculture and limits the parcel access to irrigation water. Additionally, proposed Parcel 1 has developed with residential and accessory structures for over 50 years. Proposed Parcel 2 and the remainder will be reentered into a new Williamson Act Contract, limiting a large loss of land under contract.

If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be development with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B).

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

The project was referred to Patterson Irrigation District which responded that the District's access to the canal cannot be restricted. Although, the map does not propose to do so, a condition of approval will be placed on the map to ensure that requirement is met. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations. Based on this information, Staff believes that the proposed project will not conflict

with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of unique farmland, or farmland of statewide importance.

Mitigation: None.

References: Application information; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; United States Department of Agriculture NRCS Web Soil Survey; Stanislaus County Williamson Act Uniform Rules; Referral response from Patterson Irrigation District (PID), dated May 12, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			**X**	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions. No construction is proposed as part of this project; however, if approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures upon approval of a building permit. Should future construction occur as a result of this project, construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction activities that occur as a result of this project would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The SJVAPCD's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the SJVAPCD's New Source Review (NSR) offset requirements for stationary sources. The SJVAPCD has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the SJVAPCD are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for residential projects is identified as less than the following number of trips per-day based on vehicle type: 15 one-way heavy-duty truck trips and 800 one-way trips for all fleet types not considered to be heavy-duty trucks. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

According to the Federal Highway Administration the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to a maximum of 41 additional trips per-day as a result of project approval (four single-family dwellings, one ADU's, and three JADU's x 5.11 = 40.88). As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

As required by CEQA Guidelines Section 15064.3, potential impacts to Air Quality should be evaluated using Vehicle Miles Traveled (VMT). The State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. According to the technical advisory from OPR, as mentioned in Section VIII – Greenhouse Gas Emissions, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than-significant transportation impact. If the proposed parcels and remainder are fully developed after project approval, the project will result in the addition of 41 vehicle trips per-day. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day.

The project was referred to SJVAPCD, who responded that the project was expected to be below any significant thresholds for criteria pollutant. The District's response included potential District rules that the project may need to meet. A condition of the approval has been added to the project to ensure those rules are met.

It appears the project would not be a significant impact to any sensitive receptors.

For these reasons, the proposed project is considered to be consistent with all applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Referral response from San Joaquin Valley Air Pollution Control District, dated April 29, 2025; Stanislaus County General Plan and Support Documentation[1].

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**X**	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Crows Landing Quad of the California Natural Diversity Database. The quad includes seven endangered or threatened species, such as the Swainson Hawk, Tricolored Blackbird, California Ridgway's rail, Southern DPS - Green Sturgeon, Central Valley DPS – Steelhead, Crotch Bumble Bee, and the Delta Button-celery. There are no reported sitings of any of the aforementioned species on the project site nor within the immediate vicinity.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received to date.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed August 28, 2025; Stanislaus County General Plan and Support Documentation[1].

V. CULTURAL RESOURCES -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			**X**	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			**X**	

c) Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

Discussion: A records search for the project site formulated by the Central California Information Center (CCIC) stated that there are not any formally recorded prehistoric or historic archaeological resources within the project area or within the vicinity. Additionally, there are no cultural resources or historic archaeological resources that have been formally reported. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, and recommended further review for the possibility of identifying prehistoric and historic-era archaeological resources if ground disturbance is considered a part of the current project. If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. The majority of the existing 107.2± acre parcel is currently planted in row crops with the southwestern portion of the site being developed with single-family dwelling and accessory structures; however, no records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site.

A condition of approval will be added to the project that will require that should any future construction activities occur, if any cultural, historical, or tribal resources are found all work is to stop, and a qualified professional is to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found, the County Coroner and the Native American Heritage Commission are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100 feet of the find should halt in compliance with Section 15064.5(e) (1) of the California Environmental Quality Act (CEQA) Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

It does not appear this project will result in significant impacts to any archaeological or cultural resources. Conditions of approval will be placed on the project, requiring that future construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

Mitigation: None.

References: Application information; Central California Information Center Records Search, dated March 17, 2025; Stanislaus County General Plan and Support Documentation[1].

VI. ENERGY -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

No construction is proposed; however, if approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

Any future construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

According to the Federal Highway Administration the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to a maximum of 41 additional trips per-day as a result of project approval (five single-family dwellings, five ADU's, and five JADU's x 5.11 = 40.88). As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Electrical service is provided by Pacific Gas & Electric (PG&E). The project was referred to PG&E who did not comment on the request.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Guidance, November 13, 2020; Stanislaus County General Plan and Support Documentation[1].

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that: 100 percent of the parcel is comprised of Capay clay, wet, 0 percent slopes, which has a California Revised Storie Index rating of 35. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. No construction is proposed; however, any future structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. Any grading, drainage, and erosion/sediment control plans that may be required if future construction occurs, will be subject to Public Works review and Standards and Specifications for any building permit that will create a larger or smaller building footprint. Likewise, any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The Department of Environmental Resources – Environmental Health, and Groundwater Division, provided referral responses requiring independent water supply and septic facilities for each parcel, as well as compliance with all associated DER requirements regarding the on-site wastewater disposal systems for all parcels with new development to be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. Additionally, all Local Agency Management Program (LAMP) standards and setbacks will be required to be met. DER – Environmental Health Division also requested a statement to be placed on the Final Map regarding all persons purchasing lots within the boundaries of the map, if approved, to be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required Primary and Secondary on-site wastewater treatment system, and that all persons adequately maintain and operate the on-site wastewater system as prescribed by the manufacturer, so as to prevent groundwater degradation. Prior to issuance of a building permit, DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards and comments will be applied to the project and will be triggered when a building permit is requested for the proposed parcels.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. However, standard conditions of approval applicable to future development of the parcels regarding the discovery of such resources during the construction process will be added to the project.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) – Ground Water Division, dated May 2, 2025; Referral response from the Department of Environmental Resources (DER) – Environmental Health Division, dated May 7, 2025; Stanislaus County General Plan and Support Documentation[1].

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H2O). CO2 is the

reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO2 equivalents (CO2e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

Direct emissions of GHGs from the proposed project will be primarily due to vehicle trips associated with residential or farming operations. Therefore, the project would result in an increase in direct annual emissions of GHGs during operation as the project has the potential to increase the number of vehicle trips by 41 vehicle trips due to the proposed subdivision as previously mentioned in Section III – *Air Quality*. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day. As the proposed vehicle trips are well below the District's threshold of significance, no significant impacts to GHGs related to VMT are anticipated.

