# STANISLAUS COUNTY PLANNING COMMISSION

October 15, 2026

# STAFF REPORT

## PARCEL MAP APPLICATION NO. PLN2026-0027
## HUDELSON LAND COMPANY, L.P.

**REQUEST: TO SUBDIVIDE A 110.8± ACRE PARCEL INTO TWO 55.4± ACRE PARCELS, IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.**

## APPLICATION INFORMATION

| | |
|---|---|
| Applicant/Property Owner: | Hudelson Family Trust (Ben and Wendy Hudelson) and the Hudelson Land Company, L.P. (Benjamin Hudelson, Wendy Hudelson, Grant Hudelson, and Evan Hudelson) |
| Agent: | David Harris, Aspen Survey |
| Location: | 11066 John Fox Road, between Sperry and Swanson Roads, in the Hughson area. |
| Section, Township, Range: | 7-4-11 and 8-4-11 |
| Supervisorial District: | District Two (Supervisor Chiesa) |
| Assessor's Parcel: | 019-017-001 |
| Referrals: | See Exhibit F<br>Environmental Review Referrals |
| Area of Parcel(s): | Proposed Parcel 1: 55.4± acres<br>Proposed Parcel 2: 55.4± 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.: | N/A |
| Environmental Review: | California Environmental Quality Act (CEQA) Guidelines Section 15183 (Consistency with zoning or a General Plan for which an Environmental Impact Report was certified) |
| Present Land Use: | One single-family dwelling, detached garage, a shed, ground mount solar array, and almond orchard. |

| | |
|---|---|
| Surrounding Land Use: | Orchards, row crops, and scattered single-family dwellings, in all directions; Turlock Irrigation District's Ceres Main Canal, the Tuolumne River, an almond huller and the City of Waterford to the north |

## RECOMMENDATION

Staff recommends that the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of the findings and actions required for project approval, which include parcel map findings.

## PROJECT DESCRIPTION

This is a request to subdivide a 110.8± acre parcel into two 55.4± acre parcels in the General Agriculture (A-2-40) zoning district, which requires new parcels to be a minimum of 40 acres in size.

Both Proposed Parcels will have direct access to County-maintained John Fox Road.

## SITE DESCRIPTION

The 110.78± acre project site is located at 11066 John Fox Road between Sperry and Swanson Roads, in the Hughson area. The current parcel is planted in almonds and is improved with a 3,016± square-foot residence, detached garage, shed, ground mount solar array, and an irrigation well pump and filter.

The project site receives irrigation water from Turlock Irrigation District (TID) and through the private on-site irrigation well (located on Proposed Parcel 1). The existing parcel currently has surface irrigation received from TID through the Hickman Bannister Branch Pipeline. Irrigation water is distributed by private pipelines throughout the parcel. A condition of approval has been applied to the project requiring that an irrigation easement be recorded or shown on the recorded parcel map to ensure that both parcels will continue to have independent rights to TID irrigation water. There is a 36-inch concrete pipeline belonging to Improvement District (ID) 288B, The Hickman Bannister Branch, which runs from north to south through the southeast corner of the subject parcel. A 25-foot irrigation easement centered on the pipeline is required to be provided to the benefit of all irrigation district users downstream of the on-site irrigation pipeline.

The project site is surrounded by orchards, row crops, and scattered single-family dwellings, in all directions. TID's Ceres Main Canal, the Tuolumne River, an existing

almond huller and the City of Waterford are located to the north.

## ISSUES

No issues have been identified as a part of this request. Standard conditions of approval, along with project specific conditions addressing easements have been added to the project.

## GENERAL PLAN CONSISTENCY

The project 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. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The proposed parcels are consistent with the site's General Agriculture (A-2-40) zoning designation, which requires a 40-acre minimum parcel size for the creation of new parcels.

Staff finds that the proposed project is in conformance with the Stanislaus County General Plan.

## ZONING AND SUBDIVISION ORDINANCE CONSISTENCY

The project site is currently zoned General Agriculture (A-2-40), which requires a 40-acre minimum parcel size for the creation of new parcels pursuant to Section 21.20.060 of the Stanislaus County Zoning Ordinance. Each proposed parcel will meet the minimum size requirement for the A-2-40 zoning district. Proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second single family dwelling or accessory dwelling unit (ADU); in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 is currently developed with one single-family dwelling and could be further developed with one JADU and a second single family dwelling or ADU. All residential development would be served by a private well and septic system, should residential development occur in the future.

Staff finds that the proposed project meets the Subdivision Ordinance's access and design criteria required for the creation of new parcels. Staff also believes that the proposed project is in conformance with the Zoning Ordinance and that the findings required for approval of this project, which are included in Exhibit A, can be found.

## ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et seq. of the California Public Resources Code, hereafter "CEQA") requires analysis of agency approvals of discretionary "projects." A project under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA.

Staff has reviewed the proposed action and has identified that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, Zoning Ordinance for which an EIR was certified). State CEQA Guidelines Section 15183 provides that projects that are consistent with the development density and intensity established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

A project specific CEQA Guidelines Section 15183 Consistency Checklist has been prepared for this request to determine if the project, and any resulting development, is consistent with Stanislaus County's 2016 General Plan Update (GPU) EIR (see Exhibit D – *CEQA Guidelines Section 15183 Consistency Checklist*). Staff has reviewed the proposed action and has identified that no further analysis is required. The GPU incorporated all feasible mitigation measures identified in the EIR in the form of goals, objectives, policies, action items, and programs. All applicable policies and implementation measures identified in the GPU EIR have been applied to this request as conditions of approval or will be applied to any resulting development as part of standard development processes. As reflected in the Consistency Checklist, any resulting development associated with the proposed parcel map will be consistent with the density and intensity established by the A-2 zoning district. Therefore, because any development resulting from the proposed parcel map is subject to the uses allowed in the A-2 zoning district, there are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts than discussed in the EIR, certified on August 23, 2016 for the GPU.

Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to CEQA. Fish and Wildlife Fees for the GPU EIR were paid on August 29, 2016. A Notice of Exemption (see Exhibit E) has also been prepared for the project, which declares that the project is exempt from CEQA based on CEQA Guidelines Section 15061 (Common Sense Exemption).

As part of the environmental review process, the proposed project was circulated to interested parties and responsible agencies for review and comment, and no significant

issues were raised (see Exhibit F – *Environmental Review Referrals*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).
Contact Person: Shante Ruiz, Assistant Planner, (209) 525-6330

Attachments:
Exhibit A - Findings and Actions Required for Project Approval
Exhibit B - Maps
Exhibit C - Conditions of Approval
Exhibit D - CEQA Guidelines Section 15183 Consistency Checklist
Exhibit E - Notice of Exemption
Exhibit F - Environmental Review Referrals
Exhibit G - Campaign Disclosure Form

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**Findings and Actions Required for Project Approval**

1. Find that:

    a. No further analysis under California Environmental Quality Act (CEQA) is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan or Zoning Ordinance for which an Environmental Impact Report [EIR] was prepared), on the basis of the whole record, including any comments received in response to the environmental review referral.

    b. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

    c. There are no project specific effects which are peculiar to the project or its site, and which the 2016 Stanislaus County General Plan Update (GPU) EIR failed to analyze as significant effects.

    d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

    e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

    f. The project will undertake feasible mitigation measures specified in the GPU EIR.

    g. The project is exempt from CEQA as per CEQA Guidelines Section 15061, Common Sense Exemption.

2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk Recorder's Office pursuant to CEQA Guidelines Section 15061.

3. 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 proposed parcels are of a size suitable to sustain agricultural uses.

i. The proposed parcel map will not result in residential development, not incidental to the commercial agriculture use of the land.

j. That the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.

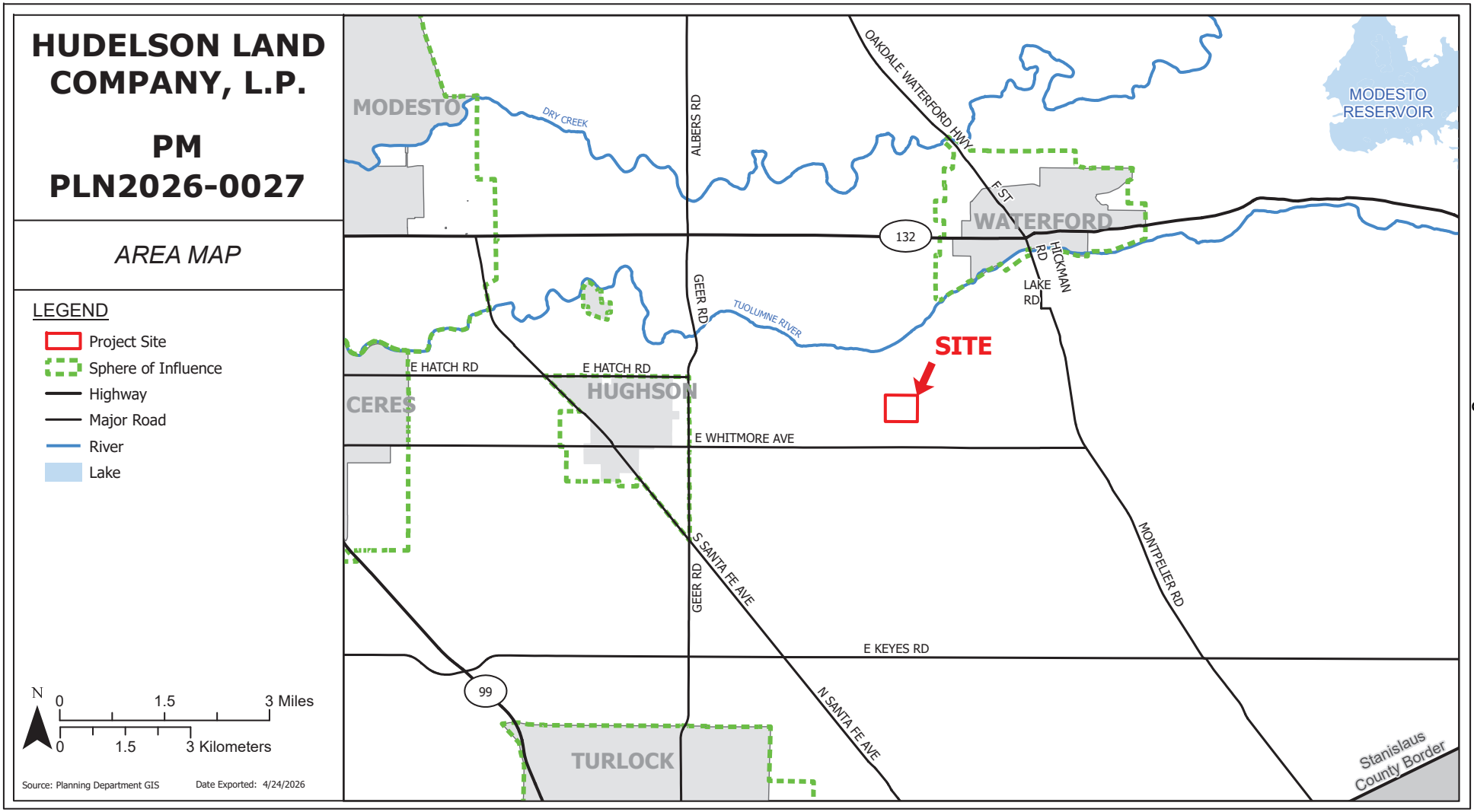
4. Approve Parcel Map Application No. PLN2026-0027 – Hudelson Land Company, L.P., subject to the attached Conditions of Approval.

