

STANISLAUS COUNTY PLANNING COMMISSION

November 6, 2025

STAFF REPORT

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

REQUEST: TO SUBDIVIDE A 107.62± ACRE PARCEL INTO TWO PARCELS OF 5.32± ACRES AND 44.22± ACRES IN SIZE, AND A 58.08± ACRE REMAINDER, IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT. A VARIANCE IS REQUIRED TO CREATE A PARCEL LESS THAN THE 40-ACRE MINIMUM PARCEL SIZE AND A WILLIAMSON ACT CANCELLATION IS REQUIRED TO CREATE A PARCEL LESS THAN 10-ACRES.

APPLICATION INFORMATION

Applicant:	Barbara Silva
Property owner:	George E. and Barbara Ann Silva Trust
Agent:	Lorrie Silva, Beyond Boundaries
Location:	20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area.
Section, Township, Range:	11-6-8
Supervisory District:	District Five (Supervisor C. Condit)
Assessor's Parcel:	048-033-012
Referrals:	See Exhibit J Environmental Review Referrals
Area of Parcel(s):	Proposed Parcel 1: 5.32± acres Proposed Parcel 2: 44.22± acres Proposed remainder: 58.08± acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-40)
Sphere of Influence:	N/A
Williamson Act Contract No.:	1971-0364
Environmental Review:	Negative Declaration
Present Land Use:	Row crops, single-family dwelling, and agricultural storage building.
Surrounding Land Use:	Orchards, row crops, and scattered single-family dwellings, in all directions.

RECOMMENDATION

While variances and parcel maps may be decided by the Planning Commission, the Williamson Act Cancellation requires Board of Supervisors consideration. As such, any action taken by the Planning Commission will be a recommendation to the Board of Supervisors.

Staff is not providing a recommendation of approval or denial of the project for reasons provided in the *Issues* section of this report. If the Planning Commission decides to recommend approval of the project to the Board of Supervisors based on the discussion below and on the whole of the record provided, Exhibit A provides an overview of all the findings required for project approval, which include environmental review, parcel map, Williamson Act cancellation, and variance findings.

PROJECT DESCRIPTION

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 is required to create a parcel below the 40-acre minimum parcel size and a Williamson Act Cancellation is required because a parcel must be at least 10-acres in size in order to be enrolled in a contract.

The entire project site is enrolled under Williamson Act Contract No. 1971-0364. A Williamson Act Contract Notice of Non-Renewal has been filed and recorded for the entire 107.62± acre parcel. If approved, the 5.32± acres included in proposed Parcel 1 will be cancelled and the remaining 102.3± acres are proposed to be re-enrolled under a new contract.

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 have access to County-maintained Armstrong Road and Alfalfa Road (see Exhibit B – *Project Maps and Parcel Map*).

No new development is being proposed as part of this request, however, under the current zoning, the project could result in a net increase of dwelling units. Proposed Parcel 1 could develop one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU), in addition to the existing dwelling. Proposed Parcel 2 and the remainder parcel could each be developed with two dwellings per parcel and one JADU. As both proposed Parcel 2 and the remainder will be over 20 acres in size, the second dwelling may be either a single-family or an ADU.

Each resulting parcel will utilize individual private domestic well and septic systems for current or future residential development.

SITE DESCRIPTION

The project site is located at 20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area. The site was originally comprised of portions of Lots 666, 667, and 668, and all of lots 669, 670, and 671 of the Patterson Colony Sub-Tract No.2, recorded in 1911 (see Exhibit F – *Map of Patterson Colony Sub-Tract No. 2 (05-M-23), Sheet No. 5*). Proposed Parcel 1 consists of the 5.32± acre area originally encompassed by Lot 669. A

subsequent parcel map recorded in 1980 extinguished the Patterson Colony lots, establishing the 107.62± acre project site and the adjoining 51.39± acre parcel to the north (see Exhibit G – *Parcel Map 30-PM-41*).

The site is developed with a single-family dwelling and an agricultural storage building, which are both located on proposed Parcel 1. The remaining balance of the site is planted in row crops and is flood irrigated via surface water from the Patterson Irrigation District (PID). The PID's Lateral H separates proposed Parcel 1 from the proposed remainder. The project site is surrounded by orchards, row crops, and scattered single family dwellings, in all directions.

There is an irrigation gate located at the southwest corner of the proposed remainder parcel; a 10-foot-wide irrigation ditch begins at the irrigation gate and extends east along Pear Avenue and then north along the length of the proposed remainder parcel and proposed Parcel 1. Another irrigation gate is located on the southwest corner of proposed Parcel 2; a drainage ditch begins at this irrigation gate and runs along the western property line of proposed Parcel 2. Ten-foot wide irrigation and drainage easements run concurrent with the existing irrigation drainage ditches. With these easements and the existing irrigation infrastructure in place, both proposed Parcel 2 and the remainder will maintain independent rights to irrigate.

ISSUES

This request requires a variance to the 40-acre minimum parcel size requirement of the A-2-40 zoning district. A variance may be approved in situations where physical characteristics of the property, such as a parcels size, shape, topography, location, or surroundings, exist that limit the enjoyment of development rights experienced by other properties within the same zoning designation, resulting in unnecessary hardships, from the strict application of provisions of the Zoning Ordinance.

The applicant's findings statement proposes that the request for creation of a 5.32± acre parcel in a A-2-40 zoning district should be approved due to the parcel previously existing as an underlying lot; stating that the underlying lot was inadvertently merged as a result of a parcel map recorded in the 1980s. Additionally, the findings statement further proposes that the PID lateral physically separating the proposed 5.32± acre parcel from the agricultural portion of the parcel is justification for the variance (see Exhibit H – *Applicant's Findings Statement for Variance and Williamson Act Cancellation*).

Throughout the County there are many parcels that exhibit a similar separation resulting from a lateral and similar variances have been requested. In making recommendations on similar variance requests, staff has not considered the existence of an irrigation lateral itself as a physical characteristic warranting a variance unless there is some kind of impediment to accessing around the lateral, such as a long distance required to be traveled to get to the other side of the lateral. In this case, there is direct access to all areas of the parcel, including to the 5.32± acres west of the lateral and to the larger portion of the parcel north and east of the lateral in agricultural production, via multiple County maintained roadways; accordingly, no such access limitation exists. In past requests where direct access around the lateral is not feasible, staff has supported the granting of a variance. A full discussion of the project and variance findings, including examples of prior similar variance requests that have been approved and denied, can be found in the *Zoning and Subdivision Ordinance Consistency* section of this report.

As reflected in the *Site Description* section of this report, the project site and the adjoining 51.08± acres were created by a parcel map recorded in 1980. The 1980 parcel map resulted in the loss of four underlying parcels, including lot 669 which encompassed the 5.32± acres included in proposed Parcel 1. In 1980 the underlying parcels would most likely have been recognized by the County as legal parcels. However, court cases have since changed the legal status of lots created by maps recorded before 1929 (the original Patterson Colony Lots recorded in 1911), and the underlying lots would not be recognized as separate legal lots under today's standard. Additionally, the site's current zoning of A-2-40 was effective as of September 2, 1983. Prior to 1983 the property was zoned A-2-10, which could have allowed the 165.7± acres to be subdivided into 16 parcels, instead of two. Even if this current request is approved, the overall number of parcels will be less than the applicant's family had in 1980 and less than the number of parcels they could have created with a parcel map in 1980. Although staff does not believe that the existence of the PID lateral qualifies as a special circumstance unique to the parcel warranting approval of a variance, the property does have a parcelization history that is unique to the subject parcel. Based these unique circumstances, staff has not provided a recommendation of approval or denial of the variance request.

The subject parcel map request also includes a request for a Williamson Act cancellation due to the size of proposed Parcel 1 being less than the minimum 10-acres (if considered to be prime) required for enrollment in the Williamson Act. The Williamson Act in 1971 required a minimum of 35-acres, which could be comprised of one or more parcels, contiguous or non-contiguous. Between 1977 and 1987, contracts were permitted on parcels of any size, provided they were in the A-2 zoning district. While findings for a Williamson Act cancellation can also be difficult to make, if the Planning Commission and Board of Supervisors are able to make the variance findings, staff believes the cancellation findings can be made. As discussed in the *Zoning and Subdivision Ordinance Consistency* section of this report, the applicant will be required to pay a cancellation fee in the amount of \$59,875 to the State of California. Under today's Williamson Act standards, a legal parcel 5.32± acres in size would not be allowed to enroll in a contract.

