



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

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

FROM: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Project Title: Use Permit Application No. PLN2025-0116 – Marchy Dorsett

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone/Email:** (209) 525-6330/planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 11131 and 11137 John Fox Road **City/Nearest Community:** Hughson/Waterford

Cross Streets: Swanson and Sperry Roads **Zip Code:** 95326

Longitude/Latitude (degrees, minutes and seconds): -120° 47' 17.3184" W / 37° 36' 27.2952" N **Total Acres:** 85.84±

Assessor's Parcel Numbers: 019-007-018, -019 & -020 **Section:** 5 & 8 **Twp.:** 4 **Range:** 11 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** N/A **Waterways:** Turlock Irrigation District Main Canal

Airports: N/A **Railways:** Union Pacific **Schools:** Hughson Unified

Local Public Review Period: (to be filled in by lead agency)

Starting Date: January 26, 2026 **Ending Date:** February 13, 2026

Document Type:

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

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other

Development Type:

☐ Residential **Units:** _____ **Acres:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Transportation **Type:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Power **Type:** _____ **MW** _____
☐ Educational _____ ☐ Waste Facilities **Type:** _____ **MGD** _____
☐ Recreational _____ ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☒ Other Agriculture

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geological/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Not Applicable

Present Land Use/Zoning/General Plan Designation:

Huller with a single-family dwelling and orchards / General Agriculture (A-2-40) / General Agriculture

Project Description:

This is a request to expand a legal non-conforming almond hulling operation located on an 18.27± acre parcel and establish an almond stockpiling ground on an adjacent 67.57± acre parcel in four phases in the General Agriculture (A-2-40) zoning district. The existing huller facility is located on the parcel currently identified as Assessor's Parcel Number (APN) 019-007-020 which is developed with a building containing the huller, two barns used for storage of almond bins and hulling equipment, a storage building associated with the dwellings on-site, a mechanic/fabrication shop associated with the huller, two offices, a truck scale, a truck staging area, a solar array, and a single-family dwelling. The adjacent 67.57± acre parcel, assessed under two APNs (APNs 019-007-018 and -019), is currently planted in 60.33± acres of almond trees, and is proposed to be utilized for stockpiling almonds. Phase 1 will include removal of nine acres of almond trees for stockpiling ground on the northeast portion of APN 019-007-018. Phase 2 will include removal of up to 19± acres of almond trees for an additional area for almond hull and shell stockpiling on a portion of APN 019-007-018. It will also include the removal of the two barns and an extension of a roof-only portion of the existing huller building on APN 019-007-020 to cover new proposed pre-cleaning equipment. Phase 3 will include the removal of 19.5± acres of almond trees for stockpiling ground on the eastern portion of APN 019-007-019; however, ten rows of almond trees adjacent to the frontage of both John Fox and Swanson Roads will be retained for noise attenuation and dust control purposes. Phase 3 will also include the installation of two additional hull auger lines on APN 019-007-019 and construction of a roof structure over all auger lines. Phase 4 will include a renovation and expansion of the huller, a new baghouse, electrical service upgrades, installation of additional hulling equipment within the huller and a new shop building for general storage use associated with the huller located to the north of the existing solar array on APN 019-007-020. If approved, Phase 1 is anticipated to be implemented within one year of project approval, Phase 2 within two years, Phase 3 within five years, and Phase 4 within ten years.

The almond huller currently operates 24 hours a day, seven days a week during harvest season (August through November), and from 6:00 a.m. to 6:00 p.m., Monday through Saturday, during the off-season (December through July). No change in the hours of operation are proposed under this request. There are a total of three full-time employees and 11 part-time employees for the hulling operation; no additional employees are proposed under this request. A total of 30 round trip truck trips are conducted per-day by three truck drivers. The existing throughput is 12,000,000 almond meat pounds which will remain the same through proposed Phase 1. The parcel improved with the existing huller is served by a private well and a septic system (APN 019-007-020). Both parcels receive irrigation water from Turlock Irrigation District which is stored on-site via an existing pond and irrigation pump. The parcel developed with the existing hulling operation (APN 019-007-020) has access to County-maintained John Fox Road via an asphalt driveway. The adjacent parcel proposed for stockpiling takes access from Swanson Road via a dirt driveway.

Reviewing Agencies Checklist:

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

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

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address: _____
City/State/Zip: _____
Contact: _____
Phone/Email: _____

Applicant: Marchy Dorsett Hulling and Shelling, LLC
Address: P.O. Box 314
City/State/Zip: Hickman, CA 95323
Contact: Jordan Marchy, Co-Owner
Phone/Email: (209) 496-5206 / jordan@marchydorsett.com

Signature of Lead Agency Representative: 
Emily DeAnda (Jan 26, 2026 11:40:35 PST)

Date: January 26, 2026