EXHIBIT B

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*AREA MAP*



# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*GENERAL PLAN MAP*

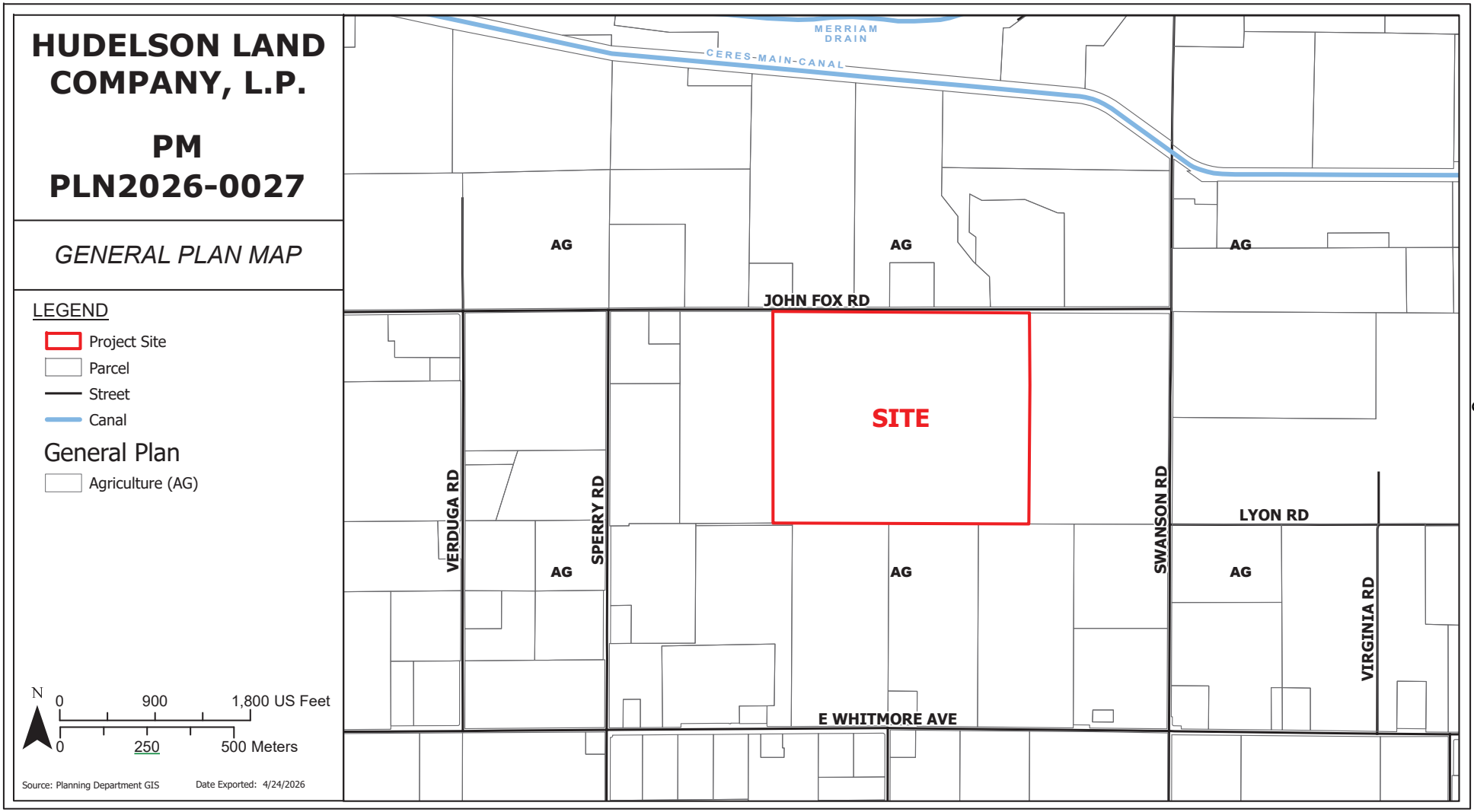



EXHIBIT B-1

EXHIBIT B-2

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*ZONING MAP*

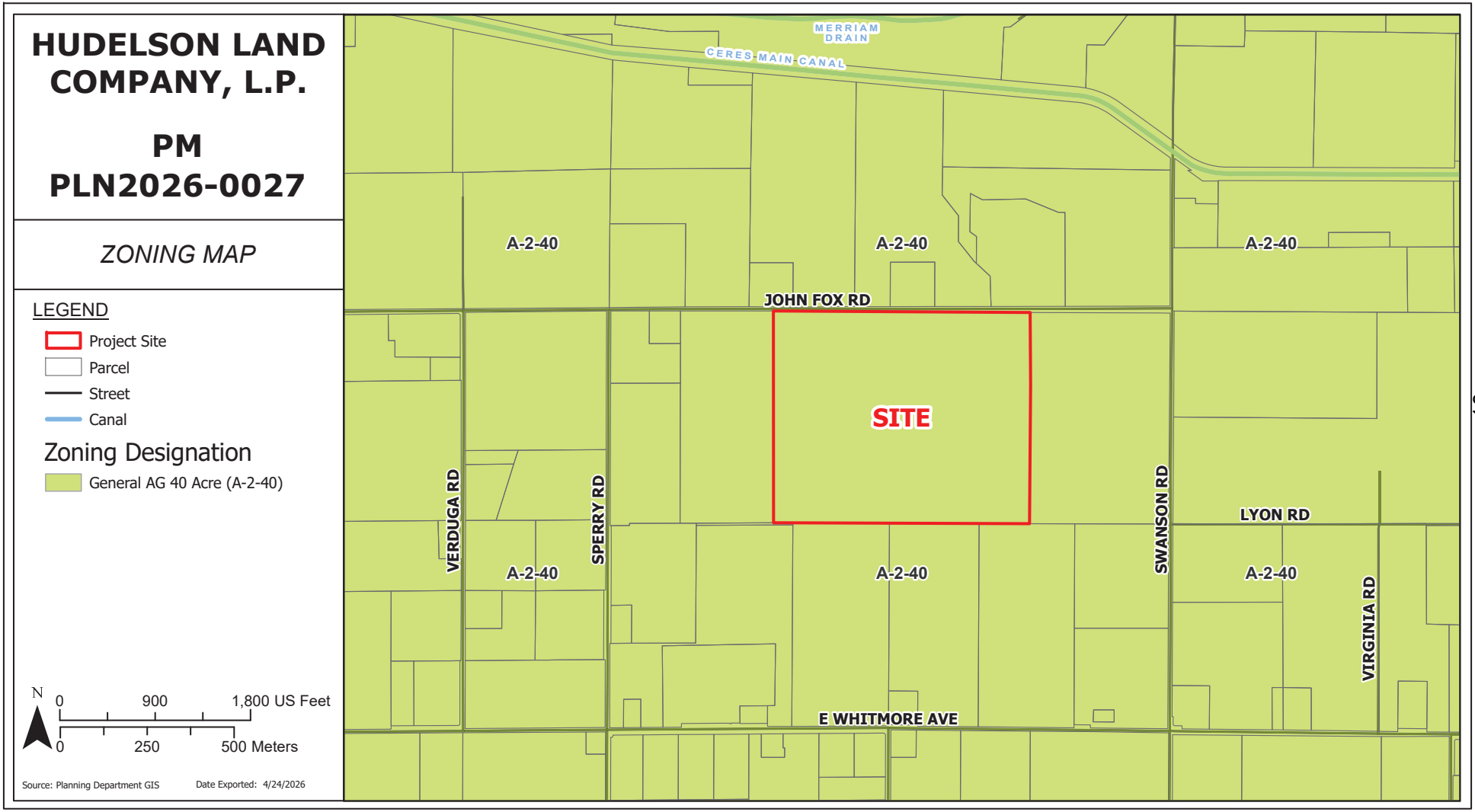


EXHIBIT B-3

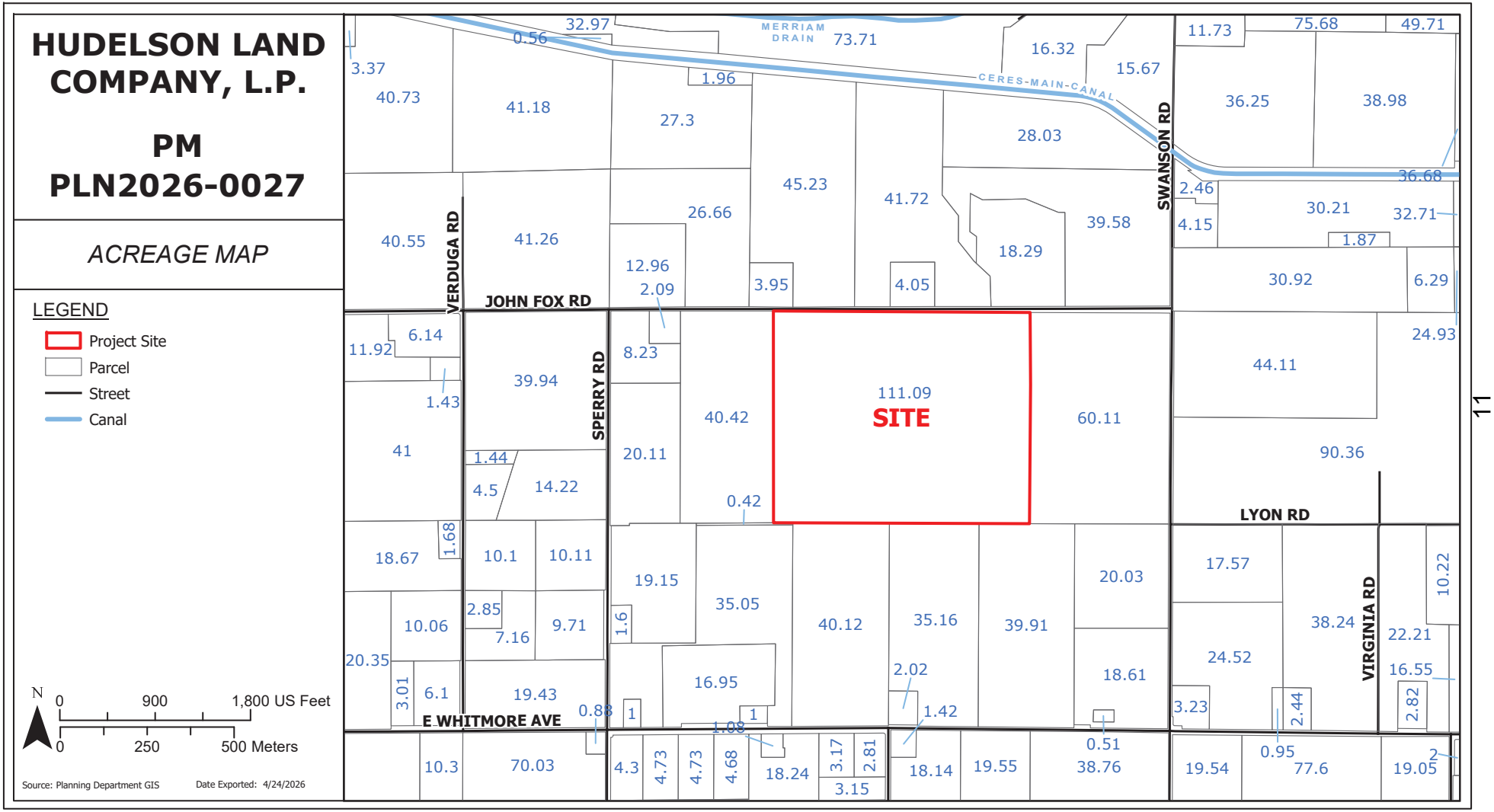
# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*ACREAGE MAP*

LEGEND

- Project Site
- Parcel
- Street
- Canal




Source: Planning Department GIS  Date Exported: 4/24/2026

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*2023 AERIAL AREA MAP*

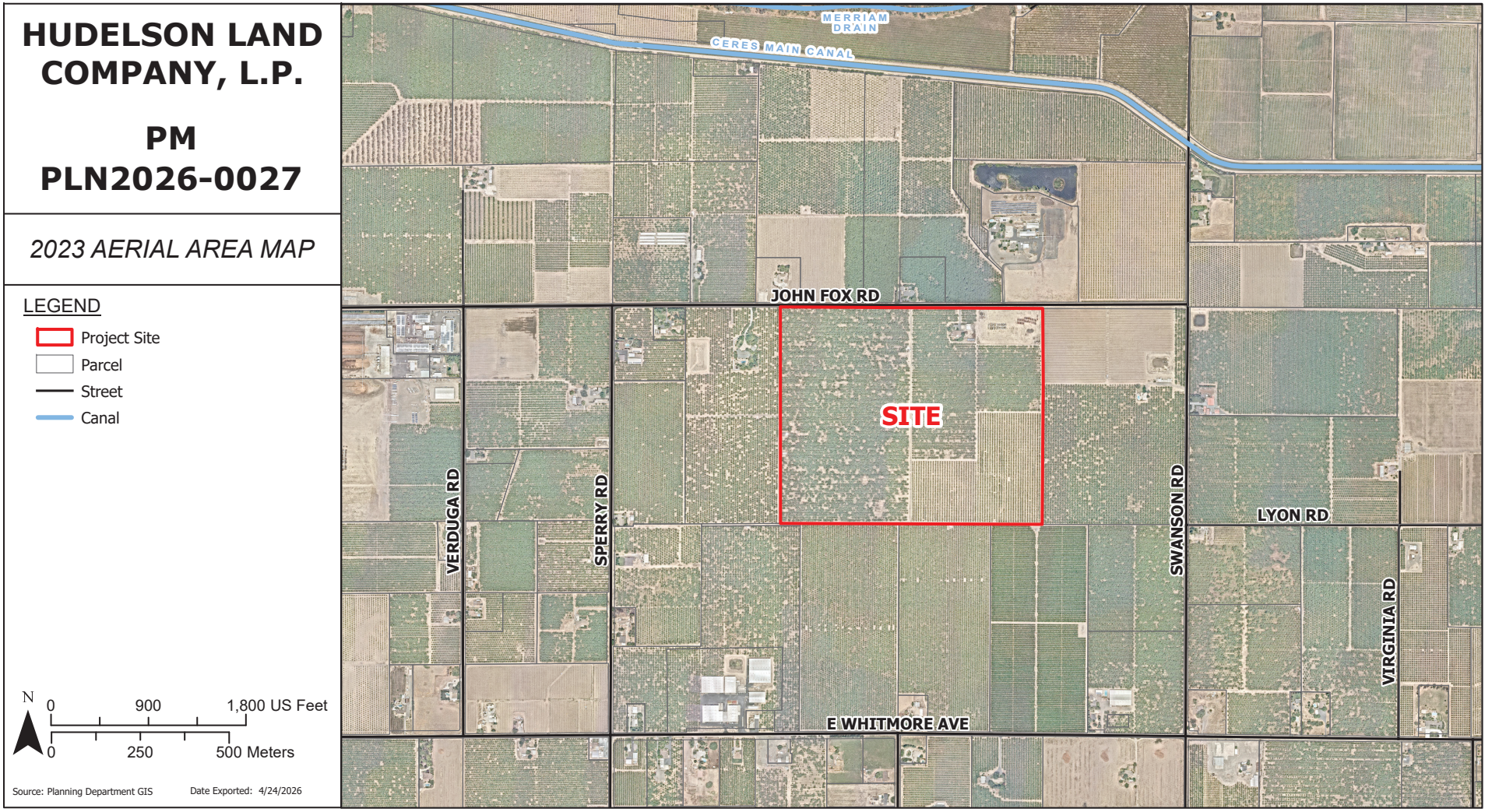
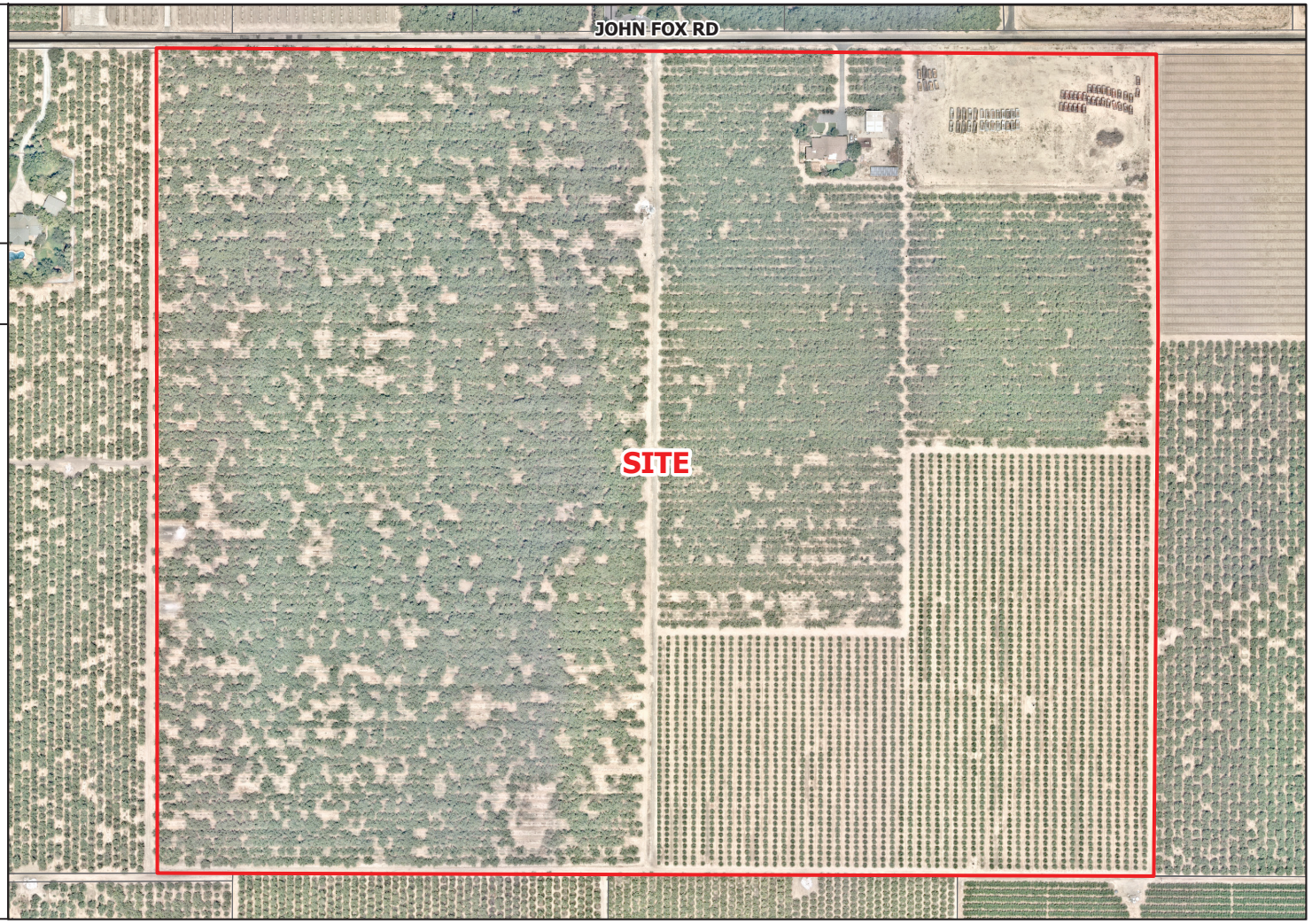