Aside from the difficulties in making variance findings, no other issues have been identified during the review of this application. Standard conditions of approval have been added to this project to address less than significant impacts associated with the creation of the proposed parcels (see Exhibit C – *Conditions of Approval*).

GENERAL PLAN CONSISTENCY

The site is currently designated "Agriculture" in the Stanislaus County General Plan. The Agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas, and as such, should generally be zoned with 40- to 160-acre minimum parcel sizes. Exceptions to the 40- to 160-acre minimum parcel sizes are recognized for land in a ranchette area so identified because of significant existing parcelization of property, poor soils, location, and other factors which limit the agricultural productivity of the area. Areas recognized as ranchette areas are allowed minimum parcels sizes of three, five, 10, and 20 acres. The proposed project site is not located within one of the County's recognized ranchette areas and has been zoned General Agricultural with a 40-acre minimum (A-2-40) since 1983.

In lieu of a variance request, the only other option would be a rezoning of the project site to an A-2 zoning designation with a lower minimum parcel size (five-acre minimum); however, such a request would likely not be supported by staff and would be subject to the 2008 voter passed Thirty (30) Year Land Use Restriction Initiative (Measure E). Measure E is implemented as Goal Seven, Policy Thirty-two of the County's General Plan Land Use Element, which triggers a majority vote of the County voters at a general or special local election for redesignation or rezoning of land, in the unincorporated area, from agricultural or open space use to a residential use.

The project site is currently enrolled in Williamson Act Contract No. 1971-0364. In accordance with both local and state Williamson Act provisions, lands are presumed to be too small to sustain their agricultural use if the lands are less than 40-acres in size in the case of non-prime agricultural land, 10-acres in the size in the case of prime agricultural land, or the subdivision will result in residential development not incidental to the commercial agricultural use of the land. With the exception of proposed Parcel 1, which proposes to cancel its portion of the contract, proposed Parcel 2 and the remainder will be 40-acres or more in size and have been proposed to be re-enrolled into a new Williamson Act Contract after project approval. These two parcels are considered to be prime agricultural land and will continue to be used for production agriculture.

No construction is proposed as part of this project. Stanislaus County General Plan Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160-acres in size shall be allowed provided a "no-build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For lands which are not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. In this case, proposed Parcel 2 and the remainder parcel would meet the 90% production agricultural use as both proposed parcels are currently used to grow row crops and will maintain their ability to independently irrigate via flood irrigation from PID. Therefore, the "no-build" restriction on the construction of any future residential development would not be applicable. The project was referred to the Department of Conservation (DOC) for review regarding the Williamson Act; however, no response was received.

The project site is located within Review Area 2 of the Crows Landing Airport as established in the County Airport Land Use Compatibility Plan (ALUCP). Based on the project site location, the project was referred to the Airport Land Use Commission (ALUC). A response from the ALUC Secretary stated the project is located outside of Identified Safety Zones and Noise Contour Areas of the Crows Landing Airport, however, the site is located in the Airport Influence Area (AIA) and is subject to the real estate disclosures and Federal Aviation Administration (FAA) height notification requirements. Conditions of approval have been added to the project to address these requirements.

With the exception of the parcel requiring the variance due to minimum parcel size requirements, staff's evaluation of the project finds the design of the parcel map to be in conformance with the Stanislaus County General Plan. Proposed Parcel 2 and the remainder parcel will be of size to meet the intent of the Agricultural designation.

ZONING AND SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-40) requiring a 40-gross acre minimum parcel size for the creation of new parcels. The proposed 5.32± acre proposed Parcel 1 would not meet this minimum requirement. Accordingly, the applicant has applied for a variance from the minimum parcel requirement. 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 Title 21 will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
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 the property or improvements in said neighborhood.

As discussed in the *Issues* section of this report, the applicant's findings statement asserts that the requested 5.32± acre parcel was historically used as a homesite since 1925 and that it was inadvertently merged with all other underlying lots of the Patterson Colony Subtract No. Two, as a result of a parcel map recorded in the 1980s (see Exhibit F and G). The findings also point to the existing 5.32± acres as being isolated from the balance of the property due to the existing PID lateral, sitting at a higher elevation and with no irrigation infrastructure connected to it, as additional justification for the granting of the variance. Ultimately, the applicant states, the current proposed application would only be re-creating a previously existing 5.32± acre homesite along with two parcels that conform to the minimum parcel size standards of the A-2-40 zoning district.

The following is an overview of similar variance requests, for parcel(s) resulting in less than the minimum parcel size in the A-2-40 zoning district, that involved a similar physical separation resulting from a lateral:

- **Parcel Map Application No. 2002-29, Variance No.2002-05, Williamson Act Cancellation No. 2002-02, and Staff Approval Application No. 2003-34 – Ali Arshard** – The project proposed the creation of two parcels (10.8± acres and 5.6± acres) from a 16.4± acre parcel in the General Agriculture (A-2-40) zoning district. The applicant's findings argued that there was no method of access to all areas of the parcels other than County-maintained roads due to an irrigation lateral separating the project site, which impeded the farming operation. This project was similar in configuration to the project site where although the lateral bisected the property, each proposed parcel had easy and direct access to a County-maintained roadway. Staff recommended denial of this request, arguing the physical separation by a lateral did not justify the creation of two sub-standard parcels. The Planning Commission denied the request on June 6, 2003; the Planning Commission's denial was appealed to the Board of Supervisors who upheld the Planning Commission decision on July 29, 2003.
- **Variance Application No. 2001-05 and Vesting Tentative Parcel Map Application No. 2001-27 – Nick and Judy Bellino/Bellino Family Farms** – The project proposed to create parcels of 30± acres and 7.5± acres in the General Agriculture (A-2-40) zoning district. The applicant's findings argued that the project site was physically divided by a 100-foot-wide Modesto Irrigation District (MID) Lateral No. 3 with access possible via a bridge that was deemed hazardous. Due to removal of the bridge, and no plans for it to be replaced by MID, farm equipment needed to be taken a long distance across County-maintained roads to access the farmed portion of the parcel. Staff recommended approval of this request due to the difficulty of accessing the entire parcel without being able to cross the lateral. This project has similar issues to the proposed project, however, the distance needed to travel to access the other portion of the site was much greater. The project was approved by the Planning Commission on March 7, 2002.

Similar to the Ali Arshard project, staff does not believe that the existence of the PID lateral qualifies as a special circumstance unique to the parcel warranting approval of a variance. Bellino Family Farms was able to demonstrate a hardship based on an unusable lateral bridge and a greater distance across highly traveled roads to reach the balance of the property.

However, as discussed in the *Issues* section of the report, the sites parcelization history, in addition to the separation of site by the lateral, gives some weight to the applicant's request to create a parcel below the minimum parcel size. The underlying lots that existed prior to the 1980 parcel map as well as the possible lot configurations that could have been included with the 1980 parcel map, when the zoning allowed for a 10-acre minimum parcel size, could have created a much more intensive cluster of parcels below 40-acres parcel size allowed under current zoning. If the Planning Commission recommends approval and the Board of Supervisors were to approve the request, it would essentially reinstate a previous condition enjoyed by the same property owner prior to 1980. Based on the unique circumstances, staff has not provided a recommendation of approval or denial of the variance request.

If the variance request were to be approved, the creation of a parcel below 10-acres in size would not conform to the County's Uniform Rules for parcels enrolled in a Williamson Act Contract, requiring a cancellation. In order for a Williamson Act Contract to be canceled, the Board of Supervisors must hold a public hearing on the request and make several findings as required by state law. Listed below are the findings required by California Government Code Section 51282 for tentative approval for cancellation of a contract:

1. That the cancellation is consistent with the purposes of the Williamson Act; or
2. That cancellation is in the public interest.

Stanislaus County has modified this action through language in the contract itself which states that both findings must be made. Government Code Section 51282 further specifies that cancellation is consistent with the purposes of the Williamson Act only if the Board of Supervisors makes all of the following findings:

1. That the cancellation is for land on which a notice of non-renewal has been served pursuant to Government Code Section 51245.
2. That cancellation is not likely to result in the removal of adjacent lands from agricultural uses.
3. That cancellation is for an alternative use which is consistent with the applicable provision of the city or county General Plan.
4. That cancellation will not result in discontinuous patterns of urban development.
5. That there is no proximate noncontracted land which is 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.

