



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # _

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: VARIANCE, PARCEL MAP, AND WILLIAMSON ACT CANCELLATION PLN2025-0022 - SILVA REVOCABLE TRUST
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate 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): 37° 25' 41.90" N / 121°04'00.81" W Total Acres: 107.62±

Assessor's Parcel Number: 048-033-012 Section: 10 Twp.: 6 Range: 8 Base: MDB&M
Patterson Irrigation District, San Joaquin River

Within 2 Miles: State Hwy #: Hwy 33 Waterways:
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: April 24, 2025 Ending Date: May 14, 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
OT [] Joint Document
HE [] Final Document
R: [] 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: [] Water Facilities MGD
[] Office Sq.ft. Acres: Employees: [] Transportation
[] Commercial Sq.ft. Acres: Employees: [] Mining
[] Industrial Sq.ft. Acres: Employees: [] Power MW
[] Educational [] Waste Facilities MGD
[] Recreational [] Hazardous Waste
[] OCS Related [] 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

Project Description: (please use a separate page if necessary)

Request to subdivide a 107.62± gross acre parcel into two parcels, 5.32± acres and 44.22± acres respectively, and a 58.08± acre remainder in the in the General Agriculture (A-2-40) zoning district. Concurrent with the map, the project requests to cancel a 5.32± acre portion of Williamson Act Contract No. 1971-364. A cancellation is needed to allow a parcel under 10-acres, and a variance is needed for creation of a parcel under the 40-acre minimum required. If approved, the resulting 5.32± acre parcel, physically separated from the 44.22± acre parcel and 58.08± acre remainder by Patterson Irrigation District Lateral H, will be improved with a single-family dwelling, barn, well, and septic system. The 44.22± acre parcel and 58.08± acre remainder will remain planted in row crops and are not improved with any structures. A Williamson Act Contract Notice of Non-Renewal has been filed and recorded on 107.62± gross acre parcel. The remaining 102.3± acres not being cancelled will be re-enrolled under a new contract after the map is recorded. If approved, the two resulting parcels and remainder will all have access to County-maintained roads.

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".

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

Lead Agency (Complete if applicable):

Lead Agency: Stanislaus County

Address: 1010 10th Street, Suite 3400

City/State/Zip: Modesto, CA 95354

Contact: Teresa McDonald, Associate Planner

Phone: (209) 525-6330/planning@stancounty.com

Applicant: George and Barbara Ann Silva

Address: 20400 Armstrong Road

City/State/Zip: Crows Landing, CA 95313

Phone: (209) 605-1954/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: Teresa McDonald
Teresa McDonald (Apr 24, 2025 16:04 PDT)

Date: April 24, 2025