No construction is proposed; however, any development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. This project was referred to the San Joaquin Valley Air Pollution Control District (Air District); however, no response has been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations should future construction occur on the proposed parcels. Consequently, GHG emissions associated with this project are considered to be less-than significant.

Mitigation: None.

References: Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation[1].

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			**X**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) with no comments on the project. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. There are no new structures proposed as part of this project. The Department of Toxic Substances Control (DTSC) provided a referral response requesting that the amounts of pesticides and organochlorine pesticides (OCPs) historically used on the property be identified and that further analysis be conducted if dichloro-diphenyl-trichloroethane (DDT), toxaphene, or dieldrin were used on-site.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project site is surrounded by ranchettes with single-family dwellings and large parcels in production agriculture in all directions. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Fire Protection District. The project was referred to the District, and no comments have been received to date.

The project site is located within the vicinity of the Crows Landing Industrial Businesses Park that (CLIBP) was approved by the Stanislaus County Board of Supervisors on December 4, 2018, allowing for the development of a 1,528 acre-site to support a mix of aviation-compatible industrial and business park uses, general aviation, aviation-related land uses, public facilities, a multimodal (bicycle/pedestrian) transportation corridor, and supportive infrastructure. The project was approved to develop in three phases over 30 years with a 370-acre public-use airport and 14 million square feet of building space with the potential to generate approximately 14,000-15,000 jobs. Although not active, the Airport Land Use Compatibility Plan (ALUCP) for CLIBP encompasses the project site within its referral area. The project was referred to the Secretary of the Airport Land Use Commission who stated that based on the project sites location in referral area 2 of the ALUCP, but outside of the noise impact or safety zones, the project would be required to restrict structures to be no taller than 200-feet-height. A condition of approval will be added to the project to place this restriction on the map.

The project site is not within the vicinity of any wildlands.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Environmental Resources (DER) Hazardous Materials Division dated May 14, 2025; Referral response from the Department of Toxic Substances Control, dated April 30, 2025; Department of Toxic Substances Control's data management system (EnviroStar), accessed on February 26, 2025; Stanislaus County Airport Land Use Compatibility Plan; Referral Response from the Secretary of the Stanislaus County Airport Land Use Commission, dated August 28, 2025; Stanislaus County General Plan and Support Documentation[1].

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: The current parcel developed with a single-family dwelling, barn, well and septic, all within the developed area at the southwest portion of the site. Run-off is not considered an issue because of several factors which limit the potential impact. These factors include the relatively flat terrain of the subject site, and relatively low rainfall intensities in the Central Valley. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. No construction is proposed at this time; however, should future construction occur on-site, all flood zone requirements are addressed by the Building Permits Division during the building permit process.

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

The project was referred to Patterson Irrigation District which responded that the District's access to the canal cannot be restricted. Although, the map does not propose to do so, a condition of approval will be placed on the map to ensure that requirement is met. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

Any future residential development resulting from this project will be reviewed for conformance with the General Agriculture (A-2-40) zoning regulations. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District. The current absorption patterns of water upon this property will not be altered as

part of this project; however, should new structures be built, current Public Works standards require all of a project's storm water be maintained on-site.

The project was referred to Central Valley Regional Water Quality Control Board (CVRWQCB), stating the project may be subject to CRWQCB rules. A condition of approval will be added to the project requiring the applicant contact the CVRWQCB regarding any permit requirements prior to issuance of a building permit.

No new domestic or irrigation wells are proposed with this project. However, if the project is approved, new development of all four proposed parcels and the remainder may include installation of new wells. The Department of Environmental Resources (DER) regulates the issuance of new well permits. Groundwater extraction is subject to compliance with the Delta Mendota Subbasin Groundwater Sustainability Management Plan (GSP), submitted in January 2022 and revised in January 2024.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state's groundwater basins. Stanislaus County is a participating member in five GSAs across four groundwater subbasins, including: the Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the "northern triangle"; the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River; the East Turlock Groundwater Subbasin which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills; the West Turlock Groundwater Subbasin, which covers an area of land located between the Tuolumne and Merced rivers, occurring east of the San Joaquin River; and the Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSAs to implement SGMA. The project site is located in the Northwest Delta-Mendota and Patterson Irrigation District GSA's.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less-than significant impact.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) – Environmental Health Division, dated May 14, 2025; Referral response from Patterson Irrigation District (PID), dated May 12, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			**X**	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

Discussion: This request is to subdivide a 107.62± acre parcel into two parcels, 5.32± acres (proposed Parcel 1) and 44.22± acres (proposed Parcel 2) in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-364 on proposed Parcel 1.

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

The project was referred to Patterson Irrigation District which responded that the District's access to the canal cannot be restricted. Although, the map does not propose to do so, a condition of approval will be placed on the map to ensure that requirement is met. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

Cancellation of a Williamson Act Contract is governed by Government Code Section 51282. The Board may grant tentative approval for cancellation of a contract only if it makes the following findings as required by Government Code Section 51282

- That the cancellation is consistent with the purposes of this chapter (Government Code 51282).
- That cancellation is in the public interest.

A contract cancellation shall be consistent with the purposes of the Williamson Act only if the Board of Supervisors makes all of the following findings;

- That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
- That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- That cancellation is for an alternative use which is consistent with the applicable provisions of the city or County general plan.
- That cancellation will not result in discontiguous patterns of urban development.
- That there is no proximate noncontracted land which both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

If approved, the applicant will be required to pay a cancellation penalty of 12.5% of the property valuation. The penalty will be required to be paid prior to recordation of the certificate of cancellation.

A Variance to the zoning ordinance is included to allow the size of the parcels to go below the 40-acre minimum. In order to approve the applicant's request for a variance to the 40-acre minimum parcel size of the A-2-40 zoning district, Section 21.20.060(E), is necessary. In order for a variance to be granted, the following findings must be made:

1. That because of special circumstances applicable to the subject property including size, shape, topography, location, or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated; and
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of this particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The applicant has provided written evidence to support the cancellation findings, stating that area to be cancelled, which will encompass proposed Parcel 1, is already isolated by an existing canal, which acts as a natural barrier to the existing production agriculture and limits the parcel access to irrigation water. Additionally, proposed Parcel 1 has developed with residential and accessory structures for approximately 100 years. Proposed Parcel 2 and the remainder will be reentered into a new Williamson Act Contract, limiting a large loss of land under contract.