A Williamson Act Contract Notice of Non-Renewal has been filed and recorded on 107.62± gross acre parcel, with an expiration date of December 31, 2034.

In addition, cancellation of a contract shall be in the public interest only if the Board of Supervisors makes the following findings:

1. That other public concerns substantially outweigh the objectives of the Williamson Act; and
2. That there is no proximate noncontracted land which is 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.

The applicant has provided written evidence to support the cancellation findings (see Exhibit H – *Applicant's Findings Statement for Variance and Williamson Act Cancellation*). The applicant has

identified the area of land subject to cancellation as being previously a homesite that was inadvertently merged with additional underlying lots as part of a successive parcel map. This, along with the location of an existing lateral and inability to irrigate, limits its usability, a condition not generally affecting other properties in the zoning district. The 5.32± acre portion of the contract has never been used for agricultural productivity, as it lacks the ability to irrigate.

Prior to any action by the Board of Supervisors giving tentative approval to the cancellation of any contract, the Stanislaus County Assessor is required to determine the current fair market value of the land as though it were free of the contractual restriction and to certify to the Board of Supervisors the cancellation valuation of the land for the purpose of determining the cancellation fee. That fee shall be an amount equal to 12.5% of the cancellation valuation of the proposed 5.32± acre parcel. The Stanislaus County Assessor's Office has determined the current fair market value of the land, free of contractual restriction, to be a total of \$479,000. If approved, the applicant will pay a cancellation fee in the amount of \$59,875, based on the current fair market value of the land (see Exhibit I — *Assessor's Office Cancellation Valuation Letter*). As is the case with all Williamson Act Contracts in Stanislaus County, the new contract, or contracts, will be subject to the provisions of Assembly Bill (AB) 1265.

Proposed Parcel 2 and the remainder parcel will remain restricted by zoning and the Williamson Act to on-site residential development which is incidental to the agricultural use of the land and will not diminish the agricultural production while in the non-renewal period. However, the applicant has indicated that both proposed Parcel 2 and the remainder, 102.3± acres will be re-enrolled in a new contract, if the project is approved. The Planning Department has instituted a process by which all building permit applications submitted for any new structures (including new single-family dwellings) on Williamson Act properties must be accompanied by a signed Landowner Statement that verifies compatibility with the Williamson Act Contract.

The proposed parcels meet the Subdivision Ordinance's access and design criteria required for the creation of new parcels.

ENVIRONMENTAL REVIEW

An environmental assessment for the project has been prepared in accordance with the California Environmental Quality Act (CEQA). The assessment included preparation of an Initial Study (see Exhibit D — *Initial Study, with Attachments*). Pursuant to CEQA, the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit J — *Environmental Review Referrals*).

A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E — *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C — *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to CEQA; therefore, the applicant will further be required to pay

\$3,025.75 for the California Department of Fish and Wildlife and the Clerk-Recorder filing fees.
The attached Conditions of Approval ensure that this will occur.

Contact Person: Jeremy Ballard, Senior Planner, (209) 525-6330

Attachments:

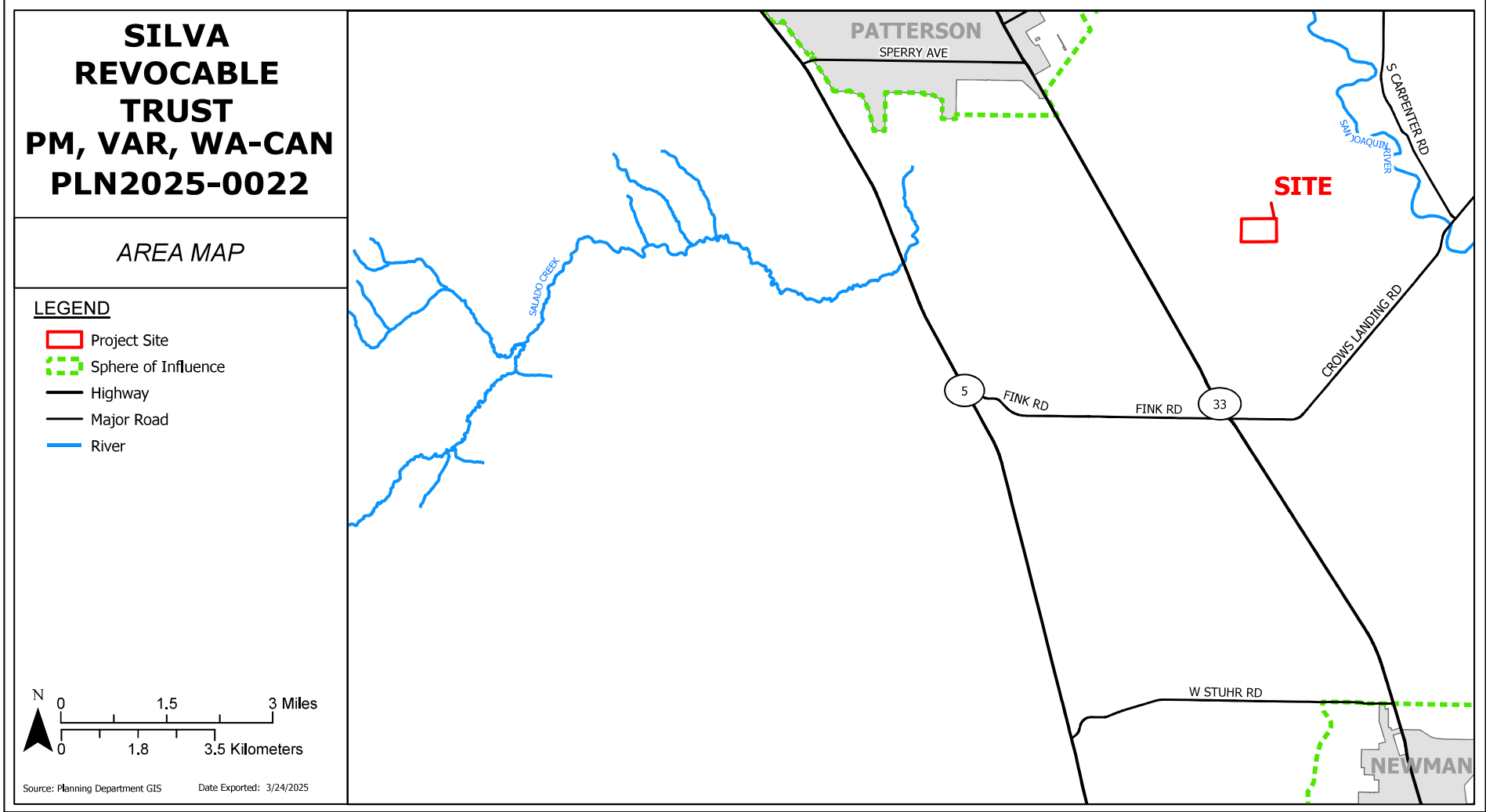
- Exhibit A – Findings and Actions Required for Project Approval
- Exhibit B – Project Maps and Parcel Map
- Exhibit C – Conditions of Approval
- Exhibit D – Initial Study, with Attachments
- Exhibit E – Negative Declaration
- Exhibit F - Map of Patterson Colony Sub-Tract No. 2 (05-M-023), Sheet No. 5
- Exhibit G – Parcel Map 30-PM-41
- Exhibit H – Applicant's Findings Statement for Variance and Williamson Act Cancellation
- Exhibit I - Assessor's Office Cancellation Valuation Letter
- Exhibit J – Environmental Review Referrals
- Exhibit K – Levine Act Disclosure Statement

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Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - a. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of Title 21 will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
 - b. 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;
 - c. 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.
 - d. The cancellation is consistent with the purposes of the Williamson Act
 - e. The cancellation is for land on which a notice of nonrenewal has been served pursuant to California Government Code Section 51245.
 - f. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.
 - g. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
 - h. The cancellation will not result in discontinuous patterns of urban development.
 - i. There is no proximate non-contracted land which is 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 non-contracted land.
 - j. Other public concerns substantially outweigh the objectives of the Williamson Act.
4. Accept the cancellation value of the 5.32± acre portion of Assessor's Parcel No. 048-033-012 as \$479,000 as determined by the County Assessor.