EXHIBIT B-4

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*2023 AERIAL SITE MAP*




LEGEND

- Project Site
- Parcel
- Street

N

0 280 560 US Feet

0 70 140 Meters

Source: Planning Department GIS

Date Exported: 4/24/2026

EXHIBIT B-5

VICINITY MAP
(NOT TO SCALE)

LEGEND :

- OVERHEAD UTILITY POLE WITH LINES
- EXISTING STRUCTURE
- PROPOSED PARCEL BOUNDARY
- SECTION LINE
- FENCE
- IRRIGATION LINE
- IRRIGATION WELL
- DOMESTIC WELL
- SEPTIC

GENERAL PLAN: AGRICULTURE
CURRENT ZONING: AG40
WILLIAMSON CONTRACT: NONE

WATER TABLE DEPTH: BELOW 64 FEET

FLOOD INFORMATION:
THE PROJECT IS IN ZONE "X" AND IS NOT IN A 100 YEAR FLOOD ZONE PER FIRM PANEL 06099C0600E SEPTEMBER 26, 2008

UTILITIES AND FACILITIES:

| | |
|---|---|
| WATER – | PVT WELL |
| SEWAGE DISPOSAL – | PVT SEPTIC |
| STORM DRAINAGE – | FARM DRAINAGE |
| ELECTRICITY – | TURLOCK IRRIGATION DISTRICT & SOLAR |
| GAS – | P G & E |
| TELEPHONE – | A.T.& T. OR OTHER WIRELESS |
| IRRIGATION – | TURLOCK IRRIGATION DISTRICT |

SOIL: HANFORD SANDY LOAM

SLOPE: LAND IS FLAT

NOTES :

OWNERS:
Benjamin K. & Wendy L. Hudelson
P.O. Box 91
Hughson Ca. 95328
Ph: C(209) 531-8771 L(209) 883-4928

LICENSED LAND SURVEYOR DAVID LEE HARRIS NO. 5443 STATE OF CALIFORNIA

PROJECT DESCRIPTION:
TO DIVIDE THE EXISTING LAND INTO TWO PARCELS OF 55.4± ACRES EACH, IN THE AG-40 ACRE ZONE

PROJECT SIZE: 110.8± ACRES

ASSESSOR'S PARCEL: 019-017-001

PROJECT ADDRESS: 11066 JOHN FOX ROAD, HUGHSON, CA.

TENTATIVE PARCEL MAP
FOR
HUDELSON FAMILY 1998 TRUST
BEING A DIVISION OF A PORTION OF THE NORTH HALF OF SECTIONS 7 & 8, TOWNSHIP 4 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE & MERIDIAN
STANISLAUS COUNTY, CALIFORNIA

ASPEN SURVEY COMPANY, INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526-9724 FX: (209) 526-0472

| | |
|---|---|
| DATE | Mar.30, 2026 |
| SCALE | 1" = 180' |
| DRAWN | DLH |
| JOB | 26-006 |
| SHEET | 1 |
| OF | 1 SHEETS |



EXHIBIT B-6

# CONDITIONS OF APPROVAL

## PARCEL MAP APPLICATION NO. PLN2026-0027
## HUDELSON LAND COMPANY, L.P.

### 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.

3. All structures shown on the parcel map that are on lot lines shall be removed prior to the
parcel map being recorded.

4. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.

5. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.

6. An Encroachment Permit shall be obtained and finaled for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right of way. All work within the county right-of-way shall conform to the current Stanislaus County Public Works Standards and Specifications.

7. Prior to the recording the parcel map or shown on the map, an irrevocable offer of dedication (IOD) to the public 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. John Fox Road is classified as a 60-foot Local Road. The required ½ width of Richardson Rd. is 30-feet south of the centerline of the roadway. The existing right-of-way is 20-feet south of the centerline. The remaining 10-feet south of the centerline shall be dedicated as an Irrevocable Offer of Dedication.

8. No grading shall be performed without first obtaining a Grading Permit. An application for a Grading Permit shall be submitted to the Building Permits Division prior to the commencement of any grading, clearing, excavating, filling or other disturbance of natural terrain.
    a. New development and re-development projects shall contain all storm drainage on-site.

b. Storm drainage facilities shall be designed using a 100-year, 24-hour storm. The drainage facility shall be capable of dewatering the 100-year, 24-hour storm within 48 hours. Calculations for the storm drainage capacity and dewatering shall be submitted to the Engineer for approval.
    i. A comprehensive soils report shall be submitted for the proposed project. The soils report shall be prepared, stamped, and signed by a licensed geotechnical engineer experienced in soil. It shall include R-values taken at the site with a map showing the locations and depths of the test samples.
    ii. Submit a completed Regulated Project Worksheet per the Stanislaus County 2015 Post-Construction Standards Plan.
    iii. Regulated Project Volume Reduction Calculations, signed and stamped by a registered civil engineer licensed to practice in California, shall be submitted for each drainage management area and must include any control measure(s) that meet the volumetric sizing criteria.
    iv. An Operation and Maintenance Plan and owner-signed and notarized Statement of Responsibility is required for all proposed treatment control measures.
c. Dischargers of stormwater associated with construction activity that result in the disturbance of one acre or more of land area shall apply for and obtain coverage under 2022 Construction General Permit

**Department of Planning and Community Development**

9. The Department of Planning and Community Development shall file a Notice of Exemption within five days of project approval and record a Notice of Administrative Conditions and Restrictions (NOAC&R) with the County Recorder's Office within 30 days of project approval. The NOAC&R includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map. Prior to filing, within five 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 **$57.00**, made payable to **Stanislaus County Clerk-Recorder**, for the payment of Clerk-Recorder filing fees.

10. 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.

11. 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.

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 (CCIC) shall be notified if the find is deemed historically or culturally significant.

13. 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.

14. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of $339.00 per dwelling for the County's Sheriff's Department.

15. All proposed/existing irrigation and utility easements shall be shown on the recorded parcel map. In addition to being shown on the map, easements may also be recorded by separate instrument.

16. 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**

17. Existing septic system(s) and any domestic well are to be located within proposed Parcel 2, as per required department setback standards.

18. Prior to the issuance of a building permit, each parcel shall have its own well, and a drilling permit shall be obtained from DER.

19. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed

structure to the estimated waste/sewage design flow rate.

20. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.

**Turlock Irrigation District (TID)**

21. A 25-foot irrigation easement centered on the 36-inch concrete pipeline belonging to Improvement District (ID) 288B, The Hickman Bannister Branch, shall be provided to the benefit of all ID members.

22. An easements shall be granted on the existing private pipeline to the benefit of downstream users. All proposed/existing irrigation and utility easements shall be shown on the recorded parcel map or may also be recorded by separate instrument.

23. Prior to issuance of any building permit that will impact irrigation facilities, plans detailing the irrigation facilities shall be submitted and referred to TID. If it is determined that irrigation facilities will be impacted, the applicant will need to provide improvement plans and enter into an Irrigation Improvement Agreement. Work being done to any TID facility shall meet all rules and regulations of the District.

24. Prior to issuance of any building permit that requires a new electrical connection, County-approved plans for the development on either of the parcels shall be provided to TID for review by the applicant/owner.

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*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 will be in bold font and deleted wording will be in strikethrough text.*

*DEPARTMENT OF PLANNING AND 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*

# CEQA Guidelines §15183 Consistency Checklist

**Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2025**

| | | |
|---|---|---|
| **1.** | **Project title:** | Parcel Map Application No. PLN2026-0027 – Hudelson Land Company, L.P. |
| **2.** | **Lead agency name and address:** | Stanislaus County<br>1010 10th Street, Suite 3400<br>Modesto, CA 95354 |
| **3.** | **Contact person and phone number:** | Shante Ruiz, Assistant Planner<br>(209) 525-6330 |
| **4.** | **Project location:** | 11066 John Fox Road, between Sperry and Swanson Roads, in the Hughson/Waterford area. APN: 019-017-001. |
| **5.** | **Project sponsor's name and address:** | Ben and Wendy Hudelson<br>PO Box 91<br>Hughson, CA 95326 |
| **6.** | **General Plan designation:** | Agriculture |
| **7.** | **Zoning:** | General Agriculture (A-2-40) |

**8. Description of project:**

This project is a request to subdivide a 110.78± acre parcel into two 55.4± acre parcels in the General Agriculture (A-2-40) zoning district. The current parcel is planted in almond trees and is improved with an existing 3,016± square-foot residence, detached garage, shed, and ground mount solar array. If approved Proposed Parcel 1 will continue to be planted in almonds, contain the existing irrigation well pump and filter, and an irrigation easement for the benefit of Proposed Parcel 2. Proposed Parcel 2 will be improved with the existing 3,016± square-foot residence, detached garage, shed, ground mount solar array, an irrigation easement, and will continue to be planted in almonds. Proposed Parcel 2 is currently served by an existing private domestic well and septic system. If developed in the future, proposed Parcel 1 will also be served by private utilities.

If approved, proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second dwelling or ADU; in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 could be further developed

with one JADU and a second dwelling or ADU. Both Proposed Parcels will have direct access to County-maintained John Fox Road.

| | |
|---|---|
| **9. Surrounding land uses and setting:** | Orchards, row crops, and scattered single-family dwellings, in all directions; Turlock Irrigation District's Ceres Main Canal, the Tuolumne River, and the City of Waterford to the north and Turlock Irrigation District's Main Canal to the east. |
| **10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** | Stanislaus County Department of Public Works<br>Department of Environmental Resources, Turlock Irrigation District. |
| **11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** | 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. |
| **12. Attachments:** | I. Appendix A – 2016 General Plan Update EIR Summary of Impacts and Mitigation Measures<br>II. Appendix B – Central California Information Center Project Records Search dated, April 1, 2026. |

## CEQA Guidelines §15183 Consistency Checklist

### Findings

In accordance with CEQA Guidelines §15183, no additional CEQA review is required for the Project as the project has been determined to be consistent with the Environmental Impact Report (EIR) certified on August 23, 2016, for the Stanislaus County 2016 General Plan Update (GPU) as the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

2. There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR Failed to analyze as significant effects.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

5. The Project will undertake feasible mitigation measures specified in the GPU EIR.

### Overview

This checklist provides an analysis of potential environmental impacts resulting from the Project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the Project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked “Significant Project Impact” indicates that the Project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.

- Items checked “Impact not identified by the GPU EIR” indicates the Project would result in a Project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).

- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a Project impact is more severe than what had been anticipated by the GPU EIR.

- Items checked “Consistent with GPU EIR” indicates that the Project meets findings 1-5 listed above, as included in CEQA Guidelines §15183.

In approving a project meeting the requirements under CEQA Guidelines §15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis: (1) Are peculiar to the project or the parcel on which the project would be located; (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan,

or community plan, with which the project is consistent; (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by, then an additional environmental review need not be prepared for the project solely on the basis of that impact.

A summary of Staff's analysis of each potential environmental effect is provided below the checklist for each subject area. The GPU EIR, including a list of applicable General Plan policies, references, significance guidelines, and technical studies used to support the analysis can be found at http://www.stancounty.com/planning/pl/general-plan.shtm. All feasible mitigation measures have been incorporated into the Updated Stanislaus County General Plan in the form of goals, objectives, policies, action items and programs to reduce the anticipated environmental impacts.

**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 would result in a project specific significant impact (peculiar off-site or cumulative) that was not identified in the GPU EIR.**

☐ **I find that the proposed project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant unmitigated impact.**

☐ **I find that the proposed project includes new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.**

☒ **I find that all potentially significant effects have been analyzed adequately in the GPU EIR and that with the application of uniformly applied development policies and/or standards, no further environmental review is required.**

**Signature on file** **August 20, 2026**
Prepared by Shante Ruiz, Assistant Planner Date

**ISSUES**

| I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 GPU EIR determined that overall, development that would result from implementation of the General Plan would change the existing visual character of the County, but not to a significant extent. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions.

The GPU EIR found potential impacts associated with light and glare to be significant and unavoidable. However, the inclusion of Land Use Element Goal 2, Policy 16, Implementation Measures 1 and 2 requires that outdoor lighting be efficient and designed to provide minimum impact to the surrounding environment through the use of shielded fixtures which direct light only towards the objects requiring illumination reduces this impact. Any construction that may occur in the future would be required to meet this General Plan policy.

No construction is proposed at this time. However, under the Zoning Ordinance for the A-2 zoning district, if approved, proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second dwelling or ADU; in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County

Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 could be further developed with one JADU and a second dwelling or ADU. Both Proposed Parcels will have direct access to County-maintained John Fox Road.

Any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the General Agriculture (A-2) zoning district. Accordingly, no adverse impacts to the existing visual character of the site or its surroundings are anticipated. Consistent with the findings of the GPU EIR, the potential impacts associated with aesthetics are considered to be less than significant. If approved, both parcels will maintain consistency with the density and intensity allowed with the "Agriculture" designation of the General Plan as well as the uses permitted in the General Agriculture (A-2) zoning district. Accordingly, the potential impacts to aesthetics are considered to be consistent with those considered in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **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:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **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** | | | | **X** |

| | | | | |
|---|---|---|---|---|
| **California Resources Agency, to non-agricultural use?** | | | | |
| **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 GPU EIR determined that the impacts to agriculture and forest resources resulting from implementation of the General Plan are less than significant. No changes to existing agricultural production are proposed under this request. Approximately 102.78± acres of the project is classified as Prime Farmland and 8± acres as Semi-Agricultural and Rural Commercial Land by the California Department of Conservation's Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the project site is primarily made up of prime soils which includes Hanford sandy loam (HdA), 0 to 3 percent slopes (California Revised Storie Index Rating of 93), which are Grade 1 soils. The project site is also comprised of Greenfield sandy loam, deep over hardpan (GvA) 0 to 3 percent slopes (California Index Rating of 47), which are Grade 3 soils, which do not qualify as prime soils. 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 81-100 as excellent soil to be used for irrigated agriculture and soils with an index rating of 41-60 as fair. No conversion of prime farmland will occur as a result of the parcel map. The project site itself is not enrolled in a Williamson Act Contract; however, the nearest parcel enrolled in a Williamson Act Contract is adjacent to the east of the project site and the majority of the parcels that surround the project site are enrolled in Williamson Act Contracts in all directions. Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity. Non-contracted land exists adjacent to the west of the project site.

The project site is 110.78± acres in size and is improved with an existing 3,016± square-foot residence, detached garage, shed, and ground mount solar array and is planted in almond trees. If approved Proposed Parcel 1 will continue to be planted in almonds, contain the existing irrigation well

pump and filter, and an irrigation easement for the benefit of Proposed Parcel 2. No construction is proposed at this time. Proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second dwelling or ADU; in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 will be improved with the existing 3,016± square-foot residence, detached garage, shed, ground mount solar array, an irrigation easement and continue to be planted in almonds. Proposed Parcel 2 is currently served by an existing private domestic well and septic system. If developed in the future, proposed Parcel 1 will also be served by private utilities. Both Proposed Parcels will have direct access to County-maintained John Fox Road.

