SCH # 2025041296

Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 – Silva Revocable Trust

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Jeremy Ballard, Senior Planner

Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330

City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 20400 Armstrong Road **City/Nearest Community:** Crows Landing

Cross Streets: Pear Avenue and Marshall Road **Zip Code:** 95313

Latitude/Longitude (degrees, minutes and seconds): 37º 25' 41.90" N / 121º04'00.81" W **Total Acres:** 107.62±

Assessor's Parcel Number: 048-033-012 **Section:** 10 **Twp.:** 6 **Range:** 8 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** Hwy 33 **Waterways:** Patterson Irrigation District, San Joaquin River

Airports: N/A **Railways:** South Pacific Railroad **Schools:** Newman Crows Landing School District

Local Public Review Period: (to be filled in by lead agency)

Starting Date: September 3, 2025 **Ending Date:** October 8, 2025

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☒ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, ☐ Other

Development Type:

☐ Residential *Units:* _____ *Acres:* _____
☐ Office *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☐ Commercial *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☐ Industrial *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☐ Educational _____
☐ Recreational _____
☐ OCS Related _____

☐ Water Facilities _____ *MGD* _____
☐ Transportation _____
☐ Mining _____
☐ Power _____ *MW* _____
☐ Waste Facilities _____ *MGD* _____
☐ Hazardous Waste _____
☒ Other Agricultural lot split

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geological/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: None identified

Present Land Use/Zoning/General Plan Designation:

Row crops, single family dwelling, barn / General Agriculture (A-2-40) / Agriculture

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: 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.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

	Air Resources Board		Office of Emergency Services
	Boating & Waterways, Department of		Office of Historic Preservation
	California Emergency Management Agency		Office of Public School Construction
	California Highway Patrol		Parks & Recreation, Department of
	Caltrans District # 10		Pesticide Regulation, Department of
	Caltrans Division of Aeronautics		Public Utilities Commission
	Caltrans Planning		Reclamation Board
	Central Valley Flood Protection Board	S	Regional WQCB # 5
	Coachella Valley Mountains Conservancy		Resources Agency
	Coastal Commission		Resources Recycling and Recovery, Department of
	Colorado River Board Commission		S.F. Bay Conservation & Development Commission
S	Conservation, Department of		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	Corrections, Department of		San Joaquin River Conservancy
	Delta Protection Commission		Santa Monica Mountains Conservancy
	Education, Department of		State Lands Commission
	Energy Commission		SWRCB: Clean Water Grants
S	Fish & Game Region # 4		SWRCB: Water Quality
	Food & Agriculture, Department of		SWRCB: Water Rights
	Forestry & Fire Protection, Department of		Tahoe Regional Planning Agency
	General Services, Department of		Toxic Substances Control, Department of
	Health Services, Department of		Water Resources, Department of
	Housing & Community Development	S	Other: San Joaquin Valley Air Pollution Control District
	Integrated Waste Management Board		Other:
	Native American Heritage Commission		

Lead Agency (Complete if applicable):

Lead Agency:	**Stanislaus County**	Applicant:	**George and Barbara Ann Silva**
Address:	**1010 10th Street, Suite 3400**	Address:	**20400 Armstrong Road**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Crows Landing, CA 95313**
Contact:	**Jeremy Ballard, Senior Planner**	Phone:	**(209) 605-1954 / planning@stancounty.com**
Phone:	**(209) 525-6330 / planning@stancounty.com**	Consulting Firm:	**Beyond Boundaries**
		Contact:	**Lorrie Silva**
		Address:	**1825 Westminster Lane**
		City/State/Zip:	**Turlock, CA 95382**
		Phone:	**(209) 404-0350 / lsilva3.bb@gmail.com**

Signature of Lead Agency Representative: Jeremy Ballard (Sep 3, 2025 13:28:25 PDT) **Date:** September 3, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.