5. Certify to the County Auditor-Controller that the cancellation fee, which must be paid as deferred taxes, is an amount equal to 12.5% of the cancellation value, or a total of fifty-nine thousand eight hundred seventy-five dollars (\$59,875).
6. Approve the Tentative Cancellation of a portion of Williamson Act Contract No. 1971-0364 subject to payment of the cancellation fee. Unless the fee is paid within one year of the filing of the Certificate of Tentative Cancellation, the fee shall be re-computed as provided by state law.
7. Direct the Clerk of the Board to record a Certificate of Tentative Cancellation within 30 days of this action.
8. Direct the Clerk of the Board to publish the Notice of the Decision, pursuant to Government Code, and to deliver a copy of the published Notice of the Decision to the Director of the Department of Conservation within 30 days of the Board of Supervisors action.
9. Find that:
 - a. The proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code;
 - b. The design or improvement of the proposed parcel map is consistent with applicable general and specific plans;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat;
 - f. The design of the parcel map or type of improvements is not likely to cause serious public health problems;
 - g. The design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - h. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
10. Approve Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 – Silva Revocable Trust, subject to the attached Conditions of Approval.



**SILVA
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PM, VAR, WA-CAN
PLN2025-0022**

GENERAL PLAN MAP

LEGEND

 Project Site

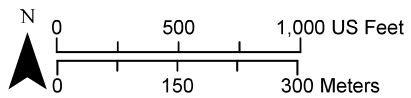
 Parcel

 Street

 Canal

General Plan

 Agriculture (AG)



Source: Planning Department GIS

Date Exported: 3/24/2025



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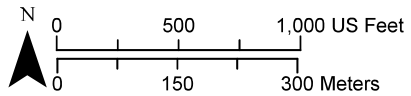
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

Zoning Designation

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



Source: Planning Department GIS

Date Exported: 3/24/2025

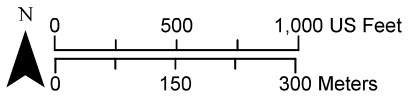


**SILVA
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2023 AERIAL AREA MAP

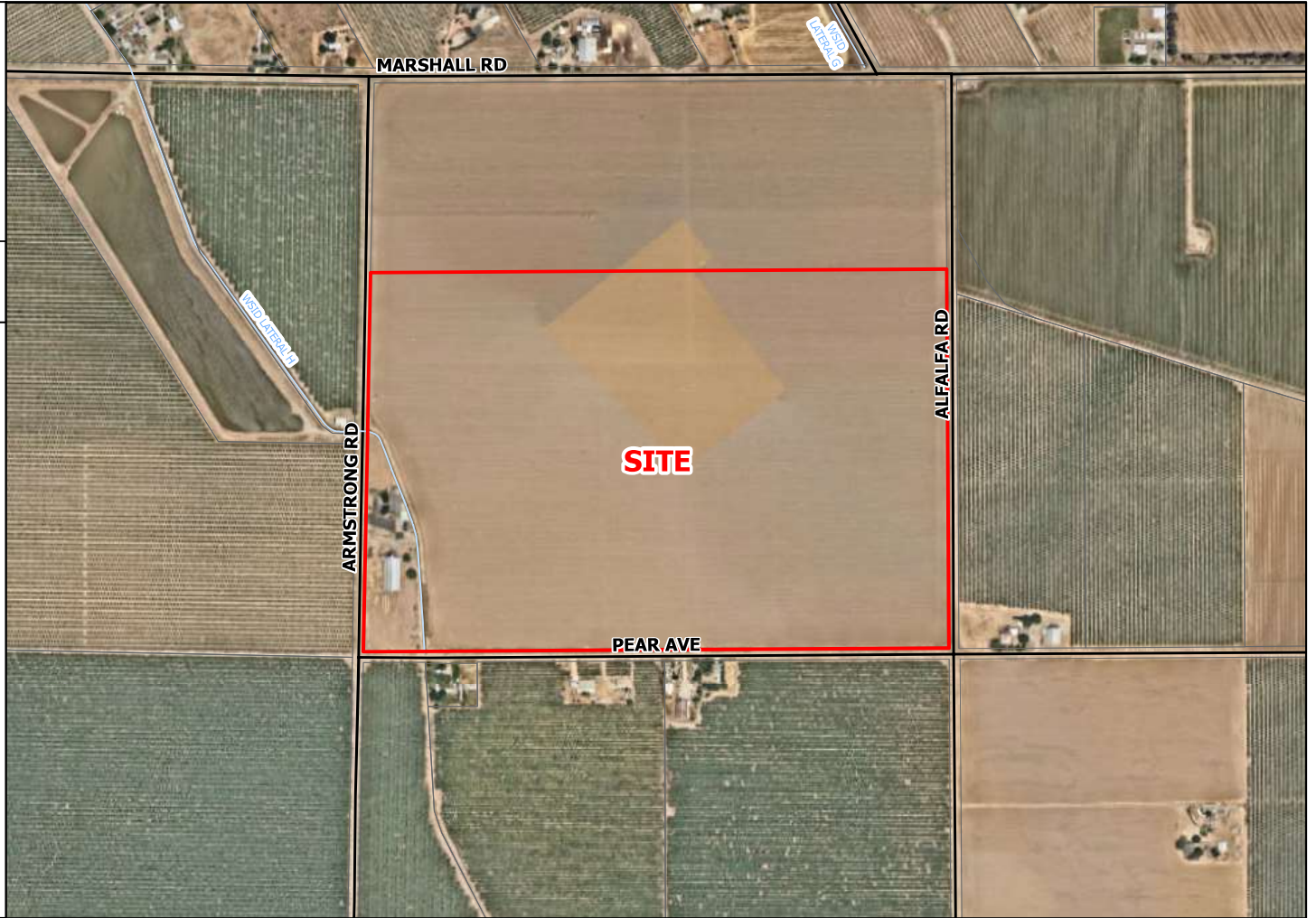
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 3/24/2025

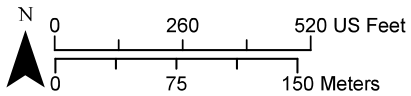


**SILVA
REVOCABLE
TRUST
PM, VAR, WA-CAN
PLN2025-0022**

2023 AERIAL SITE MAP

LEGEND

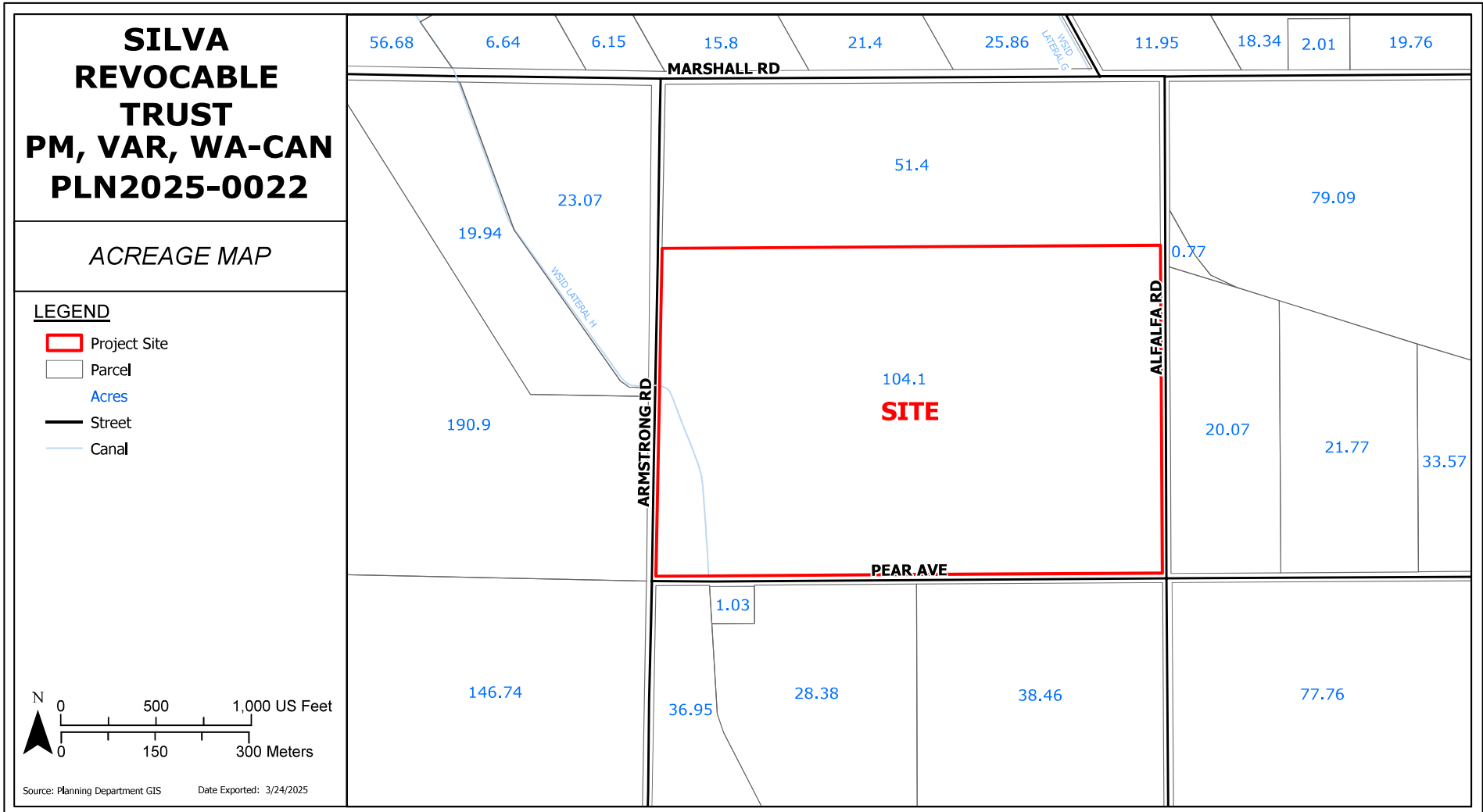
-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