The current parcel is irrigated via sprinkler and drip system with irrigated water from Turlock Irrigation District's (TID) main canal approximately 1.05± miles to the east of the project site and a private well. The proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project. The project was referred to TID which responded that there is a 36-inch concrete pipeline belonging to Improvement District (ID) 288B, The Hickman Bannister Branch, runs from north to south through approximately the southeast corner of the subject parcel. A 25-foot irrigation easement centered on the pipeline shall be provided to the benefit of all ID members. A private pipeline runs throughout both newly proposed parcels. Any improvements to this property which impact irrigation facilities shall be subject to the District's approval and meet all District standards and specifications. Conditions of approval will be placed on the project based on the above requirements from TID.

The request is not expected to result in any significant or permanent conversion of farmland to non-agricultural use. No impacts to agriculture are anticipated to occur as a result of this project as the project site is currently developed with residential and agricultural structures and considered topographically flat.

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 farmland of statewide importance.

No forest lands or timberland exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.
**Mitigation:** None.

**References:** Application information; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; California Government Code section 66474.4(c)(1); Referral response received from Turlock Irrigation District, dated June 17, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| | | | | |
|---|---|---|---|---|
| **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:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |

| | | | | |
|---|---|---|---|---|
| **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 PM2.5 (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 GPU EIR determined that most impacts to Air Quality resulting from implementation of the General Plan are less than significant. However, it also determined that construction-related emissions in excess of the SJVAB's thresholds of significance were unquantifiable and thus considered to be significant and unavoidable. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Should construction activities exceed the SJVAPCD's thresholds for ROG and NOX of 10 tons per year or PM10 or PM2.5 of 15 tons per year, a significant construction-related impact would occur.

No significant change, or impact not identified by the GPU EIR regarding air quality is expected as a result of this project. Both of the proposed parcels will continue to be planted in almond trees, and no construction is proposed as part of this parcel map request. However, proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second dwelling or ADU; in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 could be further developed with one JADU and a second dwelling or ADU.

The project was referred to SJVPACD no response has been received to date. Any future construction activities on either proposed parcel would occur in compliance with the General Agricultural (A-2) zoning district, and all SJVAPCD regulations.

If approved, both of the parcels will maintain consistency with the density and intensity allowed with the "Agricultural" designation of the General Plan as well as the uses permitted in the General Agricultural (A-2) zoning district. Accordingly, the potential impacts to Air Quality are considered to be consistent with those considered in the GPU EIR.

**Mitigation:** None.

**References:** Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| IV. BIOLOGICAL RESOURCES -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| **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** | | | | **X** |

| | | | | |
|---|---|---|---|---|
| **corridors, or impede the use of native wildlife nursery sites?** | | | | |
| **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:** The project is located within the Denair Quad of the California Natural Diversity Database (CNDDB) based on the U.S. Geographical quadrangle map series. The project site is surrounded by orchards, row crops, and scattered single-family dwellings, in all directions; Turlock Irrigation District's Ceres Main Canal, the Tuolumne River, and the City of Waterford to the north and Turlock Irrigation District's Main Canal to the east.

Based on results from the CNDDB, there are nine species which are state or federally listed, threatened, identified as species of special concern or a candidate of special concern within the Denair Quad. These species include the Swainson's hawk, greater sandhill crane, burrowing owl, steelhead - Central Valley DPS, Chinook salmon – Central Valley spring-run ESU, Crotchs bumble bee, valley elderberry longhorn beetle, northwestern pond turtle, and San Joaquin Valley Orcutt grass.

There are no reported sightings of any of the aforementioned species on the project site; however, there are mapping reports of valley elderberry longhorn beetle, hardhead, and steelhead - Central Valley DPS within the Tuolumne River located 0.84± miles north of the project site. There is a very low likelihood that these species are present on the project site as the Tuolumne river does not run through or immediately adjacent to the project site and the site has already been developed. 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. It does not appear that this project will result in significant impacts to biological resources. Accordingly, the potential impacts to biological resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

**Mitigation:** None.

**References:** California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed August 21, 2026; U.S. Geographical Survey Topographic Quadrangle Map Series; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| V. CULTURAL RESOURCES -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 |

**Discussion:** The GPU EIR determined that impacts to Cultural Resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Cultural Resources.

A records search dated April 1, 2026, conducted 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 current parcel is planted in almond trees and is improved with an existing 3,016± square-foot residence, detached garage, shed, and ground mount solar array. No records were found that indicated the site contained any prehistoric, historic, or archeological resources previously identified on-site.

No construction is proposed however, conditions of approval will be placed on the project, requiring that any future construction activities shall be halted, if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed. Accordingly, the potential impacts to Cultural Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

**Mitigation:** None.

**References:** Application information; Records search from the Central California Information Center, dated April 1, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| VI. ENERGY -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 GPU EIR determined that impacts to energy resulting from implementation of the General Plan are less than significant. The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation, shall be taken into consideration when evaluating energy impacts, 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; and total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The County has updated its General Plan to require that all construction in the County comply with the California Building Code. No construction is proposed. However, should future construction occur, it shall comply with all applicable provisions of the California Building Code.

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 consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| VII. GEOLOGY AND SOILS -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| **a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:** | | | | |
| **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 the project site is primarily comprised of Hanford sandy loam (HdA), 0 to 3 percent slopes and a small portion of the site is comprised of Greenfield sandy loam (GvA) 0 to 3 percent slopes.

The GPU EIR determined that impacts to geology and soils resulting from implementation of the General Plan are less than significant. Existing Goal One, Policy Three, Implementation Measure 1 of the General Plan Safety Element requires enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which prohibits most construction intended for human occupancy across an active fault trace and strictly regulates construction near an active fault. 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 the building permit application phase. Results from the soils test will determine if unstable or expansive soils or soils susceptible to liquefaction are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. The County has updated its General Plan to require that all construction in the County comply with the California Building Code. In addition, the General Plan has added private roads to the types of roads that should be designed to minimize landslide risks. If structures were built in areas susceptible to liquefaction, the foundations could fail and cause damage or collapse of the structure. Compliance with the federal and local erosion-related regulations applicable to the General Plan buildout, i.e., the Storm Water Pollution Prevention Program (SWPPP) that is developed for the site and the requirements of the County's municipal code, would ensure that the construction activities do not result in significant erosion.

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.

Grading permits which require SWPP compliance are required through the Department of Public Works for any earth moving. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act, the California Building Code, and SWPP would reduce the risk of loss, injury, or death due to earthquake or soil erosion. Accordingly, the GPU EIR considers this impact to be less than significant, with no mitigation required. Additionally, a condition of approval will be applied to this project to address any discovery of paleontological resources during any future construction.

It does not appear that this project will result in significant impacts to Geology and Soils. Accordingly, the potential impacts to Geology and Soils are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Title 16 of County Code; Public Works Standards and Specifications; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| VIII. GREENHOUSE GAS EMISSIONS -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 GPU EIR determined that impacts to Greenhouse Gas (GHG) Emissions resulting from implementation of the General Plan are less than significant.

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 SB 32, 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. Additionally, SB 375 mandated a reduction target of 5% by 2020 and 10% by 2035 for emissions from land use, automobiles, and light trucks.

The GPU EIR evaluates long-term GHG emissions under full build-out (2035) conditions. Although no operational emissions associated with implementation of the GPU would occur, StanCOG's 2014 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) ("SB 375" condition) would result in less Vehicle Miles Traveled (VMT) and GHG emissions than without the implementation of 2014 RTP/SCS ("conformity" condition). The RTP/SCS incorporated the land uses reflected in the Stanislaus County General Plan into its projections and the Circulation Element in the GPU were designed to be consistent with the RTP/SCS. Accordingly, a net reduction in mobile source GHG emissions within the unincorporated County is anticipated upon full build out of the GPU. This is consistent with adopted goals to reduce GHG emissions identified in AB 32, as well as the trajectory of statewide GHG legislation. Consequently, the GPU EIR determined that GHG impacts were less than significant.

No construction is proposed. However, any possible future construction will be subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CalGreen) Code (California Code of Regulations, Title 24, Part 11), as well as any SJVAPCD standards relevant to future construction on the property. Staff will include a condition

of approval on the project requiring that any future construction shall be in compliance with SJVAPCD's rules and regulations.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated. Accordingly, the potential impacts to Greenhouse Gas Emissions are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; California Building Code; NRCS Soil Survey; 2014 Regional Transportation Plan/Sustainable Communities Strategy; SB 375; AB 32; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| **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** | | | | **X** |

| | | | | | |
|---|---|---|---|---|---|
| | **excessive noise for people residing or working in the project area?** | | | | |
| **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 GPU EIR determined that the potential for Hazards and Hazardous Materials impacts resulting from implementation of the General Plan are less than significant. Existing Goal Two, Policy Thirteen of the General Plan Safety Element prescribes the preparation of a Hazardous Waste Management Plan. Stanislaus County has prepared this plan, which serves as the guideline for managing hazardous wastes in the County. This plan governs the maintenance of a hazardous materials response team to assist law enforcement and fire agencies during transportation and industrial accidents involving chemical spills. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Existing Policy One of Goal One of the General Plan Safety Element prescribes that the County follow the policies included in the adopted County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan. The County routinely consults with the affected school district prior to discretionary approval of new businesses and industry that use hazardous materials near existing school sites as part of the project review process. Additionally, school siting regulations implemented by the Department of Education prohibit locating proposed schools near existing contamination. There are a number of sites in Stanislaus County identified as hazardous materials or contaminated sites pursuant to Government Code Section 65962.5. Many of these sites are undergoing assessment or remediation overseen by the Stanislaus County Division of Environmental Health, CalRecycle (formerly the Integrated Waste Management Board), or the Regional Water Quality Control Board. Pesticide exposure is a risk in agricultural areas. 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 the applicable permits. The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The GPU EIR considered hazards and hazardous materials impacts to be a less-than-significant impact due to General Plan policies, and existing State and County regulatory programs which reduce potential hazards.

The site is not identified as a hazardous materials or contaminated site. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed subdivision. The project site is not within the vicinity of any airstrip or wildlands. The site is in a Local Responsibility Area (LRA) for fire protection and is served by the Hughson Fire District. To date, no comment has been received from Hughson Fire District in regards to hazardous materials. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. Accordingly, the potential hazards and hazardous materials impacts are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Project referral response received from the California Department of Toxic Substance Control, dated June 4, 2026; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| X. HYDROLOGY AND WATER QUALITY -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 GPU EIR determined that most potential impacts to Hydrology and Water Quality resulting from implementation of the General Plan are less than significant. The General Plan Update integrated multiple goals, policies, and implementation measures into the General Plan which address management efforts that aim to protect natural vegetation, riparian habitat, and water quantity and quality, minimizing the potential for the release of pollutants and violation of water quality standards, or the altering of drainage patterns or the course of a stream or river. Furthermore, additional regional, state, and federal regulations would also reduce the potential for violation of water quality standards. Water quality protection measures are enforced by the Central Valley Regional Water Quality Control Board (RWQCB) under various National Pollutant Discharge Elimination System (NPDES) programs for municipal separate storm sewer systems, construction sites greater than one-acre, and industrial operations. Stanislaus County has implemented their Storm Water Management Program under the NPDES Phase II MS4 General Permit that includes programs to eliminate illicit discharges, control construction site stormwater runoff, and meet postconstruction stormwater runoff goals to improve water quality protection. Adherence with the stormwater management plan and the various municipal, industrial, and construction NPDES program requirements would ensure that pollutants are not released to nearby surface water bodies or groundwater during short-term construction efforts, or long-term operation of industrial or agricultural facilities.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). Under Goal One, Policy Two of the Safety Element of the General Plan, development is not allowed in areas that are within the designated floodway. For projects located within a flood zone, requirements are addressed by the Building Permits Division during the building permit process. No construction is permitted within the floodway. The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains, and is not located within a floodway.

The GPU EIR determined that future development under the General Plan Update could result in an increase in the number of persons and property potentially at risk from flooding due to a catastrophic levee or dam failure. However, compliance with the requirements of existing emergency management plans and the Central Valley Flood Protection Board, coupled with implementation of the General Plan Update Safety Element policies associated with Goal One ("Prevent loss of life and reduce property damage as a result of natural disasters"), would reduce this potential effect to less than significant. The GPU EIR stated that the County is not at risk due to inundation from a tsunami because of its distance from the ocean. However, there is a risk of seiche from major bodies of water such as the Woodward, Turlock, and Modesto reservoirs. However, given the relatively small size of these reservoirs, potential impacts would remain localized to recreational users on these reservoirs. The County also possesses a geologic and climate setting not particularly prone to mud flows.

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. The GPU added goals, policies, and implementation measures into the General Plan which addressed management efforts that aim to protect water quantity. However, because the groundwater GSP for each groundwater basin in the County had not yet been completed, impacts to groundwater supplies and groundwater recharge were determined to be a significant and unavoidable impact. The GPU EIR also stated that once these plans take effect and are implemented, the impact would be less than significant. Since adoption of the GPU EIR, DER has completed the formation of the necessary GSAs. 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 West Turlock Subbasin GSA. No construction is proposed as part of this request; therefore, the current absorption patterns of water upon this property will not be altered. Current standards require that all of a project's stormwater be maintained on-site. Consequently, runoff associated with any future construction on either proposed parcel will be reviewed as part of the overall building permit review process. No septic systems or additional wells are being proposed as a part of this project.

However, a response received from DER for this project will be added as a condition of approval which requires that developed parcels or upon development shall have an approved independent domestic water supply. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structures to the estimated waste/sewage design flow rate. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met. As part of the building permit review process, any residential development will be reviewed by DER and subject to their standards. Impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

No significant impacts associated with hydrology and water quality are anticipated to occur as a result of the proposed project. Accordingly, the potential hydrology and water quality impacts are considered to be less than significant than those evaluated in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

**Mitigation:** None.

**References:** Application information; Public Works Standards and Specification; Referral response from Stanislaus County Department of Environmental Resources dated June 1 ,2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XI. LAND USE AND PLANNING -- Would the project:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| **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:** The GPU EIR determined that the potential for Land Use and Planning impacts resulting from implementation of the General Plan were less than significant. The GPU EIR did not propose any changes to the County's land use map or the existing boundaries of the land use designations but did incorporate changes to legislation, regulatory codes, and local standards as well as some minor revisions to General Plan language and some policy improvements. This project is being processed under the same land use regulations and designations that were in place at the time of adoption of the GPU EIR.

This project is a request to subdivide a 110.78± acre parcel into two 55.4± acre parcels in the General Agriculture (A-2-40) zoning district. The current parcel is planted in almond trees and is improved with an existing 3,016± square-foot residence, detached garage, shed, and ground mount solar array. If approved Proposed Parcel 1 will continue to be planted in almonds, contain the existing irrigation well pump and filter, and an irrigation easement for the benefit of Proposed Parcel 2. Proposed Parcel 2 will be improved with the existing 3,016± square-foot residence, detached garage, shed, ground mount solar array, an irrigation easement and continue to be planted in almonds. Proposed Parcel 2 is currently served by an existing private domestic well and septic system. If developed in the future, proposed Parcel 1 will also be served by private utilities.

Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agriculture capability.