The project site is surrounded by orchards, row crops, and scattered single-family dwellings in all directions. Interstate 5 is located to the west; the Community of Crows Landing and Crows Landing Industrial Business Park are located to the southwest; the City of Patterson is located to the northwest; and the San Joaquin River located to the east.

No construction is proposed at this time; however, If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District. Any development resulting from this project will be consistent with existing uses in the surrounding area and building densities permitted in the General Agriculture (A-2-40) zoning district.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Referral response from Department of Public Works, dated February 25, 2025; Stanislaus County Subdivision Ordinance (Title 20); Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			**X**	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			**X**	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			**X**	

Discussion: The Stanislaus County General Plan identifies noise levels up to 55 dBA Ldn (or CNEL) as the normally acceptable level of noise for residential uses and 75 dBA Ldn for agricultural uses. While no construction is proposed, on-site grading and construction resulting from future construction may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant

Mitigation: None.

References: Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element; Stanislaus County General Plan and Support Documentation[1].

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			**X**	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			**X**	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) or the draft 2023 6th cycle RHNA for the County and will therefore not impact the County's ability to meet their RHNA. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing; any development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A- 2 (General Agriculture) zoning district. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District. Any development resulting from this project will be consistent with existing uses in the surrounding area and building densities permitted in the General Agriculture (A-2-40) zoning district.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan, Chapter VI – Housing Element; Stanislaus County General Plan and Support Documentation[1].

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			**X**	
Fire protection?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other public facilities?			**X**	

Discussion: The County has adopted Public Facilities Fees (PFF), School as well as Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. Any new dwellings as a result of the proposed subdivision will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. No construction is proposed; however, should future construction occur on-site, all applicable adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to the Newman-Crows Landing School District; West Stanislaus Fire Protection District; and Stanislaus County Sheriff's Office during the early consultation referral period; and no concerns were received regarding public services.

The project was referred to the Department of Public Works which commented, requesting that the recorded parcel map be prepared by a licensed land surveyor or civil engineer, that all structures not shown on the parcel map be demolished before recordation, that the new parcels be fully surveyed and monumented. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted, that an encroachment permit be issued prior to the issuance of any building permit for driveway approaches at all points of ingress and egress on the project site. Prior to recording the parcel map or shown on the map, dedication of the right-of-way for Armstrong Road, Pear Avenue and Alfalfa Road shall be dedicated as an Irrevocable Offer of Dedication (IOD). Public Works comments will be added as conditions of approval and required prior to recording of the Final Map.

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

The project was referred to Patterson Irrigation District which responded that the District's access to the canal cannot be restricted. Although, the map does not propose to do so, a condition of approval will be placed on the map to ensure that requirement is met. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations. As discussed in Section II – *Agricultural Resources*, the request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

The project was referred to the CVRWQCB which did not provide a response; however, a development standard will be added to the project requiring the applicant contact the CVRWQCB and comply with all applicable CVRWQCB rules and regulations prior to issuance of a building permit.

The project is not anticipated to have any significant adverse impact on County services.

Mitigation: None.

References: Application information; Referral response from the Department of Public Works, dated August 29, 2025; Referral response from Patterson Irrigation District, dated May 12, 2025; Stanislaus County General Plan and Support Documentation[1].

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Public Facility Fees will be required to be paid with any building permit issuance, which includes fees for County Parks and Recreation facilities.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Discussion: This is a request to subdivide a 107.62± acre parcel into two parcels, 5.32± acres (proposed Parcel 1) and 44.22± acres (proposed Parcel 2) in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-364 on proposed Parcel 1.

Direct emissions of GHGs from the proposed project will be primarily due to vehicle trips associated with residential or farming operations. Therefore, the project would result in an increase in direct annual emissions of GHGs during operation as the project has the potential to increase the number of vehicle trips by 41 vehicle trips due to the proposed subdivision as previously mentioned in Section III – *Air Quality*. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. The VMT increase associated with the

proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day. As the proposed vehicle trips are well below the District's threshold of significance, no significant impacts to GHGs related to VMT are anticipated.

The project was referred to the Department of Public Works which commented, requesting that the recorded parcel map be prepared by a licensed land surveyor or civil engineer, that all structures not shown on the parcel map be demolished before recordation, that the new parcels be fully surveyed and monumented. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted, that an encroachment permit be issued prior to the issuance of any building permit for driveway approaches at all points of ingress and egress on the project site. Prior to recording the parcel map or shown on the map, dedication of the right-of-way for Armstrong Road, Pear Avenue and Alfalfa Road shall be dedicated as an Irrevocable Offer of Dedication (IOD). Public Works comments will be added as conditions of approval and required prior to recording of the Final Map.

The project was also referred to Caltrans and no response has been received to date.

All development on-site will be required to pay applicable County PFF fees, which includes Regional Transportation Impact Fees (RTIF) that are utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Application information; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response from Department of Public Works, dated August 29, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			**X**	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project area is already improved with multiple buildings. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC), as the project is not a General

Plan Amendment and no tribes have requested consultation or project referral noticing. A records search for the project area formulated by the Central California Information Center (CCIC) dated March 17, 2025, stated that there are no formally recorded prehistoric or historic archaeological resources within the project area or within the vicinity. Additionally, there are no cultural resources or historic archaeological resources that have been formally reported. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, and recommended further review for the possibility of identifying prehistoric and historic-era archaeological resources if ground disturbance is considered a part of the current project. If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. There are no existing structures on the site. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site.

A condition of approval will be added to the project that will require if any future construction activities occur and cultural, historical, or tribal resources are found, all work is to stop, and a qualified professional is to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found, the County Coroner and the Native American Heritage Commission are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100 feet of the find should halt in compliance with Section 15064.5(e) (1) of the California Environmental Quality Act (CEQA) Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

Mitigation: None.

References: Application information; Central California Information Center Records Search, dated March 17, 2025; Stanislaus County General Plan and Support Documentation[1].

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Discussion: Limitations on providing services have not been identified. If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

While no additional wells, septic systems or construction is proposed as part of this request, any intensity of these utilities in the future will be subject to any regulatory requirements during the building permitting phase should a permit be applied for at a later date. For any building permit that will create a larger or smaller building footprint, a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

There are no additional wells proposed as part of this request; however, in the future if the proposed parcels and remainder are developed with residential uses, additional domestic wells will be subject to all applicable rules, regulations and standards as discussed above in Section X – *Hydrology and Water Quality* of this document.