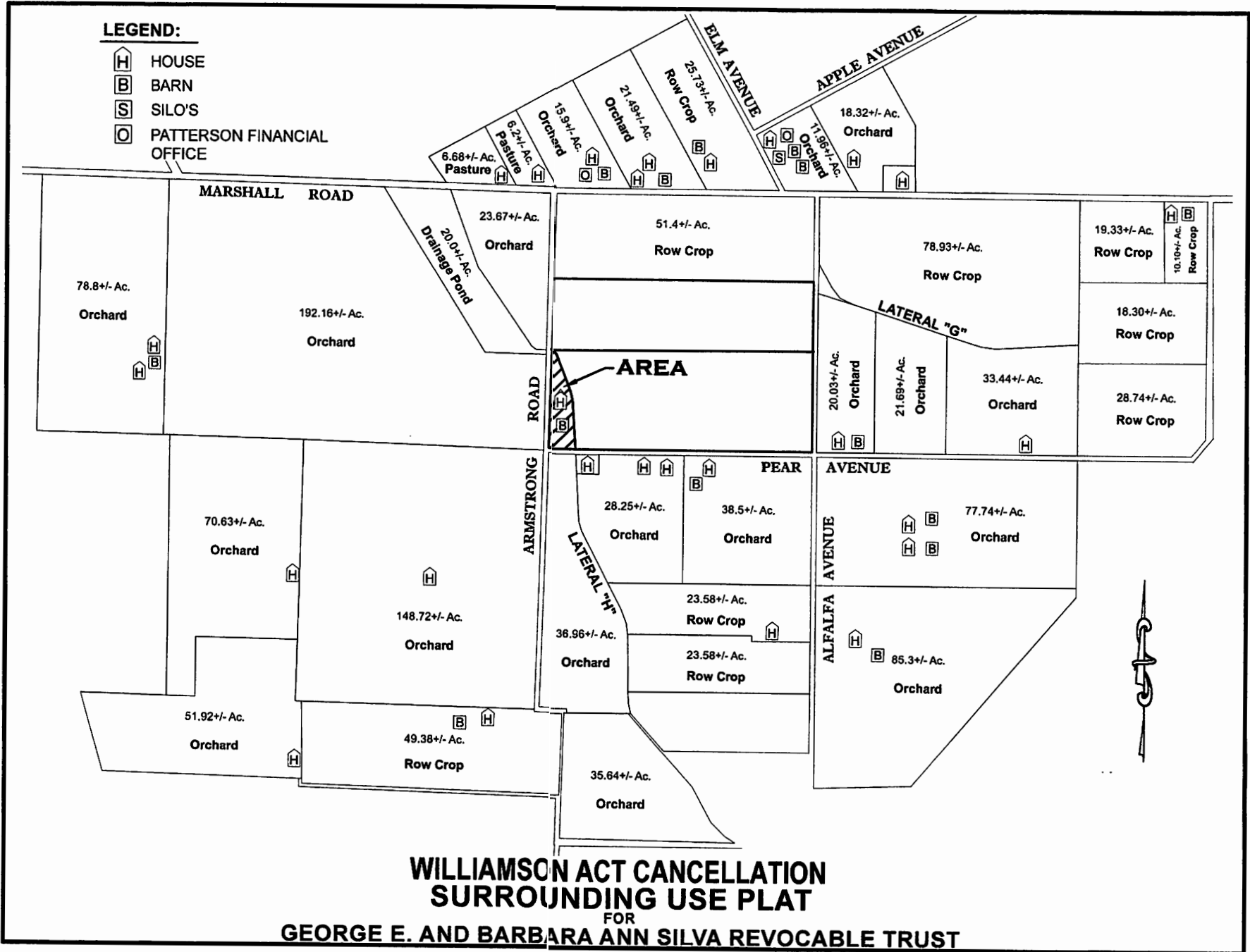
Date Exported: 3/24/2025





LEGEND:

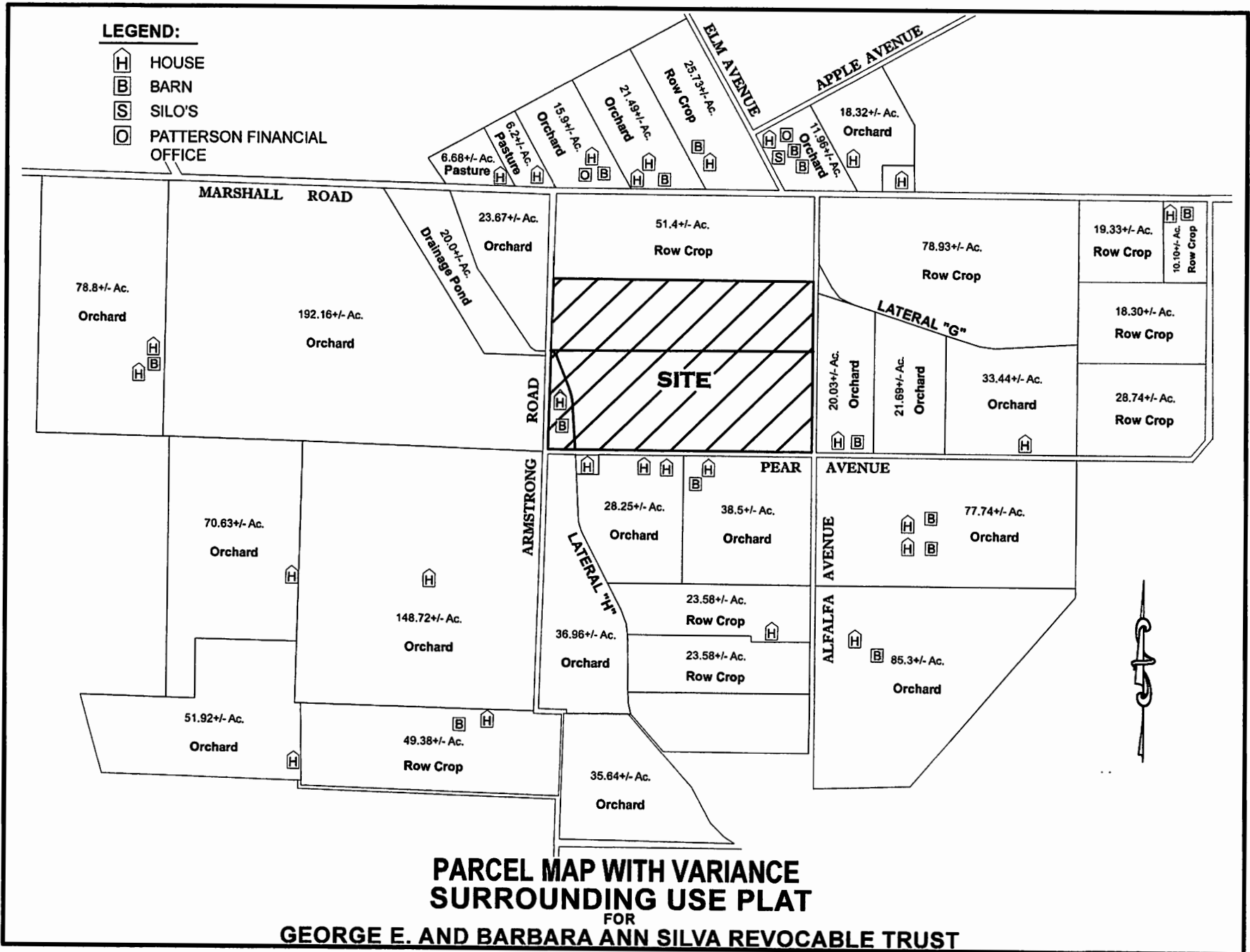
-  HOUSE
-  BARN
-  SILO'S
-  PATTERSON FINANCIAL OFFICE