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. The proposed parcels meet the Subdivision Ordinance's access and design criteria required for the creation of new parcels. Accordingly, the potential land use and planning impacts are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** State of California Government Code; Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XII. MINERAL RESOURCES -- Would the project:** | **Significant Project Impact** | **Impact Not Identified** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| | | **by GPU EIR** | | |
| **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 GPU EIR determined that the potential impacts to mineral resources resulting from implementation of the General Plan were beneficial and accordingly considered to be less than significant. The GPU EIR incorporated an amendment to the Conservation and Open Space Element's Goal Nine, Policy 26, Implementation measures 2 and 3 which address the management of mineral resources. Additionally, 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 and is incorporated into the General Plan's Conservation and Open Space Element. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources. Accordingly, the potential impacts to mineral resources are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XIII. NOISE -- Would the project result in:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **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** | | | | **X** |

| | | | | |
|---|---|---|---|---|
| **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?** | | | | |

**Discussion:** The GPU EIR determined that most potential noise impacts resulting from implementation of the General Plan are less than significant. However, the GPU EIR did identify potential temporary or permanent ambient noise levels which exceed existing standards as significant and unavoidable due to projected traffic noise levels in year 2035 which would result in noise levels of 60 Ldn or greater on several roadway segments within the County.

The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural uses. Additionally, agricultural activity is exempt from the Stanislaus County Noise Control Ordinance (Ord. CS 1070 Section 2, 2010). Noise generated from John Fox Road and neighboring agricultural operations currently exist on the project site. The area's ambient noise level is not expected to increase. Although no construction is proposed, any future construction or on-site activities are required to meet the noise standards included in the General Plan and the Noise Ordinance.

The site is not located within an airport land use plan. No noise impacts associated with the parcellation of the project site have been identified. Accordingly, the potential noise impacts are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Title 10.46 – Noise Control Ordinance; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XIV. POPULATION AND HOUSING -- Would the project:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **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 GPU EIR determined that the potential for Population and Housing impacts resulting from implementation of the General Plan were less than significant. Although the Housing Element was updated through a separate process, the GPU EIR integrated population projections adopted by StanCOG that extend the planning horizon to 2035 to ensure consistency between the GPU and the RTP/SCS. StanCOG's regional growth forecast predicts a population for the unincorporated County jurisdiction of 133,753 in 2035, which represents an increase of approximately 23,517 people, or approximately 21%, from its 2010 population (Stanislaus Council of Governments 2013). This is a yearly increase of approximately 0.8%. The majority of this growth is anticipated to occur within existing community plan areas and in unincorporated pockets of existing cities which are designated in the Land Use Element as Residential. Agricultural areas, not designated as Residential in the Land Use Element of the General Plan, would be required to be rezoned and approved by a majority vote of the County through the Measure E process in order to be residentially developed. Unincorporated Disadvantaged Communities were inventoried and needed upgrades to public services were also identified with the GPU. The ALUCP update was identified in the GPU EIR as less than significant because it does not displace any existing housing. However, it does affect the potential for future development. Although no direct impacts occurring as a result of implementation of the General Plan were identified in the GPU EIR, the EIR did identify indirect impacts that could occur through individual developments that are consistent with the General Plan and the extension of roads and other infrastructure as the County becomes more built out as 2035 approaches. The Stanislaus County General Plan Update revised certain General Plan policies but did not substantially change where future development would occur.

The Housing Element was updated after adoption of the GPU EIR, in 2023, to address the Sixth Cycle Regional Housing Needs Allocation (RHNA) for the County. The site is not included in the vacant sites inventory for the 2023 Stanislaus County Housing Element, which covers the Sixth Cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project. If approved, each parcel will be able to maintain up to one single-family dwelling, and either a second single-family dwelling or ADU and one JADU in accordance with the A-2 zoning district. The potential population and housing impacts are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); 2023-2031 Stanislaus County Housing Element; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XV. PUBLIC SERVICES --** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **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:** | | | | |
| **Fire protection?** | | | | **X** |
| **Police protection?** | | | | **X** |
| **Schools?** | | | | **X** |
| **Parks?** | | | | **X** |
| **Other public facilities?** | | | | **X** |

**Discussion:** The GPU EIR determined that the potential for impacts to public services resulting from implementation of the General Plan were less than significant. The County has adopted Public Facilities Fees (Title 23 of the County Code), as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts on public services. School Districts also have their own adopted fees, which are required to be paid at the time of Building Permit issuance. No buildings are proposed as part of this project. If approved, each parcel will be able to maintain up to one single-family dwelling, one JADU and a second dwelling, either a second single-family dwelling or an ADU placed within 150 feet of the main dwelling, in accordance with the A-2 zoning district. Should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance and will be included as conditions of approval.

This project was circulated to Hughson Unified School District, Turlock Irrigation, Hughson Fire District, Stanislaus County Sheriff's Office, Stanislaus County Fire Prevention Bureau, Stanislaus County Public Works' Development Services and Surveyor divisions during the Early Consultation referral period. The TID responded that there is a 36-inch concrete pipeline belonging to Improvement District (ID) 288B, The Hickman Bannister Branch, runs from north to south through approximately the southeast corner of the subject parcel. A 25-foot irrigation easement centered on the pipeline shall be provided to the benefit of all ID members. A private pipeline runs throughout both newly proposed parcels. Any improvements to this property which impact irrigation facilities shall be subject to the District's approval and meet all District standards and specifications. Conditions of approval will be placed on the project based on the above requirements from TID. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

The potential impacts to public services are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Title 23 of Stanislaus County Code; Referral response from Turlock Irrigation District, dated June 17, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| XVI. RECREATION -- | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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:** The GPU EIR determined that the potential for impacts to recreational facilities or development which would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment resulting from implementation of the General Plan to be less than significant. However, impacts to neighborhood and regional parks or other recreational facilities were considered to be significant and unavoidable due to the population and housing increase projected under the GPU which would increase the demands on Stanislaus County parks and recreational facilities. If approved, each parcel will be able to maintain up to one single-family dwelling, one JADU and a second dwelling, either a second single-family dwelling or an ADU placed withing 150 feet of the main dwelling, in accordance with the A-2 zoning district. However, this project is not anticipated to increase demands for recreational facilities. Any building permit, with the exception of an ADU or JADU less than 750 square feet in size, would be required to pay Public Facility Fees, which includes fees allocated for parks and recreational facilities. Accordingly, the potential impacts to recreation are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| XVII. TRANSPORTATION -- Would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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?** | | | | |

**Discussion:** As required by CEQA Guidelines section 15064.3, potential impacts to the transportation system should evaluate Vehicle Miles Traveled (VMT). The GPU EIR identified that there were no significant impacts to existing program plans, ordinances, or policies addressing circulation to VMT or to increased hazards of the transportation system, or to emergency access. Although the calculation of VMT is simply the number of cars multiplied by the distance traveled by each car, VMT performance measures can be reported differently. For this project, VMT was reported based on the sum of all vehicle trips originating and terminating within unincorporated Stanislaus County boundaries and half of the VMT associated with trips with an origin or destination outside of unincorporated Stanislaus County. Trips that have neither an origin nor destination within the County are not included in the VMT total, as County General Plan policies cannot appreciably affect the amount of through traffic in the area within its jurisdiction. The total VMT is then divided by the unincorporated County's total service population, defined as the residential population plus the number of jobs. The General Plan Update includes new population and employment growth that would generate additional VMT, which would result in increased air pollution and GHG emissions as well as additional energy consumption from vehicle travel. However, the expected location of the employment and household growth results in a slight decline in VMT generated per household and service population. Additionally, policies were incorporated into the General Plan to mitigate potential hazards due to transportation design features and increase safety, and to ensure adequate emergency access.

The GPU EIR did find that due to the population projections and the planned road infrastructure incorporated into the General Plan, implementation of the GPU would have a significant and unavoidable impact resulting in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction, in transportation network changes that would prevent the efficient movement of goods within the County (cumulative impact only identified), and additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current County design standards.

If approved, both proposed parcels will have direct access from County-maintained John Fox Road. No construction is proposed as a part of this project. However, if approved, each parcel will be able to maintain up to one single-family dwelling, one JADU and a second dwelling, either a second single-family dwelling or an ADU placed withing 150 feet of the main dwelling, in accordance with the A-2 zoning district.

Standard conditions of approval related to recording of the map will be added to the project. Conditions of Approval include surveying and monumenting the new parcels, removal of any structures not shown on the proposed parcel map, and requiring the recorded map to be prepared by

a licensed engineer or surveyor will be incorporated into the project. The potential impacts to transportation are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; CEQA Guidelines Section 15064.3; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| **XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **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:** The GPU EIR determined that impacts to tribal resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that

occurs pursuant to the General Plan, as amended by the project, will result in changes to existing tribal resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to tribal resources.

It does not appear that this project will result in significant impacts to any archeological or cultural resources. A record search dated April 1, 2026, conducted by the CCIC indicated that no prehistoric, historic, or archaeological resources known to have value to local cultural groups were formally reported to the CCIC on the project site. The project site is already disturbed, and no construction or demolition is proposed as part of this parcel map request. The current project does not include ground disturbance. Therefore, additional study of archaeological or historical resources is not recommended in the CCIC report at this time. Additionally, a condition of approval will be placed on the project requiring that should any archaeological or cultural resources be found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist. As mentioned above, there is no construction or demolition proposed for this project, and any future activities will be held to the conditions of approval above based on the recommendation of the CCIC report.

In accordance with SB 18, 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. The Muwekma Ohlone Tribe of the San Franscisco (S.F.) Bay Area has requested consultation in accordance with AB 52 for all projects located west of the San Joaquin River. This project is not located in that area. Accordingly, this project is not being sent to the Muwekma Ohlone S.F. Bay Area Tribe. If any resources are found during construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified. A condition of approval regarding the discovery of cultural resources during any future construction process will be added to the project.

It does not appear that this project will result in significant impacts to any tribal resources. Accordingly, the potential impacts to tribal resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

**Mitigation:** None.

**References:** Application information; Central California Information Center Report for the project site, dated April 1, 2026; Stanislaus County General Plan and Support Documentation[1].

| **XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:** | **Significant Project Impact** | **Impact Not Identified by GPU EIR** | **Substantial New Information** | **Consistent with GPU EIR** |
|---|---|---|---|---|
| **a) Require or result in the relocation or construction of new or expanded** | | | | **X** |

| | | | | | |
|---|---|---|---|---|---|
| | **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?** | | | | |
| **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:** The GPU EIR determined that most of the potential for impacts to utilities and service systems resulting from implementation of the General Plan were less than significant. However, the GPU EIR analysis of the population projections covering the 2035 planning horizon of the General Plan did identify significant and unavoidable impacts in terms of wastewater and water treatment facility capacity to serve this projected future development. Further, some existing water and wastewater systems, specifically those identified in the Disadvantaged Communities Report, were determined to be at capacity or in need of improvements. The Central Valley Regional Water Quality Control Board (CVRWQCB) will set the specific waste discharge requirements for any new or expanded wastewater treatment facility as part of its permit for that facility. Future water and wastewater treatment facilities will be required by law to operate in compliance with any and all requirements of the CVRWQCB permits. Additionally, any expansion of these facilities would require additional CEQA review.

If approved, proposed Parcel 1 could be developed with one single-family dwelling, one junior accessory dwelling (JADU) and a second dwelling or ADU; in addition to accessory structures associated with the single-family dwelling or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). Proposed Parcel 2 could be further developed with one JADU and a second dwelling or ADU. Both Proposed Parcels will have direct access to County-maintained John Fox Road.

If future construction were to occur, additional well and septic facilities would need to be installed; on-site septic and well infrastructure are reviewed for adequacy by DER through the building permit process. No new construction or wells are proposed as part of this project. A referral was sent to DER regarding the proposed subdivision; a response received from DER for this project will be added as a condition of approval which requires that developed parcels or upon development shall have an approved independent domestic water supply. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structures to the estimated waste/sewage design flow rate. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met. As part of the building permit review process, any residential development will be reviewed by DER and subject to their standards. Impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

The current parcel is irrigated via sprinkler and drip system with irrigated water from Turlock Irrigation District's (TID) main canal approximately 1.05± miles to the east of the project site and a private well. The proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project. The project was referred to TID which responded that there is a 36-inch concrete pipeline belonging to Improvement District (ID) 288B, The Hickman Bannister Branch, runs from north to south through approximately the southeast corner of the subject parcel. A 25-foot irrigation easement centered on the pipeline shall be provided to the benefit of all ID members. A private pipeline runs throughout both newly proposed parcels. Any improvements to this property which impact irrigation facilities shall be subject to the District's approval and meet all District standards and specifications. Conditions of approval will be placed on the project based on the above requirements from TID.

This project will not increase demands for water and wastewater treatment facilities. Accordingly, the potential impacts to utilities and service systems are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Referral response from Turlock Irrigation District, dated June 17, 2026; Referral response from Stanislaus County Department of Environmental Resources dated June 1 ,2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| 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 | | | | X |

| | | | | | |
|---|---|---|---|---|---|
| | **concentrations from a wildfire or the uncontrolled spread of a wildfire?** | | | | |
| **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 GPU EIR determined that the potential for exposing people to risk involving wildland fires, as discussed in the Hazards and Hazardous Materials Section of GPU EIR, was less than significant. The Safety Element of the General Plan includes maps which show the County's Fire Hazard Severity Zones and State Responsibility Areas, and also includes Goals, Policies, and Implementation Measures, including the incorporation of the County's Local Hazard Mitigation Plan by reference, which address reducing the risk of wildland fires.

No construction or grading is proposed as part of this request. 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 project terrain is relatively flat. Both proposed parcels will have direct access from County-maintained John Fox Road. If approved, each parcel will be able to maintain up to one single-family dwelling, one JADU and a second dwelling, either a second single-family dwelling or an ADU placed withing 150 feet of the main dwelling, in accordance with the A-2 zoning district. If future construction were to occur, the applicable fire district will review the project site for adequate emergency vehicle access as part of the building permit process for future development of each parcel.

All future structures will be required to be constructed in accordance with Chapter 7A of the most current adopted version of the California Building Code and California Residential Code. The site is located in a Local Responsibility Area (LRA). The project site is served by Hughson Fire Protection District. Accordingly, the project was referred to Hughson Fire Protection District and no response has been received to date. No significant impacts to the project site or surrounding environment's wildfire risk is anticipated as a result of this project. Accordingly, the potential impact to wildfire is considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

| XXI. MANDATORY FINDINGS OF SIGNIFICANCE -- | Significant Project Impact | Impact Not Identified by GPU EIR | Substantial New Information | Consistent with GPU EIR |
|---|---|---|---|---|
| **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:** The GPU EIR identified the following impacts as cumulative significant and unavoidable impacts:

- Air Quality - Construction-related emissions in excess of the SJVAB's thresholds of significance
- Biological Resources - Movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites
- Hydrology and Water Quality - Impacts to groundwater supplies and groundwater recharge
- Noise - Potential temporary or permanent ambient noise levels which exceed existing standards

- Transportation - Result in transportation network changes that would prevent the efficient movement of goods within the county (less than significant individual; significant and unavoidable cumulative)

These cumulative impacts were based on development that could occur as a result of the 2035 planning horizon of the General Plan. The GPU EIR also acknowledged that groundwater impacts would become less than significant when the GSPs for the County were implemented. If approved, all parcels will remain consistent with the density and intensity allowed with the "Agricultural" designation of the General Plan as well as with the uses permitted in the General Agricultural (A-2) zoning district. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. Accordingly, the potential impacts to mandatory findings of significance are considered to be consistent with those evaluated in the GPU EIR.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on December 9, 2025.

