50-2025-164

FILED
September 3, 2025
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: Matthew Ferreira
Deputy Clerk

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Stanislaus County Planning Commission will consider the adoption of a Negative Declaration for the project description below at a public hearing to be held on a date not yet scheduled, at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California. A separate notice will be published.

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

Project Location: 20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area. Stanislaus County (APN: 048-033-012).

Description of Project: 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.

Applicant Name: George and Barbara Ann Silva Trust

Applicant Phone Number: (209) 605-1954

Applicant Address: 20400 Armstrong Road, Crows Landing, CA 95313

Lead Agency: Stanislaus County, Department of Planning and Community Development

Address Where Copy of Proposed Negative Declaration is Available:
Stanislaus County, Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, California 95354-2380
http://www.stancounty.com/planning/

Review Period:
September 3, 2025 to October 8, 2025

DO NOT REMOVE FROM POSTING UNTIL:
October 9, 2025

Contact Person:
Jeremy Ballard, Senior Planner

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(209) 525-6330