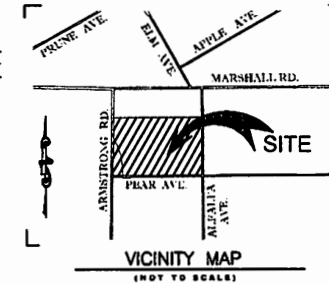
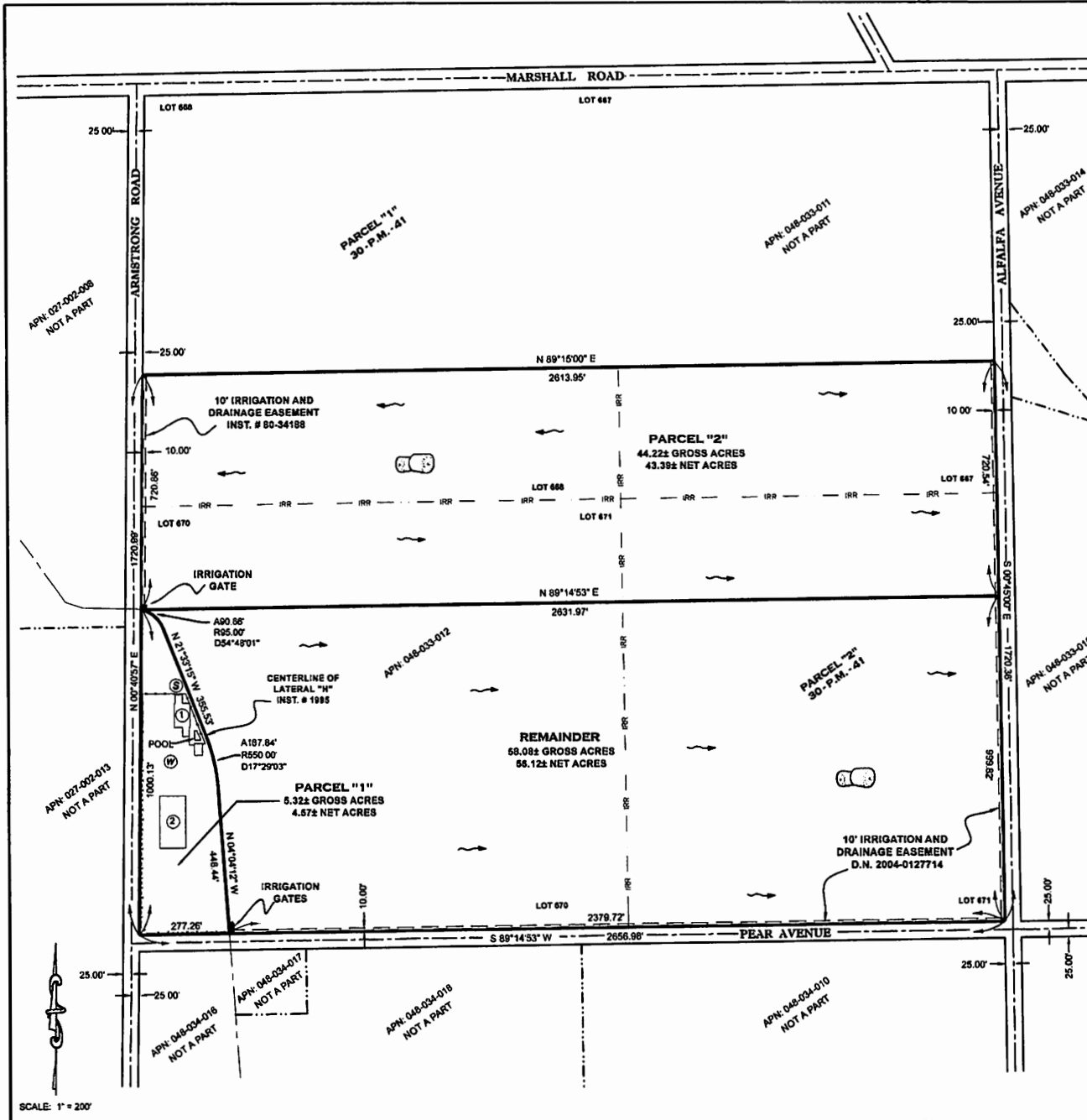


**WILLIAMSON ACT CANCELLATION
SURROUNDING USE PLAT
FOR
GEORGE E. AND BARBARA ANN SILVA REVOCABLE TRUST**

LEGEND:

-  HOUSE
-  BARN
-  SILO'S
-  PATTERSON FINANCIAL OFFICE



**OWNERS:**

SILVA 2004 TRUST
GEORGE E AND BARBARA ANN SILVA, TRUSTEES
20400 ARMSTRONG ROAD
CROWS LANDING, CA 95313
PH (209) 605-1654

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
	IRRIGATION DITCH
	HOUSE
	BARN
	SEPTIC
	WELL
	HAY BALE

VESTING TENTATIVE PARCEL MAP WITH VARIANCE
FOR
GEORGE SILVA AND BARBARA 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 95302
(209) 404-0000
lorrie@beyondboundaries.com

BEYOND BOUNDARIES

JOB NO: 25-01

SHEET
1 OF 1

3/13/2025

CONDITIONS OF APPROVAL

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

Department of Public Works

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. All structures not shown on the parcel map shall be removed prior to the parcel map being recorded. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
3. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
4. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
5. An Encroachment Permit shall be obtained for any work performed within the County right-of-way and shall conform to current County Standards and Specifications.
6. Prior to the recording the parcel map or shown on the map, an irrevocable offer of dedication (IOD) is required. Stanislaus County Public Works reserves the right to accept the IOD in the future. In the event of acceptance of the IOD, the removal of any improvements or modifications within the ultimate right-of-way shall be the responsibility of the current property owner.
 - a. Armstrong Road is classified as a 60-foot Local Road. The required $\frac{1}{2}$ width of Armstrong Road is 30 feet east of the centerline of the roadway. The existing right-of-way is 25 feet east of the centerline. The remaining five feet east of the centerline for proposed Parcel 1 and 2 shall be dedicated as an IOD of 30 feet east of the centerline.
 - b. Alfalfa Road is classified as a 60-foot Local Road. The required $\frac{1}{2}$ width of Alfalfa Road is 30 feet west of the centerline of the roadway. The existing right-of-way is 25 feet west of the centerline. The remaining five feet west of the centerline for proposed Parcel 2 shall be dedicated as an IOD of 30 feet west of the centerline.
 - c. Pear Avenue is classified as a 60-foot Local Road. The required $\frac{1}{2}$ width of Pear Avenue is 30 feet north of the centerline of the roadway. The existing right-of-way is 25 feet north of the centerline. The remaining five feet north of the centerline for proposed Parcel 1 shall be dedicated as an IOD of 30 feet north of the centerline.
 - d. At the southwest corner along Pear Avenue, a right-of-way chord is required. The chord shall have a 15-foot radius, consistent with Stanislaus County Public Works Standards and Specifications Detail 3-C1. The chord shall be dedicated as an IOD.

- e. The road right-of-way dedication shown on 30-PM-41 shall be offered to the Department of Public Works and shall be shown on the recorded parcel map. This is to document the existing roadways of Armstrong Road, Alfalfa Road, and Pear Avenue as being dedicated to the public, although they are already part of the County Road System and considered to be public right-of-way through previous maintenance.