**Table ES-2. Summary of Impacts and Mitigation Measures**

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| **3.1 Aesthetics** | | | |
| Impact AES-1: Substantially degrade the existing visual character or quality of the county and its surroundings, including scenic vista | Less than significant | – | – |
| Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway | Less than significant | – | – |
| Impact AES-3: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area | Significant | No mitigation available | Significant and unavoidable |
| **3.2 Agricultural Resources** | | | |
| Impact AGR-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use | Less than significant | – | – |
| Impact AGR-2: Conflict with existing zoning for agricultural use or a Williamson Act contract | Less than significant | – | – |
| Impact AGR-3: Conflict with existing zoning for, or cause rezoning of, forestland (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]) | Less than significant | – | – |
| Impact AGR-4: Result in the loss of forestland or conversion of forestland to non-forest use | Less than significant | – | – |
| Impact AGR-5: Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| **3.3 Air Quality** | | | |
| Impact AQ-1: Generate construction-related emissions in excess of SJVAPCD thresholds | Significant (individual and cumulative) | No mitigation available | Significant and unavoidable |
| Impact AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of SJVAPCD thresholds | Less than significant | – | – |
| Impact AQ-3: Expose sensitive receptors to substantial concentrations of carbon monoxide | Less than significant | – | – |
| Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations | Less than significant | – | – |
| Impact AQ-5: Expose sensitive receptors to substantial odors | Less than significant | – | – |
| **3.4 Biological Resources** | | | |
| Impact BIO-1: 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 Wildlife or U.S. Fish and Wildlife Service | Less than significant | – | – |
| Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service | Less than significant | – | – |
| Impact BIO-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) or waters of the State through direct removal, filling, hydrological interruption, or other means | Less than significant | – | – |
| Impact BIO-4: 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 | Significant (individual and cumulative) | No mitigation available | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources | No Impact | – | – |
| Impact BIO-6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan | No impact | – | – |
| Impact BIO-6: Introduce or spread invasive species | Less than significant | – | – |
| **3.5 Cultural Resources** | | | |
| Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 | Significant | No mitigation available | Significant and unavoidable |
| Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 | Significant | No mitigation available | Significant and unavoidable |
| Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries | Less than significant | – | – |
| **3.6 Geology, Soils, and Paleontological Resources** | | | |
| Impact GEO-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture | Less than significant | – | – |
| Impact GEO-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides | Less than significant | | – |
| Impact GEO-3: Result in substantial soil erosion or the loss of topsoil | Less than significant | – | – |
| Impact GEO-4: Location on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide | Less than significant | – | – |
| Impact GEO-5: Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact GEO-6: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater | Less than significant | – | – |
| Impact GEO-7: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature | Less than significant | – | – |
| **3.7 Greenhouse Gas Emissions and Energy** | | | |
| Impact EGY-1: Result in inefficient, wasteful, and unnecessary consumption of energy, including transportation energy use | Less than significant | – | – |
| Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment | Less than significant | – | – |
| Impact GHG-2: conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases | Less than significant | – | – |
| **3.8 Hazards and Hazardous Materials** | | | |
| Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials | Less than significant | – | – |
| Impact HAZ-2: 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 | Less than significant | – | – |
| Impact HAZ-3: Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | Less than significant | – | – |
| Impact HAZ-4: Be located on a site that 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 | Less than significant | – | – |
| Impact HAZ-5: Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area | Less than significant | – | – |
| Impact HAZ-6: Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact HAZ-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan | Less than significant | – | – |
| Impact HAZ-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands | Less than significant | – | – |
| **3.9 Hydrology and Water Quality** | | | |
| Impact HYD-1: Violate any water quality standards or waste discharge requirements | Less than significant | – | – |
| Impact HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted) | Significant (individual and cumulative) | No mitigation available | Significant and unavoidable |
| Impact HYD-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite | Less than significant | – | – |
| Impact HYD-4: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite | Less than significant | – | – |
| Impact HYD-5: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff | Less than significant | – | – |
| Impact HYD-6: Otherwise substantially degrade water quality | Less than significant | – | – |
| Impact HYD-7: Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map | Less than significant | – | – |
| Impact HYD-8: Place within a 100-year flood hazard area structures that would impede or redirect flood flows | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact HYD-9: Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam | Less than significant | – | – |
| Impact HYD-10: Contribute to inundation by seiche, tsunami, or mudflow | Less than significant | – | – |
| **3.10 Land Use and Planning** | | | |
| Impact LAN-1: Physically divide an established community | Less than significant | – | – |
| Impact LAN-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect | Less than significant | – | – |
| Impact LAN-3: Conflict with any applicable habitat conservation plan or natural community conservation plan | No impact | – | – |
| **3.11 Mineral Resources** | | | |
| Impact MIN-1: 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 | Beneficial impact | – | – |
| Impact MIN-2: 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 | Beneficial impact | – | – |
| **3.12 Noise** | | | |
| Impact NOI-1: Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies | Significant (individual and cumulative) | No mitigation available | Significant and unavoidable |
| Impact NOI-2: Expose persons to or generate excessive groundborne vibration or groundborne noise levels | Less than significant | – | – |
| Impact NOI-3: Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact NOI-4: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project | Less than significant | – | – |
| Impact NOI-5: Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels | Less than significant | – | – |
| Impact NOI-6: Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels | Less than significant | – | – |
| **3.13 Population and Housing** | | | |
| Impact POP-1: Induce substantial population growth, either directly, by proposing new homes and businesses, or indirectly, through the extension of roads and other infrastructure | Less than significant | – | – |
| Impact POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere | Less than significant | – | – |
| Impact POP-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere | Less than significant | – | – |
| **3.14 Public Services** | | | |
| Impact SER-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Fire protection | Less than significant | – | – |
| Impact SER-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Police protection | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact SER-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Schools | Less than significant | – | – |
| Impact SER-4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Parks | No impact | – | – |
| Impact SER-5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Other public facilities | Less than significant | – | – |
| **3.15 Recreation** | | | |
| Impact REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated | Significant | No mitigation available | Significant and unavoidable |
| Impact REC-2: Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment | Less than significant | – | – |
| **3.16 Transportation and Traffic** | | | |
| Impact TRA-1: Result in increased VMT on a per capita basis | Less than significant | – | – |
| Impact TRA-2: Result in traffic operations below LOS C for Stanislaus County roadways, which is the minimum acceptable threshold according to the General Plan | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| Impact TRA-3: Result in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction (i.e., Caltrans facilities) | Significant | No mitigation available | Significant and unavoidable |
| Impact TRA-4: Create demand for public transit unable to be met by planned services and facilities or disrupt existing, or interfere with planned, transit services or facilities | Less than significant | – | – |
| Impact TRA-5: Disrupt existing, or interfere with planned, bicycle or pedestrian facilities | Less than significant | – | – |
| Impact TRA-6: Result in transportation network changes that would prevent the efficient movement of goods within the county | Less than significant (individual)<br>Significant (cumulative) | –<br>No mitigation available | –<br>Significant and unavoidable |
| Impact TRA-7: Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial safety risks | Less than significant | – | – |
| Impact TRA-8: Create additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current county design standards | Significant | No mitigation available | Significant and unavoidable |
| Impact TRA-9: Substantially conflict with applicable plans, policies, and regulations of other agencies and jurisdictions where such conflict would result in an adverse physical change in the environment | Less than significant | – | – |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Level of Significance after Mitigation |
|---|---|---|---|
| **3.17 Utilities and Service Systems** | | | |
| Impact UTL-1: Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board | Less than significant | – | – |
| Impact UTL-2: Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects | Significant | No mitigation available | Significant and unavoidable |
| Impact UTL-3: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects | Less than significant | – | – |
| Impact UTL-4: Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed? | Less than significant | – | – |
| Impact UTL -5: Result in a determination by the wastewater treatment provider that 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 | Significant | No feasible mitigation available | Significant and unavoidable |
| Impact UTL-6: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs | Less than significant | – | – |
| Impact UTL-7: Comply with federal, state, and local statutes and regulations related to solid waste | Less than significant | – | – |

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One University Circle, Turlock, California 95382
(209) 667-3307

*Alpine, Calaveras, Mariposa, Merced, Mono, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 4/1/2026

**Records Search File** #: 13704N
**Project:** Parcel Split for the Hudelson Family Trust, 11066 John Fox Road, Aspen Reference 2026-003

David L. Harris
Aspen Survey Company, Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724

davidh_aspen@sbcglobal.net

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Denair 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 CCaIC 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 or historic buildings or structures within the project area.
- The General Land Office survey plat for T4S R11E (dated 1854) does not reference any historic features within Sections 7 or 8.
- The 1916 edition of the Denair USGS quadrangle references an unnamed lateral on the

north edge of the project area along the edge of John Fox Road. The 1953 edition shows orchards to the west, east and south of the project area in Sections 7 & 8, T4S R11E. The 1969 edition shows a different unnamed lateral within the project area. We have no further information on these possible historic water conveyance features that could be from 57 to 100 years in age.

- The Official Map of the County of Stanislaus, California (1906) references L. H. Hickman as the possible landowner at that time in Sections 7 and 8, T4S R11E.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

**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. Thank you for sending **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

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

## NOTICE OF EXEMPTION

**Project Title:** Parcel Map Application No. PLN2026-0027 – Hudelson Land Company, L.P.

**Applicant Information:** Ben and Wendy Hudelson, 11066 John Fox Road, Hughson, CA 95326

**Applicant Telephone Number:** (209) 531-8771

**Project Location:** 11066 John Fox Road, between Sperry and Swanson Roads, in the Hughson/Waterford area. Stanislaus County APN: 019-017-001.

**Description of Project:** The project is a request to subdivide a 110.78± acre parcel into two 55.39± parcels, in the General Agriculture (A-2-40) zoning district.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Shante Ruiz, Assistant Planner
Department of Planning and Community Development

**Telephone:** (209) 525-6330

**Exempt Status:** (check one)

☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(3); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. State type and section number: _____
☐ Statutory Exemptions. State code number: _____
☒ Common Sense Exemption. 15061 (b)(3)

**Reasons why project is exempt:** This project is considered to be a minor land division of already disturbed land. No construction is proposed as part of this request. The use of the property for single-family dwellings will remain unchanged. There is also no evidence in the record that this action will have direct or significant physical impact on the environment.

_____ _____
Dated Shante Ruiz
Assistant Planner

## SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

## PROJECT: PARCEL MAP APPLICATION NO. PLN2026-0027 - Hudelson Land Company, L.P.

| 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 FISH & WILDLIFE | X | | X | | X | | | | | | | |
| CA DEPT OF CONSERVATION Land Resources | X | | X | | X | | | | | | | |
| CA OPR STATE CLEARINGHOUSE | X | | X | | X | | | | | | | |
| CA RWQCB CENTRAL VALLEY REGION | X | | X | | X | | | X | | X | X | |
| CENTRAL VALLEY FLOOD PROTECTION | X | | X | | X | | | | | | | |
| COOPERATIVE EXTENSION | X | | X | | X | | | | | | | |
| DER - GROUNDWATER RESOURCES DIVISION | X | | X | X | | | | X | | X | | X |
| DISTPOSAL DIST: TURLOCK SCAVENGER | X | | X | | X | | | | | | | |
| FIRE PROTECTION DIST: HUGHSON | X | | X | | X | | | | | | | |
| GSA: WEST TURLOCK SUBBASIN | X | | X | | X | | | | | | | |
| IRRIGATION DIST: TURLOCK | X | | X | X | | | | X | | X | X | |
| MOSQUITO DIST: TURLOCK | X | | X | | X | | | | | | | |
| STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES | X | | X | | X | | | | | | | |
| PACIFIC GAS & ELECTRIC | X | | X | | X | | | | | | | |
| SAN JOAQUIN VALLEY APCD | X | | X | | X | | | X | | X | | X |
| SCHOOL DIST 1: HUGHSON UNIFIED | X | | X | | X | | | | | | | |
| STAN CO AG COMMISSIONER | X | | X | | X | | | | | | | |
| STAN CO BUILDING PERMITS DIVISION | X | | X | | X | | | | | | | |
| STAN CO CEO | X | | X | | X | | | | | | | |
| STAN CO DER | X | | X | X | | X | | | | X | X | |
| STAN CO FARM BUREAU | X | | X | | X | | | | | | | |
| STAN CO HAZARDOUS MATERIALS | X | | X | X | | X | | | | X | X | |
| STAN CO PUBLIC WORKS | X | | X | | X | | | X | | X | X | |
| STAN CO PUBLIC WORKS - SURVEY | X | | X | | X | | | | | | | |
| STAN CO SHERIFF | X | | X | | X | | | | | | | |
| STAN CO SUPERVISOR DIST TWO: CHIESA | X | | X | | X | | | | | | | |
| STAN COUNTY COUNSEL | X | | X | | X | | | | | | | |
| STANISLAUS FIRE PREVENTION BUREAU | X | | X | | X | | | X | | X | X | |
| STANISLAUS LAFCO | X | | X | | X | | | | | | | |
| STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 | X | | X | | X | | | | | | | |
| TELEPHONE COMPANY: AT&T | X | | X | | X | | | | | | | |
| TUOLUMNE RIVER TRUST | X | | X | | X | | | | | | | |
| US FISH & WILDLIFE | X | | X | | X | | | | | | | |
| USDA NRCS | X | | X | | X | | | | | | | |

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

Application Number: _____

Application Title: Hudelson Family 1998 Trust Parcel Map

Application Address: 11066 John Fox Road, Hughson, Ca. 95326

Application APN: 019-017-001

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.

4/7/26
Date

[redacted]
Signature of Applicant

_____
Print Firm Name if applicable

Ben Hudelson
Print Name of Applicant



EXHIBIT G

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

Application Number: PLN2026-0027

Application Title: Hudelson Family 1998 Trust Parcel Map

Application Address: 11066 John Fox Road, Hughson, Ca. 95326

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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.

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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.