The current parcel is flood irrigated via surface water from the Patterson Irrigation District (PID) from Lateral H, which runs north to south along the western end of the project site. A 10-foot-wide irrigation and drainage easement exists parallel to the lateral as well as along the eastern and southern portions of the parcel along Alfalfa Road and Pear Avenue.

The project was referred to Patterson Irrigation District which responded that the District's access to the canal cannot be restricted. Although, the map does not propose to do so, a condition of approval will be placed on the map to ensure that requirement is met. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) and the Northwestern Delta Mendota GSA, and the Patterson Irrigation District, however, no responses were received.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Application information; Referral response received from Patterson Irrigation District, dated May 12, 2025; Stanislaus County General Plan and Support Documentation[1].

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The project site is in a non-urbanized area with no wildlands located in the vicinity of the project site. In addition, the project site is not located within a designated high or very high fire hazard severity zone,

near state responsibility areas, or lands classified as very high fire hazard severity zones. The terrain of the site is relatively flat. The resulting parcels will all have direct access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the West Stanislaus Fire Protection District. The project was referred to the District, and no comments have been received to date.

California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. No construction is proposed; however, if approved, Proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be development with two single-family dwellings per parcel. Should future construction occur, building permits are reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation[1].

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			**X**	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion: This is a request to subdivide a 107.62± acre parcel into two parcels, 5.32± acres (proposed Parcel 1) and 44.22± acres (proposed Parcel 2) in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance request is included to create a parcel below the required minimum parcel size of 40-acres. The request also includes cancellation of a 5.32± acre portion of Williamson Act Contract No. 1971-364 on proposed Parcel 1.

If approved, proposed Parcel 1 could develop one accessory dwelling unit and one junior accessory dwelling unit. Proposed Parcel 2 and the remainder parcel could be developed with two single-family dwellings per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with General Agriculture Zoning District.

As discussed in Section II-*Agricultural Resources,* proposed Parcel 1, is already isolated by an existing canal, which acts as a natural barrier to the existing production agriculture and limits the parcel access to irrigation water. Additionally,

proposed Parcel 1 has developed with residential and accessory structures for approximately 100 years. Proposed Parcel 2 and the remainder will be reentered into a new Williamson Act Contract, limiting a large loss of land under contract. The site is almost entirely planted in row crops, which would meet the definition of Prime Farmland under the County's Williamson Act Uniform Rules; and although the project request is to create a 5.32± acre parcel and remove it from the Williamson Act, the project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use as the existing production agriculture will remain if approved.

The surrounding area consists of ranchettes with single-family dwellings and large production agriculture in all directions. Interstate 5 is located to the west; the Community of Crows Landing and Crows Landing Industrial Business Park are located to the southwest; the City of Patterson is located to the northwest; and the San Joaquin River located to the east. Any further development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone would be required for any non-agricultural related development; residential proposals would be subject to Measure E.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

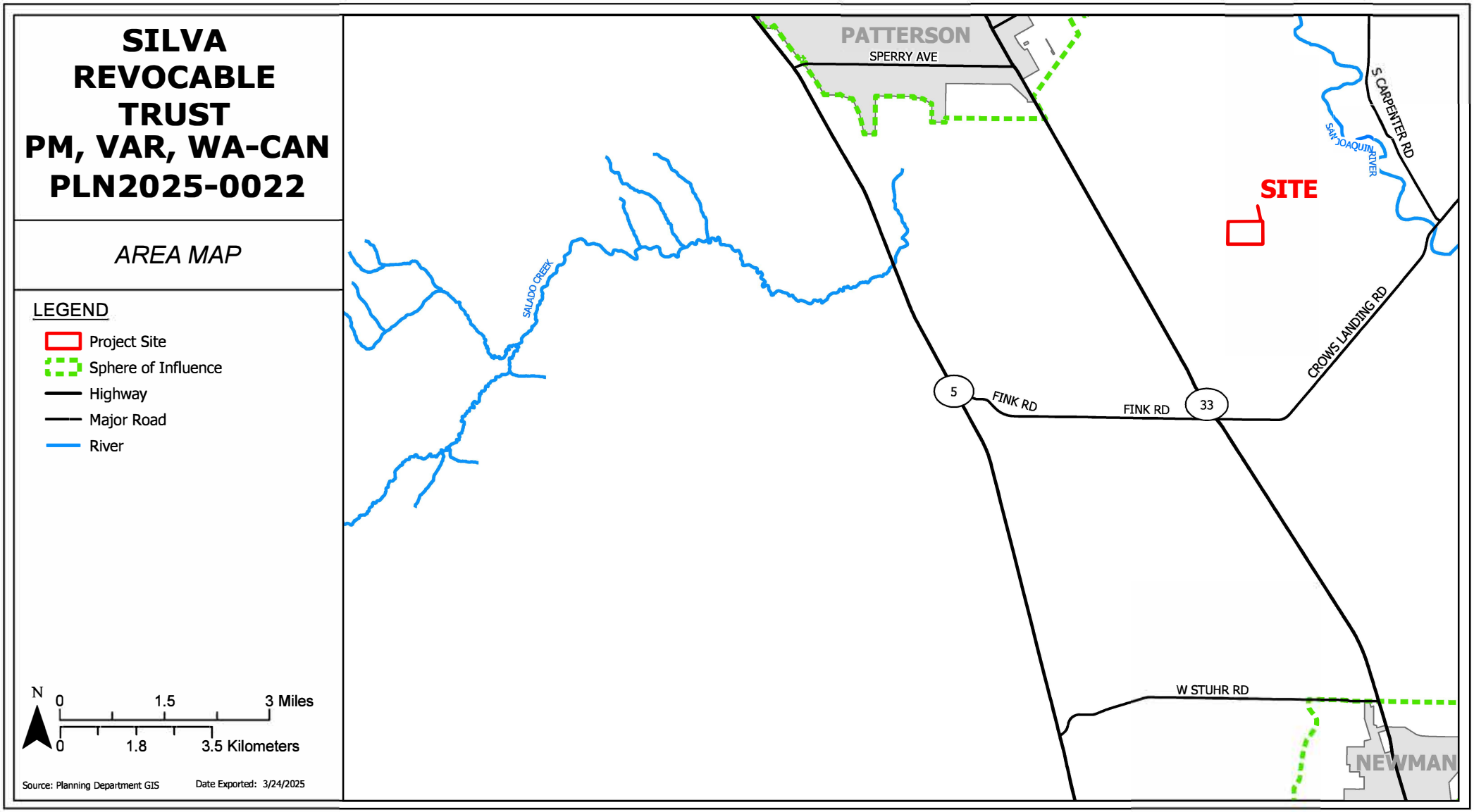
Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on April 5, 2016.

SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

AREA MAP



SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

- Agriculture (AG)

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 3/24/2025

SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

ZONING MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal

Zoning Designation

- General AG 20 Acre (A-2-20)
- General AG 40 Acre (A-2-40)

N

0 500 1,000 US Feet

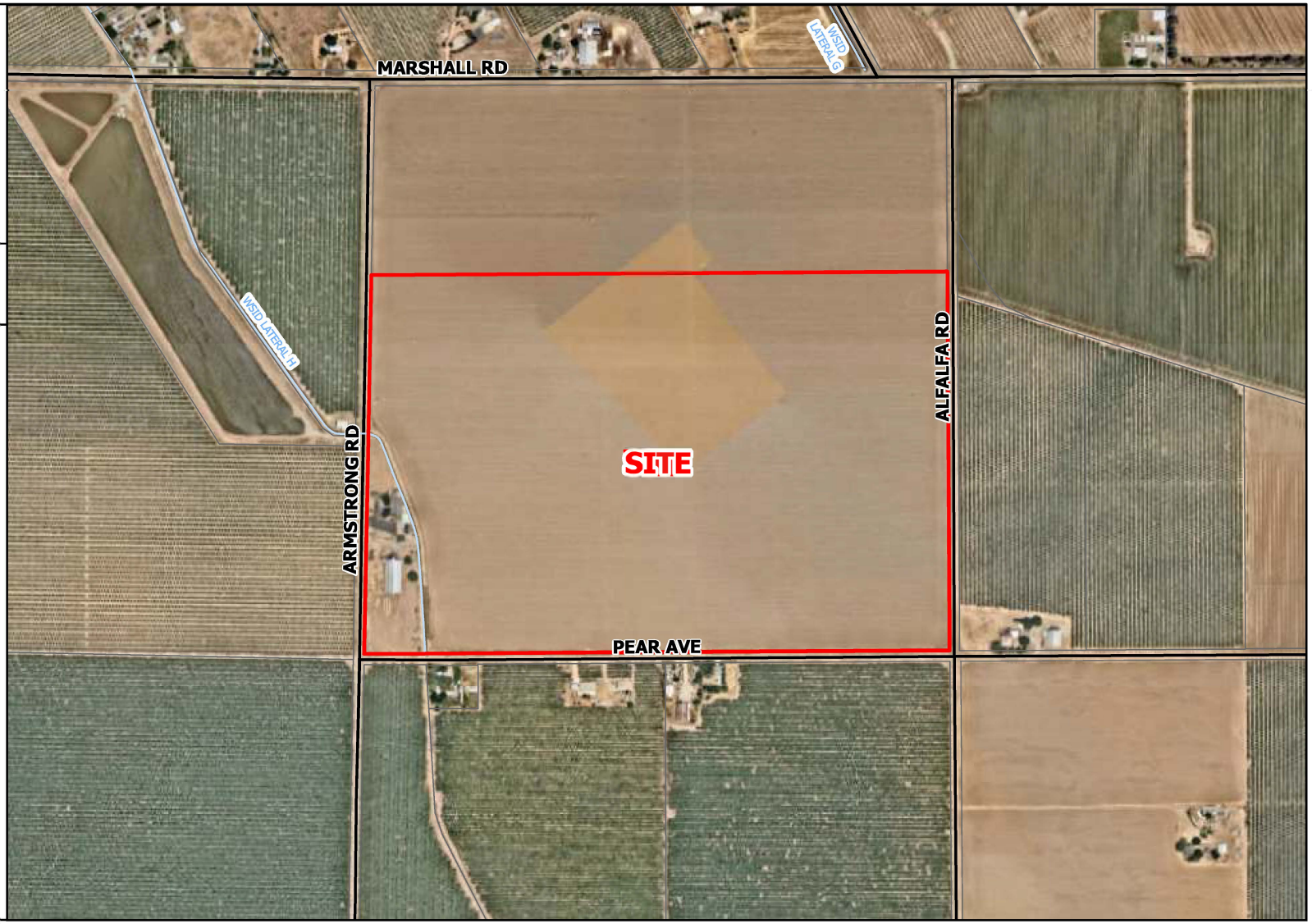
0 150 300 Meters

Source: Planning Department GIS

Date Exported: 3/24/2025

SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 3/24/2025

SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

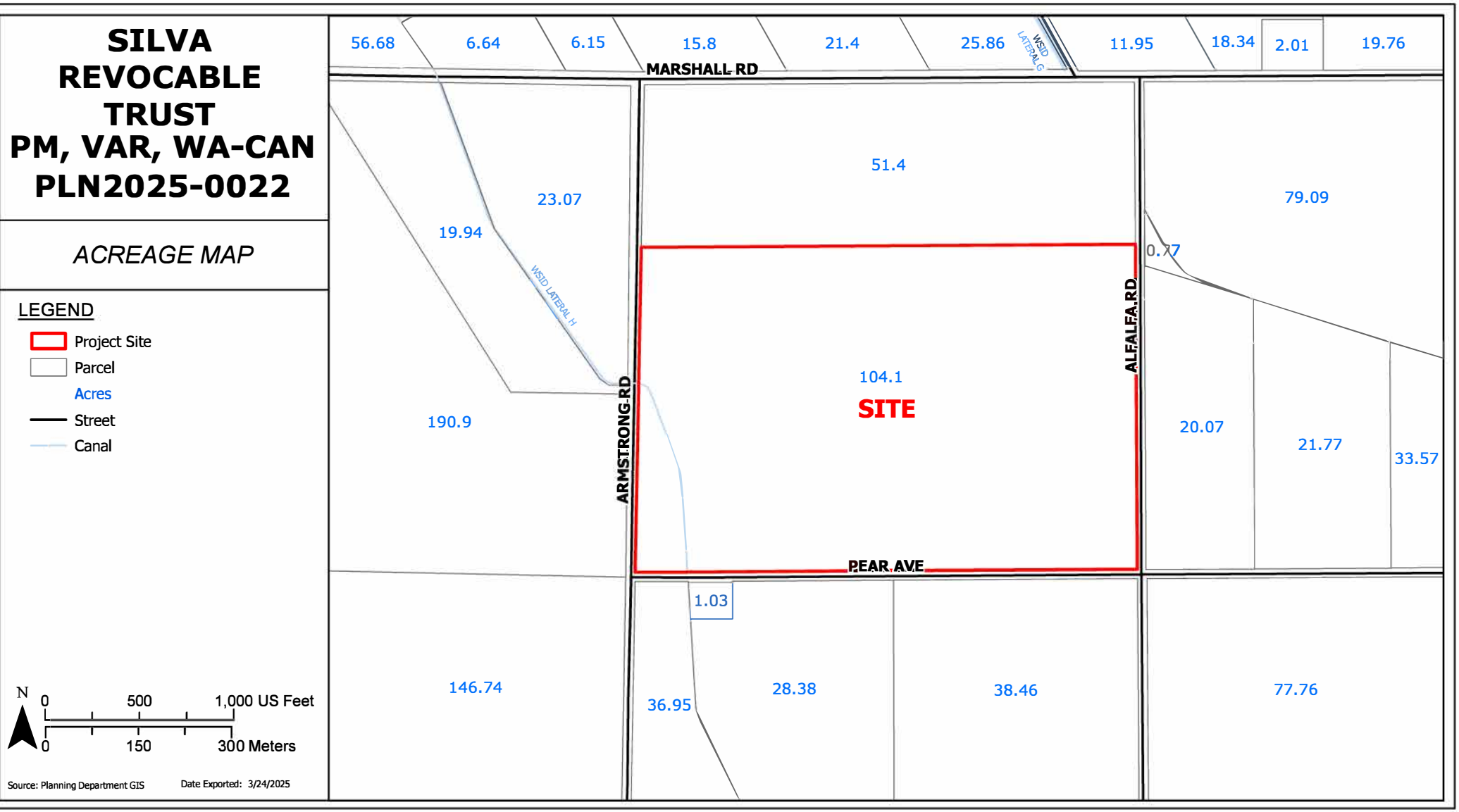
2023 AERIAL SITE MAP

SILVA REVOCABLE TRUST
PM, VAR, WA-CAN
PLN2025-0022

ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Acres
- Street
- Canal



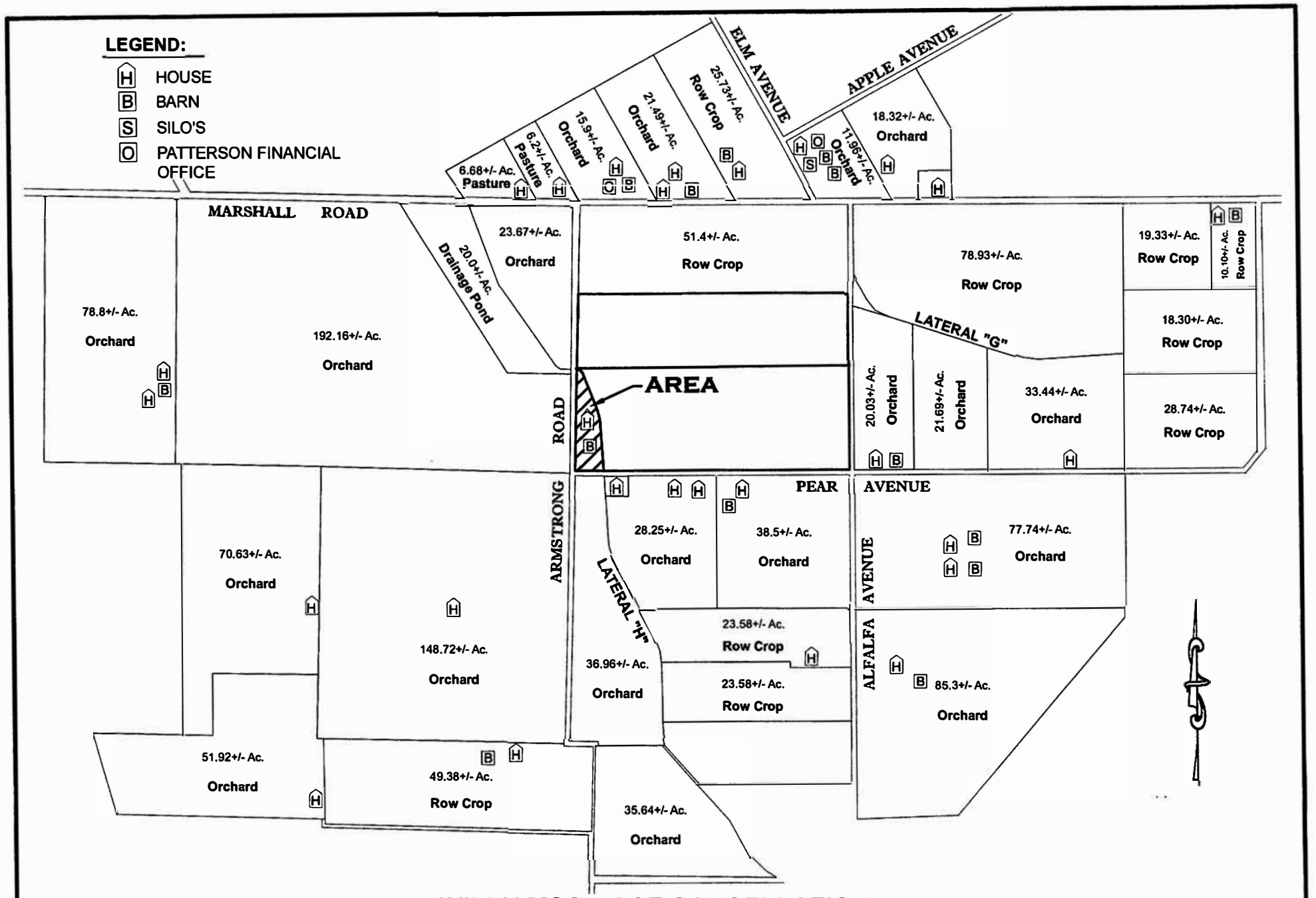
N

0 500 1,000 US Feet

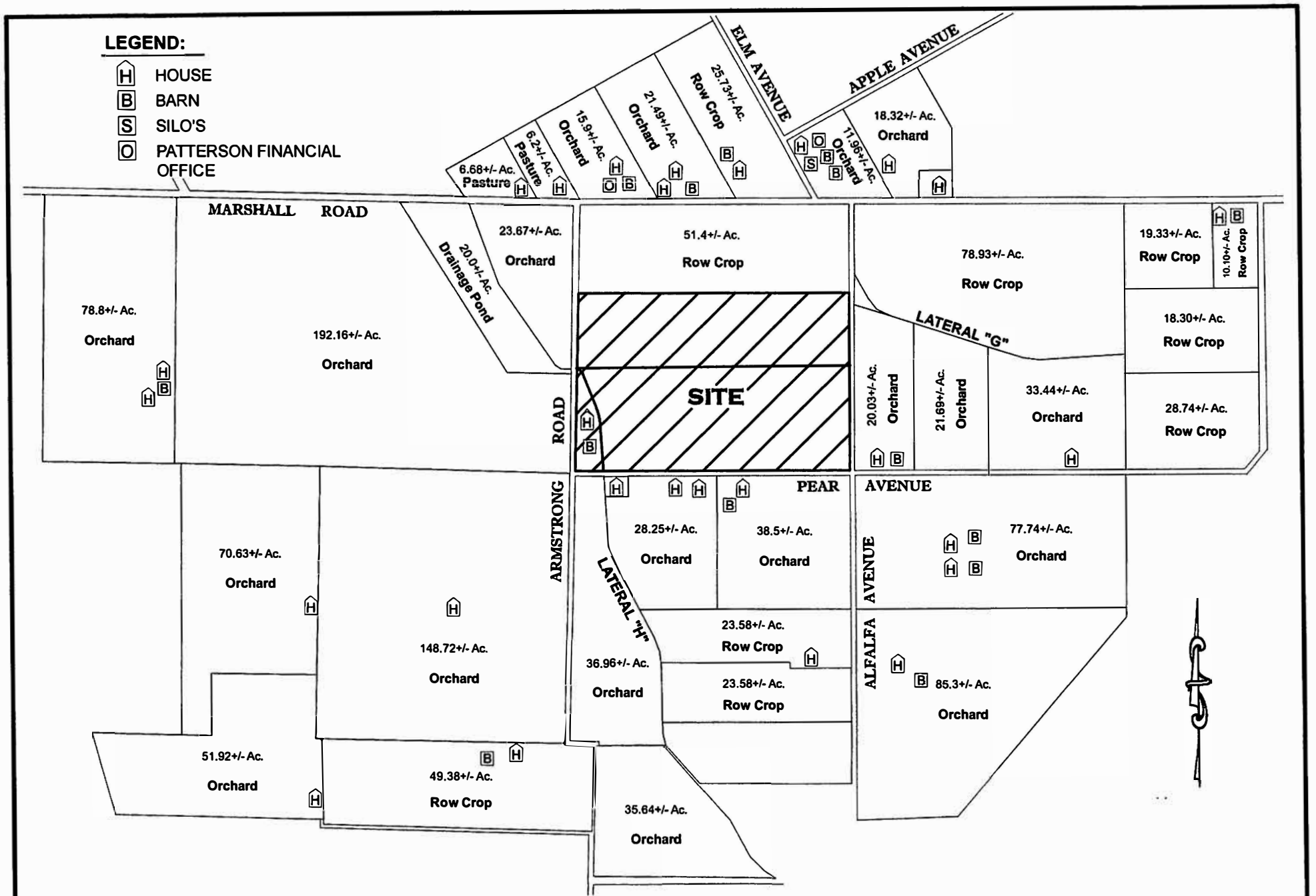
0 150 300 Meters

Source: Planning Department GIS

Date Exported: 3/24/2025



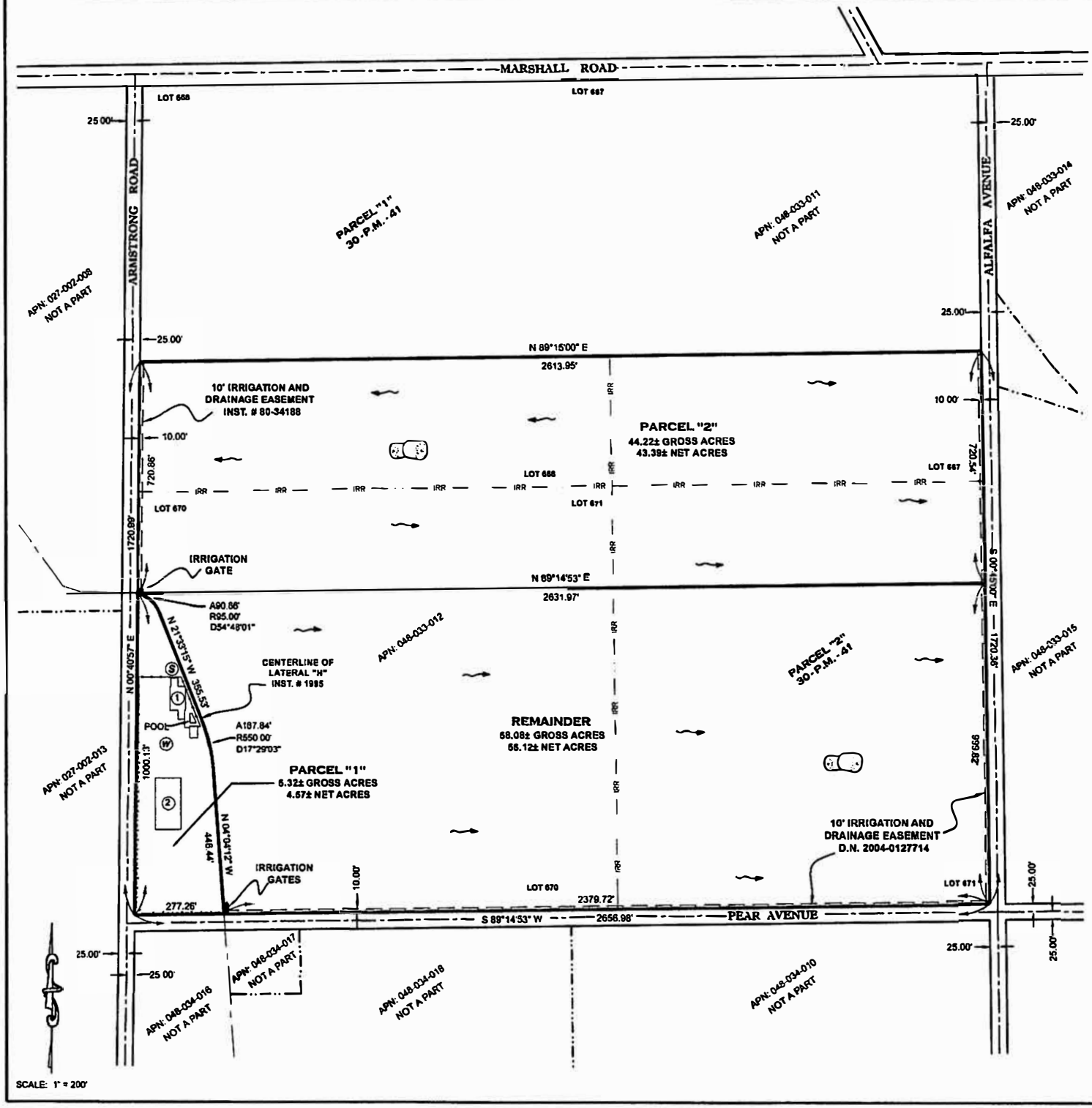
WILLIAMSON ACT CANCELLATION
SURROUNDING USE PLAT
FOR
GEORGE E. AND BARBARA ANN SILVA REVOCABLE TRUST