Department of Planning and Community Development

7. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$3,025.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

8. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
9. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
10. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
11. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
12. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

13. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339 per dwelling for the County's Sheriff Department.
14. The recorded parcel map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."

Department of Environmental Resources (DER) – Environmental Health Division

15. The existing septic system and domestic well for proposed Parcel 1 shall be maintained within the proposed parcel boundaries as per required department setback standards.
16. Each parcel, upon development, shall have an approved independent domestic water supply. Prior to the issuance of a building permit, each parcel shall obtain a well drilling permit from the DER.

Airport Land Use Commission (ALUC)

17. A notice disclosing information about the presence of a nearby airport should be provided to prospective parties as part of all real estate transactions (sale, lease, or rental) involving residential property.
18. Federal Airport Regulation (FAR) Part 77 Obstruction Surfaces and Federal Aviation Administration (FAA) Height Notification requires that the FAA be notified of any proposed construction or alteration a height greater than an imaginary surface extending 100 feet outward and one foot upward (slope of 100 to 1) for a distance of 20,000 feet from the nearest point of any runway. Beyond the FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification.

Patterson Irrigation District (PID)

19. Any future development shall not block PID access to Lateral H.

Department of Toxic Substances Control (DTSC)

20. Prior to issuance of a building or grading permit for any future development, the applicant/developer shall consult with DTSC if any imported soil and fill material will be used.

Central Valley Regional Water Quality Control Board (CVRWQCB)

21. Prior to ground disturbance or issuance of a grading or building permit, the CVRWQCB shall be consulted to obtain any necessary permits and to implement any necessary

measures, including but not limited to Construction Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Dewatering Permit, Limited Threat General National Pollutant Discharge Elimination System (NPDES) Permit, NPDES permit, and any other applicable CVRWQCB permit.

San Joaquin Valley Air Pollution Control District (SJVACPD)

22. Prior to ground disturbance or issuance of a grading or building permit, the developer shall contact the SJVAPCD to determine if the project is subject to SJVAPCD Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4102 (Nuisance), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), Regulation VIII (Fugitive PM10 Prohibitions), or if any other SJVAPCD rules or permits are required.

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in bold font and deleted wording is in strikethrough.



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 Documentation¹

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 discontinuous 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 Documentation¹.

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 PM_{2.5} (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, PM_{2.5}, 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 PM_{2.5} 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 Documentation¹.

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 Documentation¹.

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	
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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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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 Documentation¹.

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



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 CCalIC 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).

- 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



NEGATIVE DECLARATION

NAME OF PROJECT: Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 – Silva Revocable Trust.

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

PROJECT DEVELOPERS: George and Barbara Ann Silva Trust
20400 Armstrong Road
Crows Landing, CA 95313

DESCRIPTION OF PROJECT: Request to subdivide a 107.62± acre parcel into two parcels, 5.32± acres and 44.22± acres in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance is required to create a parcel less than the 40-acre minimum parcel size and a Williamson Act cancellation is required to create a parcel less than 10-acres.

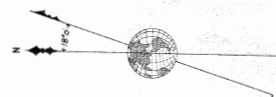
Based upon the Initial Study, dated **September 3, 2025**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Jeremy Ballard, Senior Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354



AND A PORTION OF THE DEL PUERTO GRANT
CONSISTING OF PORTIONS OF SECTIONS 3-32-9-33-35-38E-MDBM AND OF SECTIONS 3-4-5-7-6S-8E-MDBM;
SURVEYED IN NOVEMBER AND DECEMBER 1910 BY HLWARD, LICENSED SURVEYOR

Made in 6 Sheets. Sheet N^o 5

Scale: 600 Ft. = 1 in. Variation 15° O'E

[illegible]

STAMP FOR RECORD AT THE PRISON ON
Chas. W. Landberg
 Case No. *121*
 A. D. *1911*
 Received at *St. Louis, Mo.*
 U. S. Pen. & Det. Bldg. C.
 and assigned to *W. E. of*
Mingo Page *23*
 Standard County Jail
W. E. of
 together.
 By _____ Deputy Recorder
 For _____ Jail

FINDINGS STATEMENT FOR VARIANCE

PARCEL MAP W/ VARIANCE

GEORGE SILVA AND BARBARA ANN SILVA REVOCABLE TRUST

Project Overview:

The subject property, identified as APN 048-033-012, encompasses approximately 107.62 gross acres within the General Agricultural (A-2-40) Zoning District. The proposed project involves subdividing the parcel into:

- One parcel of 44.22 gross acres,
- One parcel of 5.32 gross acres (*Lot 669, "Proposed Parcel 1," subject of the variance request*),
- A remainder parcel 58.08 gross acres.

The variance is requested to recognize Lot 669, a 5.32-acre parcel, as a separate legal parcel, despite not meeting the 40-acre minimum lot size required in the A-2-40 zoning district. The request is primarily justified by an administrative error in the 1980 parcel map process, with physical characteristics of Lot 669 providing additional support.

To grant a variance under Stanislaus County Zoning Ordinance Section 21.96.050, the following findings are required. The historical mistake in 1980, combined with the unique physical features of Lot 669, justifies the variance as follows:

Exceptional or Extraordinary Circumstances:

The primary basis for the variance is an administrative error during the 1980 parcel map process, which inadvertently merged Lot 669 into a larger parcel, stripping its historical status as a separate homesite. In 1968, George Silva and his siblings, Mary and Manuel, were gifted approximately 500 acres, including the subject property, each holding an undivided one-third interest. The 107.62-acre parcel was part of a 162.06-acre ranch, originally divided into six lots (Lots 666–671) under the 1911 map of the "Patterson Colony Sub-tract No. Two". Lot 669, a 5.32± acre parcel, which is isolated from the other lots by P.I.D. Lateral H, was designated and has been utilized as a homesite since approximately 1925, when the original house was constructed.

In order to distribute one-third interest of gifted lands equally to each sibling, a portion of the 162.06-acre ranch had to be separated. In 1978, the Silvas hired Mid Valley to assist them in allocating a 54.44-acre parcel to Mary, while George took title to the remainder of the ranch as part of his one-third interest. At this time, lot line adjustments had not yet become a common practice in Stanislaus County, with the first one being recorded on September 13, 1978. The lot line adjustments currently are a desirable alternative to parcel maps, as they are less costly, they avoid conditions of approval and they do not decrease the value of your land by merging sub-standard parcels. The Silvas, advised by Mid Valley, were not given this option which would have preserved Lot 669's independent status as a separate parcel, as there would have be no impact on

the unadjusted lots. On March 19, 1980, a parcel map was recorded (Book 30, Parcel Maps, Page 41) and unbeknownst to the Silvas, the parcel map merged all underlying lots, including Lot 669, into a single parcel. The merger prevented the Silvas from transferring Lot 669 as a separate homesite, complicating estate planning and reducing property value.

In 2014, in an attempt to preserve Lot 669's legal status as a separate parcel, the Silvas reached out to Lorrie Silva, a local land planning consultant, to assist them in obtaining a Certificate of Compliance. It was then that the Silvas learned that the parcel map had actually done more harm, than good. The merger by parcel map had prevented the Silvas from transferring Lot 669 as a separate homesite, complicating estate planning and reducing their property value. The Silvas have consistently maintained that they never instructed Mid Valley to include Lot 669 in the parcel map. Noticing the error on their own, prior to signing, would have proven very difficult for the land owners, as the parcel map's depiction of Lot 669 with a continuous boundary line, unlike the dashed lines and merger symbols on other lots, suggests it was not intended to be merged. In fact, upon learning of the error, the Silvas reached out to Mid Valley to inquire as to why they included Lot 669 in the parcel map. At which time, Mid Valley acknowledged the error, and attempted to remedy it by meeting with planning staff, but they were ultimately unsuccessful.

Additionally, Lot 669's physical characteristics reinforce its unique circumstances. The parcel is isolated by an existing canal, which prevents consolidation with adjacent land to meet the 40-acre minimum. Its higher elevation relative to surrounding properties limits access to irrigation water, reducing its agricultural viability. These physical constraints, while secondary, compound the hardship caused by the 1980 error, as strict adherence to the 40-acre minimum would prevent reasonable use of Lot 669 as the longstanding homesite it was designed to be. These combined circumstances are not generally applicable to other properties in the A-2-40 zoning district.