September 18, 2026
Date

[redacted]
Signature of Applicant

Aspen Survey Co Inc
Print Firm Name if applicable

David L Harris
Print Name of Applicant

**PM PLN2026-0027**

# HUDELSON LAND COMPANY, L.P.

**Planning Commission**
**October 15, 2026**

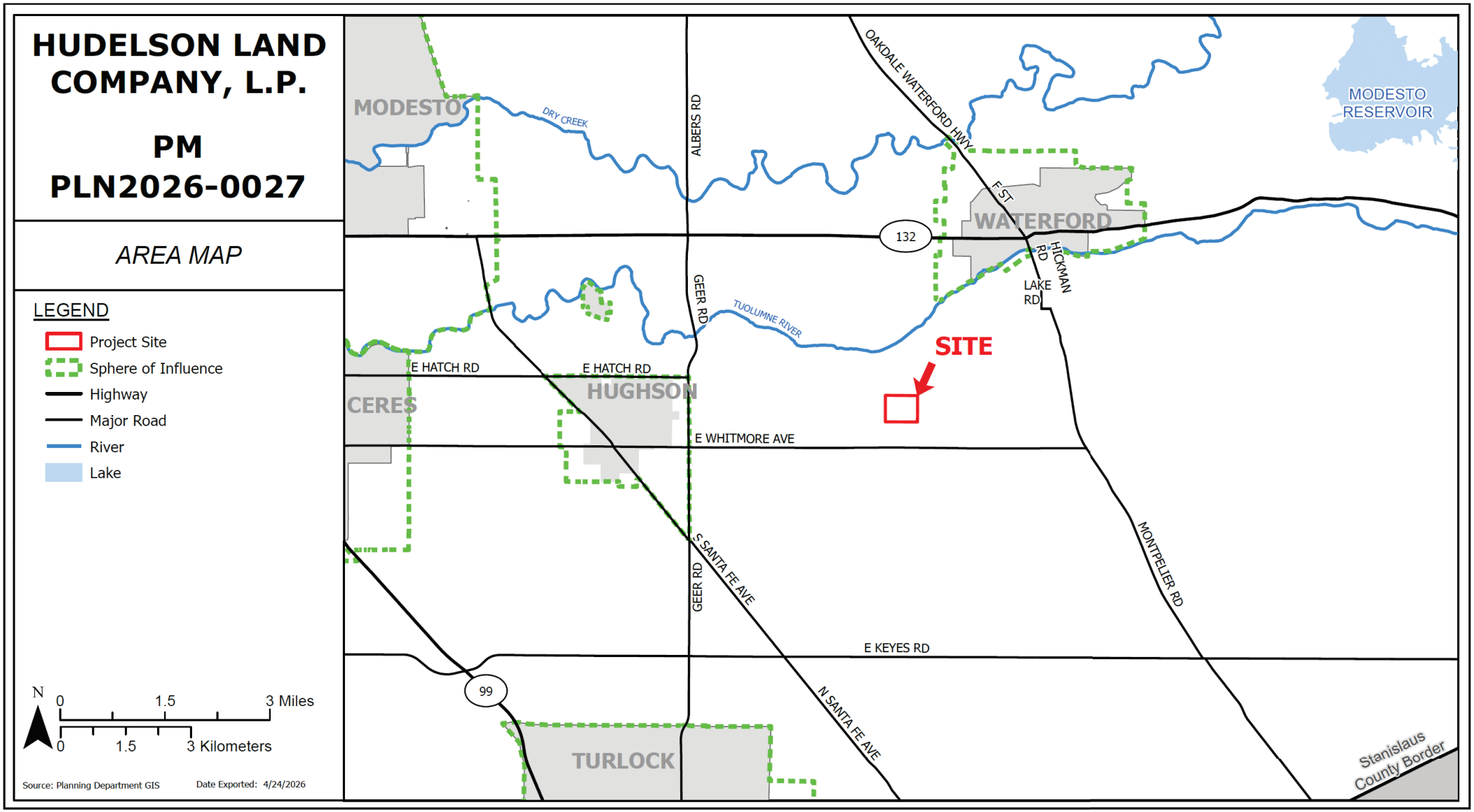
# Overview

- Request to subdivide a 110.8± acre parcel into two 55.4± acre parcels, in the General Agriculture (A-2-40) zoning district.

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

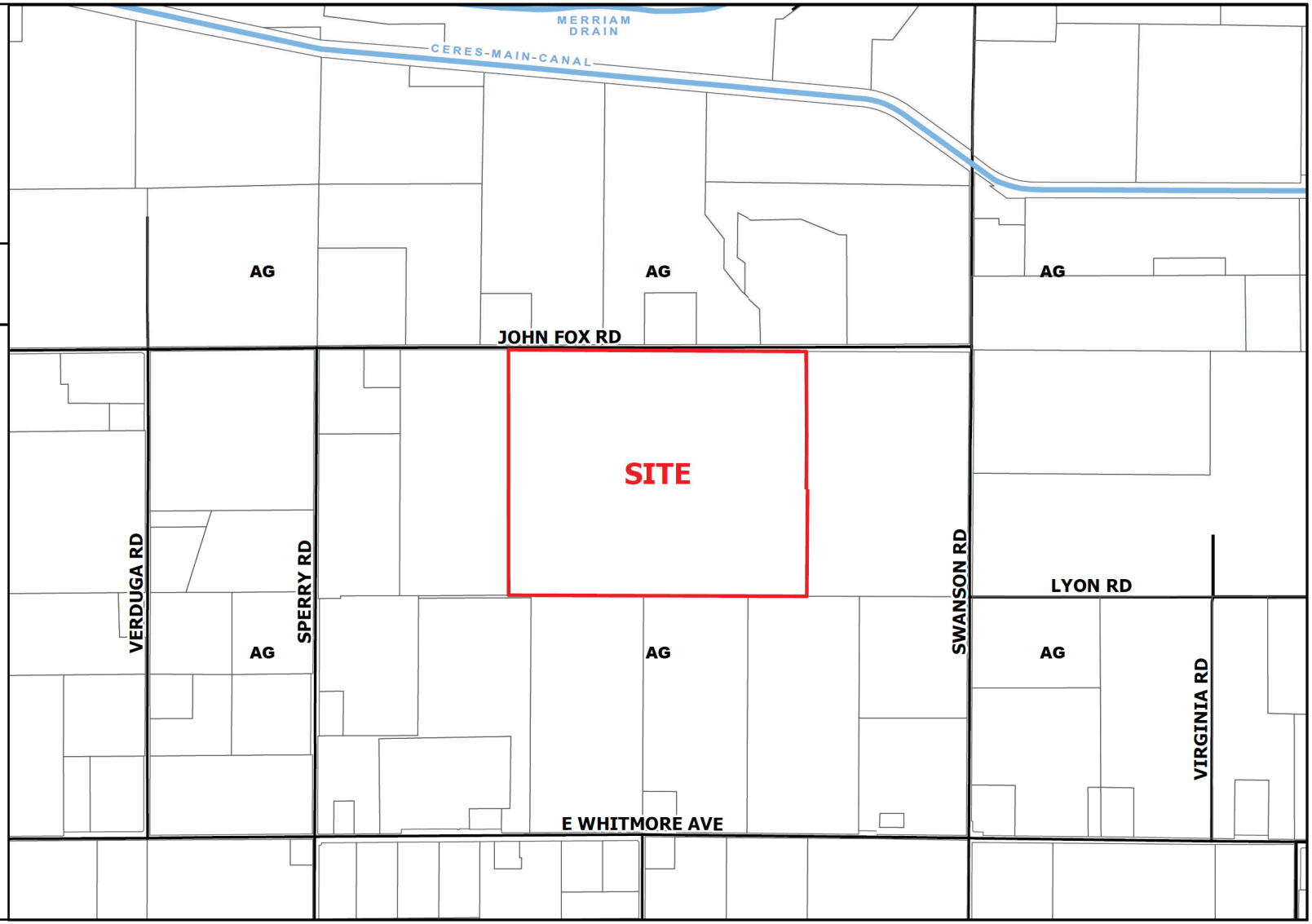
*AREA MAP*



# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*GENERAL PLAN MAP*




LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

- Agriculture (AG)