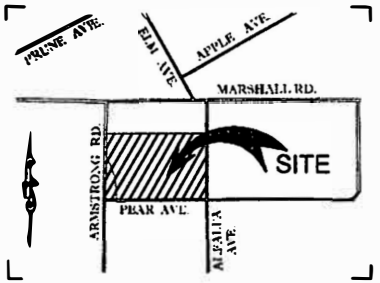


PARCEL MAP WITH VARIANCE SURROUNDING USE PLAT

FOR

GEORGE E. AND BARBARA ANN SILVA REVOCABLE TRUST





VICINITY MAP
(NOT TO SCALE)

OWNERS:

SILVA 2004 TRUST
GEORGE E AND BARBARA ANN SILVA, TRUSTEES
20400 ARMSTRONG ROAD
CROWS LANDING, CA 95313
PH (209) 605-1954

PROJECT ADDRESS:

20400 ARMSTRONG ROAD
CROWS LANDING, CA 95313

PROJECT DESCRIPTION:

TO DIVIDE AN EXISTING 107.62+/- GROSS ACRE PARCEL INTO THREE PARCELS. PARCEL ONE (1) 5.32+/- GROSS ACRE PARCEL, PARCEL TWO (2) 44.22 +/- GROSS ACRE PARCEL AND A 58 08+/- GROSS ACRE REMAINDER PARCEL.

PROJECT SIZE: 107 62± GROSS ACRES

A.P.N.: 048-033-012

ZONING: GENERAL AG 40 ACRES

WA CONTRACT NO.: 71-364

WATER TABLE DEPTH: 12 FEET

SOIL:	SLOPE:	% OF AREA:
CAPAY CLAY, WET	0 - 0%	99.8%
VERNALIS CLAY LOAM WET	0 - 2%	00.2%

UTILITIES AND FACILITIES:

WATER -	WELL
SEWER -	SEPTIC
ELECTRICITY -	PG&E
GAS -	PG&E
TELEPHONE -	AT&T
IRR. DISTRICT -	CCID

LEGEND:

- SUBJECT PARCEL LINE
- RIGHT-OF-WAY
- SURROUNDING PARCEL LINES
- CENTERLINE
- WOOD FENCE LINE
- METAL FENCE LINE
- IRR — IRRIGATION DITCH
- (1) HOUSE
- (2) BARN
- (S) SEPTIC
- (W) WELL
- HAY BALE

VESTING TENTATIVE PARCEL MAP WITH VARIANCE

FOR

GEORGE SILVA AND BARABARA ANN SILVA REVOCABLE TRUST

ALL THAT PORTION OF PARCEL "2", AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN VOL. 30 OF PARCEL MAPS, PG. 41, STANISLAUS COUNTY RECORDS, LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY

LORRIE SILVA
LAND PLANNING CONSULTANT
1825 WESTMINSTER LANE, TURLOCK, CA 95382
(209) 404-0350

BEYOND BOUNDARIES

JOB NO: 25-01

SHEET 1 OF 1

3/13/2025

CENTRAL CALIFORNIA INFORMATION CENTER
California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 3/17/2025

Records Search File #: 13274N
Project: Parcel Map Split, 20400 Armstrong Road, Crows Landing CA 95313

Lorrie Silva
Beyond Boundaries
1825 Westminster Lane
Turlock, CA 95382
209-404-0350 lsilva.bb@gmail.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Crows Landing USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources within the project area.

- There is a segment of one recorded linear historical structure, Lateral H of the Patterson Lift Irrigation System (P-50-002179) in the southwest portion of the project area. This resource has been preliminarily evaluated as not considered eligible for the National Register of Historic Places or the California Register of Historical Resources (Baloian 2014, Building, Structure Object Record, P-50-002179).

ATTACHMENT I

- The General Land Office survey plats for T6S R8E (dated 1860 and 1862) reference the NW ¼ of Section 11 as located within the "Rancho de la Puerta" land grant.

- The 1906 edition of the Official Map of the County of Stanislaus, California shows the project area within the Rancho del Puerto land grant, with "Patterson" shown as the landowner.

- The 1916 edition of the Crows Landing USGS map reference Lateral H and the street alignments of Armstrong and Marshall Roads, and Alfalfa and Pear Avenues. There is one building shown in the SW portion of the NW ¼ of Section 11, T6S R8E, that would be 109 years in age (or older), considered as a possible historical resource. We have no further information on file regarding this feature.

- The 1952 edition of the Crows Landing USGS quadrangle shows the building referenced above as well as another structure immediately south that would be 73 years in age (or older). We have no further information on file regarding this possible historical resource.

Prehistoric or historic resources within the immediate vicinity of the project area: None other than the extension of Lateral H of the Patterson Lift Irrigation System referenced above.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional

familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at http://chrisinfo.org

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the **Access Agreement Short Form.**

Note: Billing will be transmitted separately via email from the Financial Services office

($150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

https://commerce.cashnet.com/ANTHROPOLOGY

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services