



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

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

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

Project Title: Parcel Map Application No. PLN2026-0027 - Hudelson Land Company, L.P.
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Shante Ruiz, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone / Email: (209) 525-6330 / planning@stancounty.com
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 11066 John Fox Road City/Nearest Community: Hughson/Waterford area
Cross Streets: Sperry and Swanson Roads Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): -120° 47' 25" N / 37° 36' 17" W Total Acres: 110.8±
Assessor's Parcel Number: 019-017-001 Section: 8 Twp.: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: TID Ceres and Turlock Main Canals and Tuolumne River
Airports: N/A Railways: N/A Schools: Hughson Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 28, 2026 Ending Date: June 17, 2026

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:
[ ] Residential Units: Acres: [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[ ] Commercial Sq.ft.: Acres: Employees: [ ] Mining Mineral:
[ ] Industrial Sq.ft.: Acres: Employees: [ ] Power Type: MW
[ ] Educational [ ] Waste Facilities Type: MGD
[ ] Recreational [ ] Hazardous Waste Type:
[ ] OCS Related [ ] Other Agricultural lot split

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

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, accessory structures and almond orchard / General Agriculture A-2-40 / Agriculture

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

Request to subdivide a 110.8± acre parcel into two 55.4± acre parcels in the General Agriculture (A-2-40) zoning district. The site is currently improved with a 3,016± square-foot single-family dwelling, a detached garage, a shed, ground mount solar array and approximately 104± acres of almond orchard. If approved, proposed Parcel 1 will continue to be planted in almonds. Proposed Parcel 2 will be improved with the existing 3,016± square-foot residence, detached garage, shed, ground mount solar array and continue to be planted in almonds. The existing residence is served by a private well and septic system which will remain contained within proposed Parcel 2 if approved. The existing almond orchard is irrigated by a sprinkler and drip system with irrigated water from an on-site agricultural well which is located on proposed Parcel 1. If approved, an irrigation easement will be required to be granted for any infrastructure serving both parcels. If approved, proposed Parcel 1 may be further developed with a second dwelling unit and one junior accessory dwelling unit (JADU); the second dwelling unit may be either a single-family dwelling or an accessory dwelling unit (ADU). Proposed Parcel 2 may be developed with up to two dwelling units and one JADU; the second dwelling unit may be either a single-family dwelling unit or an ADU. The applicant proposes direct frontage and access to County-maintained John Fox Road for each parcel.

**Reviewing Agencies Checklist:**

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

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

**Lead Agency** (Complete if applicable):

Consulting Firm: Aspen Survey Company  
 Address: 1121 Oakdale Road, Suite 6  
 City/State/Zip: Modesto, CA 95355  
 Contact: David Harris  
 Phone/Email: 209-526-9724/davidh\_aspen@sbcglobal.net

Applicant: Ben and Wendy Hudelson  
 Address: P.O. Box 91  
 City/State/Zip: Hughson, CA 95326  
 Contact: Ben and Wendy Hudelson  
 Phone/Email: 209-531-8771/planning@stancounty.com

Signature of Lead Agency Representative: Shante Ruiz  
Shante Ruiz (May 28, 2026 11:28:07 PDT)

Date: May 28, 2026