N

0 900 1,800 US Feet

0 250 500 Meters

Source: Planning Department GIS

Date Exported: 4/24/2026

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

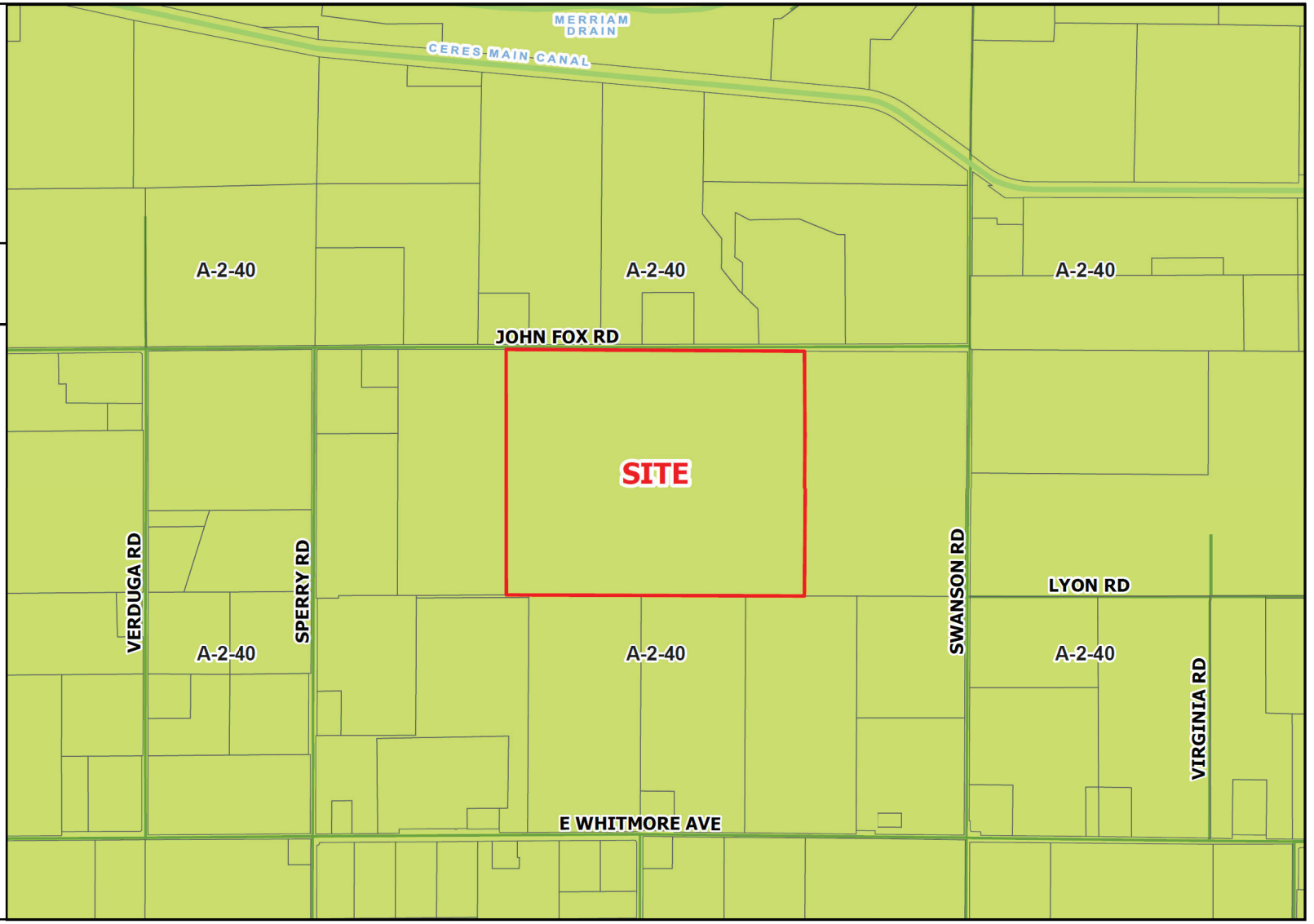
*ZONING MAP*

LEGEND

- Project Site
- Parcel
- Street
- Canal

Zoning Designation

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




N

0 900 1,800 US Feet

0 250 500 Meters

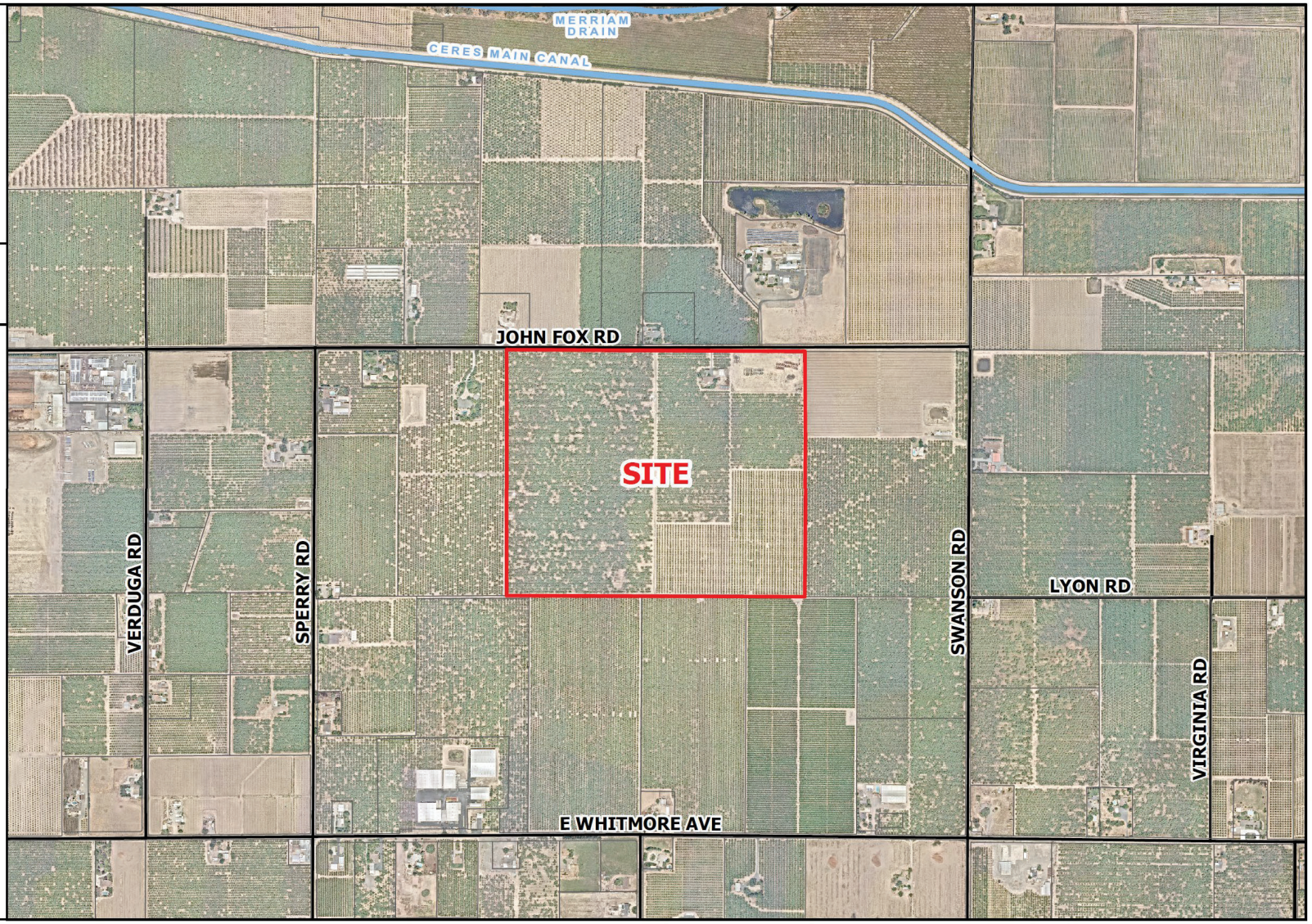
Source: Planning Department GIS

Date Exported: 4/24/2026

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*2023 AERIAL AREA MAP*




LEGEND

- Project Site
- Parcel
- Street
- Canal

N

0 900 1,800 US Feet

0 250 500 Meters

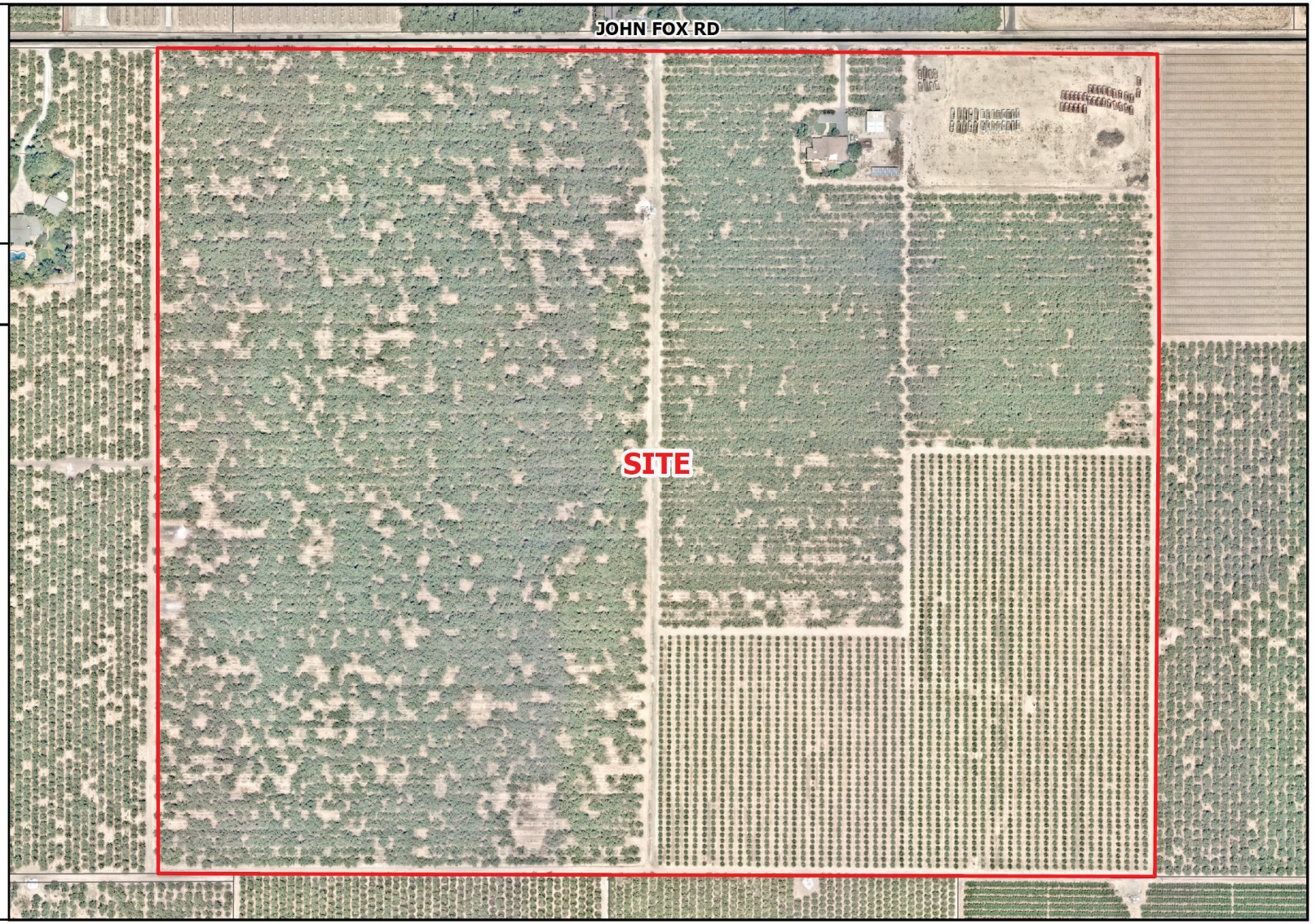
Source: Planning Department GIS

Date Exported: 4/24/2026

# HUDELSON LAND COMPANY, L.P.

# PM PLN2026-0027

*2023 AERIAL SITE MAP*




LEGEND

- Project Site
- Parcel
- Street

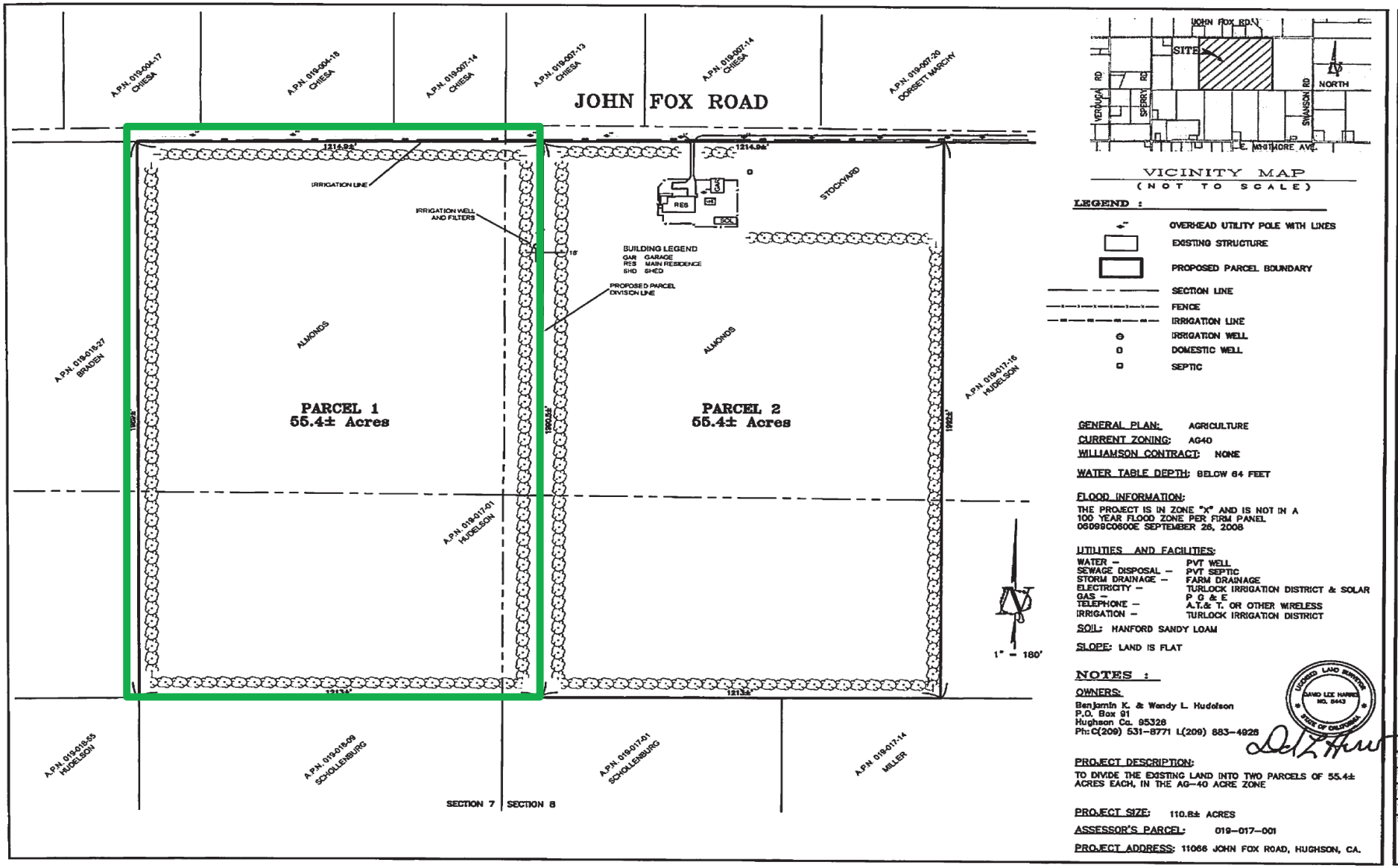
N

0 280 560 US Feet

0 70 140 Meters

Source: Planning Department GIS

Date Exported: 4/24/2026







VICINITY MAP
(NOT TO SCALE)

**LEGEND :**

- OVERHEAD UTILITY POLE WITH LINES
- EXISTING STRUCTURE
- PROPOSED PARCEL BOUNDARY
- SECTION LINE
- FENCE
- IRRIGATION LINE
- IRRIGATION WELL
- DOMESTIC WELL
- SEPTIC

**GENERAL PLAN:** AGRICULTURE
**CURRENT ZONING:** AG40
**WILLIAMSON CONTRACT:** NONE

**WATER TABLE DEPTH:** BELOW 64 FEET

**FLOOD INFORMATION:**
THE PROJECT IS IN ZONE "X" AND IS NOT IN A 100 YEAR FLOOD ZONE PER FIRM PANEL 06099C0600E SEPTEMBER 26, 2008

**UTILITIES AND FACILITIES:**

| | |
|---|---|
| WATER – | PVT WELL |
| SEWAGE DISPOSAL – | PVT SEPTIC |
| STORM DRAINAGE – | FARM DRAINAGE |
| ELECTRICITY – | TURLOCK IRRIGATION DISTRICT & SOLAR |
| GAS – | P G & E |
| TELEPHONE – | A.T.& T. OR OTHER WIRELESS |
| IRRIGATION – | TURLOCK IRRIGATION DISTRICT |

**SOIL:** HANFORD SANDY LOAM

**SLOPE:** LAND IS FLAT

**NOTES :**

**OWNERS:**
Benjamin K. & Wendy L. Hudelson
P.O. Box 91
Hughson Ca. 95326
Ph: C(209) 531-8771 L(209) 883-4928

LICENSED LAND SURVEYOR DAVID LEE HARRIS NO. 8443 STATE OF CALIFORNIA

**PROJECT DESCRIPTION:**
TO DIVIDE THE EXISTING LAND INTO TWO PARCELS OF 55.4± ACRES EACH, IN THE AG-40 ACRE ZONE

**PROJECT SIZE:** 110.8± ACRES
**ASSESSOR'S PARCEL:** 019-017-001
**PROJECT ADDRESS:** 11066 JOHN FOX ROAD, HUGHSON, CA.

TENTATIVE PARCEL MAP
FOR
HUDELSON FAMILY 1998 TRUST
BEING A DIVISION OF A PORTION OF THE NORTH HALF OF SECTIONS 7 & 8, TOWNSHIP 4 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

ASPEN SURVEY COMPANY, INC.
1121 OAKDALE RD., STE 6 MODESTO, CA 95355
PH: (209) 526-9724 FX: (209) 526-0472

| | |
|---|---|
| DATE | Mar.30, 2026 |
| SCALE | 1" = 180' |
| DRAWN | DLH |
| JOB | 26-006 |
| SHEET | 1 |
| OF | 1 SHEETS |

# Issues

- No issues have been identified
  - Standard conditions of approval have been applied

# General Plan, Zoning, and Subdivision Ordinance Consistency

- General Plan
  - Land Use Element
  - Agricultural Element

- Subdivision Ordinance

- Zoning (Title 21)
  - General Agriculture (A-2-40)

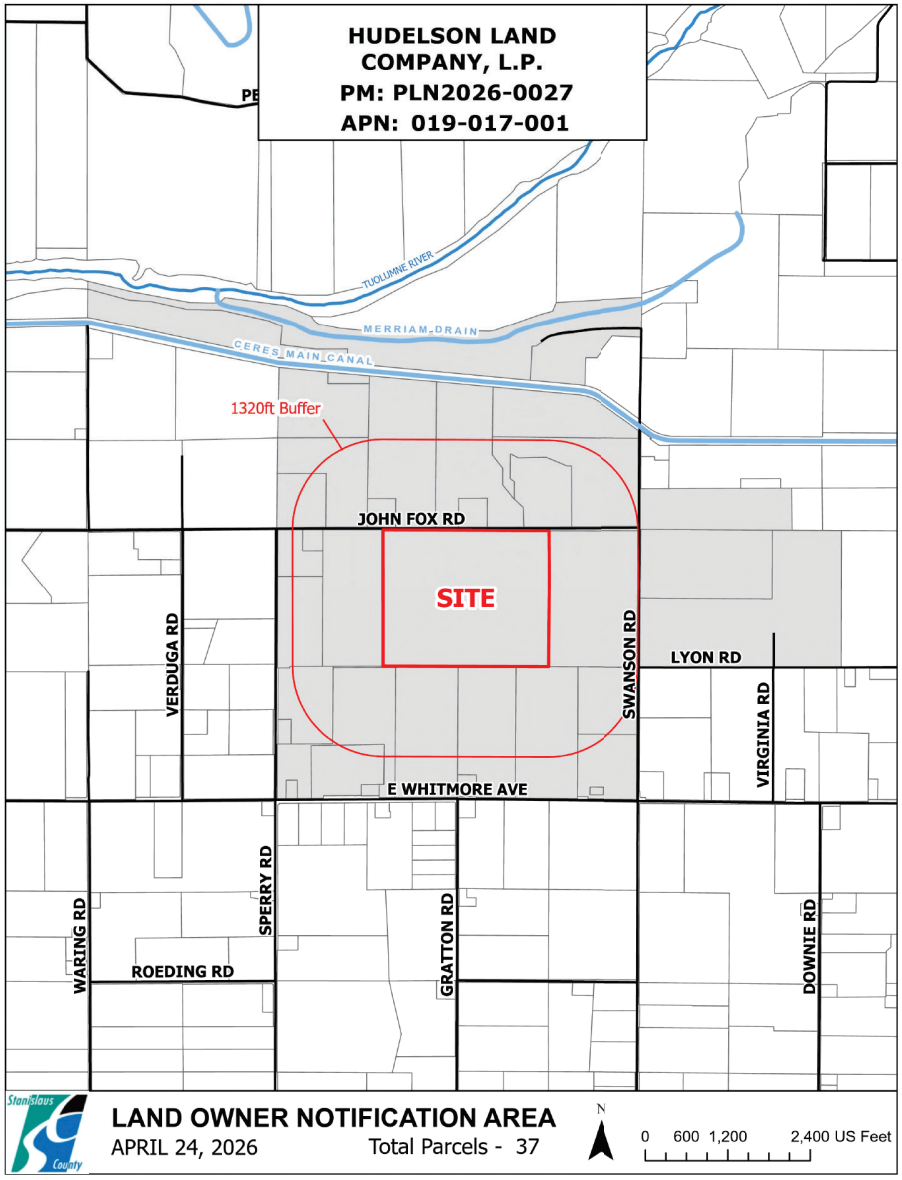
# Environmental Review

- CEQA Guideline Section 15183
  - Consistency with the General Plan EIR
  - Consistency with the A-2 Zoning District
- CEQA Guidelines Section 15061
  - Common Sense Exemption

# Recommendation

- Staff recommendation
  - Approval
- Findings – Exhibit A
  - Environmental Determination
  - Parcel Map Findings
  - Project Approval

# Questions


HUDELSON LAND
COMPANY, L.P.
PM: PLN2026-0027
APN: 019-017-001
TUOLUMNE RIVER
MERRIAM DRAIN
CERES MAIN CANAL
1320ft Buffer
JOHN FOX RD
SITE
VERDUGA RD
SWANSON RD
LYON RD
VIRGINIA RD
E WHITMORE AVE
WARING RD
SPERRY RD
ROEDING RD
GRATTON RD
DOWNIE RD
LAND OWNER NOTIFICATION AREA
APRIL 24, 2026
Total Parcels - 37
N
0 600 1,200 2,400 US Feet