No Special Privileges:

Granting the variance does not confer a special privilege. The request seeks to restore Lot 669's status as a separate parcel, consistent with its designation in the 1911 map of the "Patterson Colony Sub-tract No. Two" and its continuous use as a homesite since 1925. The 1980 parcel map error inadvertently eliminated this status, a situation unique to the Silvas and not faced by other property owners in the zoning district. Recognizing Lot 669 as a separate parcel corrects this historical mistake rather than granting a new benefit. Unlike other properties in the zoning district, Lot 669's merger was an unintended consequence of outdated mapping procedures.

Consistency with the General Plan and Zoning Ordinance:

The variance aligns with the Stanislaus County General Plan and the A-2-40 zoning district's objectives, which prioritize agricultural preservation while allowing reasonable property use. Lot 669 has served as a residential homesite since 1925, supporting the agricultural lifestyle of the Silva family. Recognizing it as a separate parcel does not alter the agricultural character of the remaining 44.22-acre and 58.08-acre parcels, both of which comply with the 40-acre minimum. The variance ensures continued residential use of Lot 669, consistent with its historical purpose, without undermining the zoning district's agricultural intent.

No Detriment to Public Health, Safety, or Welfare:

The variance will not adversely affect public health, safety, or welfare. Lot 669 has functioned as a homesite for nearly a century, with existing infrastructure (e.g., access, utilities) supporting its use. Its isolation by the canal and lack of irrigation access limit its development potential, ensuring no significant impact on surrounding agricultural operations or public resources. The variance corrects the 1980 error without introducing new uses, maintaining the area's character and compliance with zoning goals. The variance requires no additional public services and complies with existing environmental regulations.

Will Not Negatively Impact Neighboring Properties:

The variance will not have a negative impact on neighboring properties. Lot 669's historical use as a homesite and its isolation by the canal ensure that its recognition as a separate parcel will not disrupt the agricultural operations or value of adjacent lands. The proposed subdivision maintains the larger parcels' compliance with zoning requirements, preserving the area's agricultural integrity. The variance maintains the status quo of Lot 669's residential use, ensuring no change to the surrounding agricultural landscape.

Conclusion:

The variance request for Lot 669 is justified by the 1980 parcel map error, which inadvertently merged this 5.32-acre homesite parcel into a larger parcel, contrary to the Silva family's intent to maintain it as a separate lot. This mistake, combined with Lot 669's physical isolation by a canal and limited agricultural viability due to elevation and lack of irrigation, constitutes exceptional circumstances. Granting the variance corrects the historical error, restores Lot 669's intended status as a homesite parcel, and aligns with the 1911 map of the "Patterson Colony Sub-tract No. Two", without conferring special privileges or causing detriment to the public or neighboring properties. The proposed subdivision ensures the remaining parcels comply with the A-2-40 zoning requirements, preserving the area's agricultural character.



Don H. Gaekle
Stanislaus County Assessor

Sarah A. Lewis
Assistant Assessor
Administration

Matt N. Reavill
Assistant Assessor
Valuation

1010 Tenth St., Suite 2400
Modesto, CA 95354-0863

Phone: (209) 525-6461
Fax: (209) 525-6586

www.stancounty.com/assessor

April 8, 2025

Stanislaus County Board of Supervisors
c/o Planning and Community Development
1010 Tenth Street, Suite 3400
Modesto, CA 95354

Dear Board Members:

Reference: Property Owner: Silva George E & Barbara Ann Trs
Assessor's Parcel Number: 048-033-012-000
Williamson Act Contract Number: 0364

In accordance with California Government Code Section 51283, the Assessor's Office has made the following determination:

The cancellation valuation of 5.32 acres of the above referenced property restricted under the California Land Conservation Act is four hundred seventy nine thousand dollars (\$479,000) representing current fair market value. The cancellation fee is an amount equal to 12.5% of the cancellation valuation, or a total of fifty nine thousand eight hundred seventy five dollars (\$59,875).

I hereby certify the cancellation valuation of the above parcel to be \$479,000.

Respectfully,

Don H. Gaekle Assessor

BY: JD Silva
Appraiser
Stanislaus County

cc: Silva George E & Barbara Ann Trs

April 8, 2025

Assessor's Parcel Number: 048-033-012-000

CLCA Contract Number: 0364

Section 2, 51203(b) of the Government Code provides that within 45 days of receiving the assessor's notice of cancellation value, a formal review may be requested by the Department of Conservation or landowner if either party believes the certified value is not accurate. This section further states that the party protesting the value shall submit to the assessor and the other party the reasons for believing the valuation is not accurate. Upon your request, the Assessor will provide to you information relevant to this valuation.

The assessor may recover reasonable costs for the formal review from the requesting party. The current cost for a formal review is \$50.00 per hour.

If you feel the certified cancellation value is not accurate, please complete the request below and return the form to the Assessor's Office within 45 days of receiving this notice. Please provide any documentation supporting your claim.

For your convenience, we have included the addresses of the parties involved:

Department of Conservation
Division of Land Resource Protection
801 K Street, Mail Stop 18-01
Sacramento, CA 95814

SILVA GEORGE E & BARBARA ANN TRS
SILVA 2004 TRUST
20400 ARMSTRONG RD
CROWS LANDING CA 95313-0000



Pursuant to Section 2, 51203(b) of the Government Code, I request a formal review of the certified cancellation value. The reasons I believe the value is inaccurate are noted below. I have attached supporting documentation to assist you in your review. My opinion of value is _____.

Signed _____

Date _____

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

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

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources	X	X	X		X							
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X	X				X				X
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CA STATE LANDS COMMISSION	X	X	X		X							
CEMETERY DISTRICT: HILLS FERRY	X	X	X		X							
CA STATE SWRCB DIVISION OF DRINKING WATER	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
DISPOSAL DIST: BERTOLOTTI	X	X	X		X							
FIRE PROTECTION DIST: WEST STAN	X	X	X	X				X		X		X
GSA: NORTHWESTERN DELTA MENDOTA	X	X	X		X							
GSA: PATTERSON IRRIGATION DISTRICT	X	X	X									
HOSPITAL DISTRICT: DEL PUERTO	X	X	X		X							
IRRIGATION DISTRICT: PATTERSON	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: SPRR	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: NEWMAN-CROWS LANDING	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO ALUC	X	X	X	X				X		X	X	
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER -GROUNDWATER DIVISION	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X		X
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS SURVEY	X	X	X		X							
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 5: C. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							

I:\Planning\Staff Reports\PM\2025\PM VAR WA-CAN PLN2025-0022 - Silva Revocable Trust\Planning Commission\November 6, 2025\Staff Report\Exhibit J - Summary of Responses - Environmental Review Referrals.xls

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2025-0022
Application Title: _____
Application Address: 20400 Armstrong Rd. Crows Landing
Application APN: 048-033-012

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☒ No ☐

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Barbara Ann Silva
Contributor or Contributor Firm's Name: Barabara A. Silva
Contributor or Contributor Firm's Address: 20400 Armstrong Rd. , Crows Landing, CA 95313

Is the Contributor:

The Applicant	Yes ☒	No ☐
The Property Owner	Yes ☒	No ☐
The Subcontractor	Yes ☐	No ☒
The Applicant's Agent/Lobbyist	Yes ☐	No ☐

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

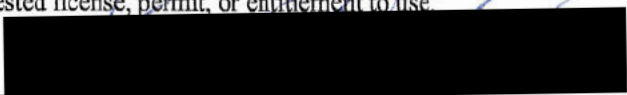
Name of Member: Chance Condit
Name of Contributor: Barbara A. Silva
Date(s) of Contribution(s): August 20, 2024
Amount(s): \$5400

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

March 17, 2025

Date


Signature of Applicant

Barbara Ann Silva

Print Name of Applicant

Print Firm Name if applicable

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2025-0022
Application Title: _____
Application Address: 20400 ARMSTRONG RD. CROWS LANDING
Application APN: 048-033-012

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes ☐	No ☐
The Property Owner	Yes ☐	No ☐
The Subcontractor	Yes ☐	No ☐
The Applicant's Agent/ Lobbyist	Yes ☐	No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

OCTOBER 21, 2025
Date

Print Firm Name if applicable

LORRIE SILVA

Print Name of Applicant