



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2026010874

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

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

Project Title: 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: April 17, 2026 Ending Date: May 21, 2026

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [x] 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 [x] 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 [x] 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 [x] Other: Not Applicable

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.
\\TCDFS-PL\planning\Planning\Staff Reports\UP\2025\UP PLN2025-0116 - Marchy Dorsett\CEQA-30-Day-Referral\Notice of Completion.doc

**Present Land Use/Zoning/General Plan Designation:**

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

**Project Description:**

Request to expand an existing almond hulling operation, located on an 18.27± acre parcel, to allow for the storage of almonds and almond hulls and shells on an adjacent parcel totaling 67.57± acres, 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 has an irrigation pond, 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. 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. If approved, Phase 1 is anticipated to be implemented within one year of project approval, Phase 2 within two years, and Phase 3 within five years. The huller operation previously received a Use Permit and Parcel Map to subdivide an 85.84-acre parcel into two parcels, 18.27± and 67.57± acres in size, to located the hulling operation on a separate parcel and to allow for the expansion of the huller building, conversion of a dwelling to an office, and the use of a portion of the parcel (along the John Fox Road frontage) for a truck staging area (Use Permit and Parcel Map No. PLN2022-0064 – Cunningham Ranch). Under the previous Use Permit, the facility operated 24 hours a day, seven days a week during harvest season (August through November) and Monday to Saturday 7:00 a.m. to 5:00 p.m. during the off-season (December through July) with a total of ten employees on a single shift. The facility had a total of 25 truck trips per-day during harvest and four trucks per-day during the off-season and one customer visit was anticipated per week. Under the current request, the almond huller will continue to operate 24 hours a day, seven days a week during harvest and proposes to extend harvest season into mid-December. During the operation's off-season (mid-December through July) the facility will continue to operate Monday through Saturday and proposes to extend the hours of operation from 6:00 a.m. to 6:00 p.m. Under this request, the applicant proposes four additional employees for a total of 14 employees consisting of three full-time employees and eleven part-time employees. The applicant anticipates an increase of two customers per-day for a total of three customers on-site per-day. Five additional truck trips are proposed for a total of 30 round-trip truck trips anticipated per-day by three truck drivers. This totals an increase of 10 truck trips and 12 vehicles trips from the previously approved use permit. The existing throughput is 12,000,000 almond meat pounds which will remain the same through proposed Phase 1 and is proposed to increase up to 14,400,000 almond meat pounds for phases 2-3. 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".

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                              | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency           | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>         | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Reclamation Board  |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> S Regional WQCB # <u>5</u>                                      |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy           | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission                  | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of           | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                         | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                                | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>         | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of        | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Housing & Community Development                  | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board                | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> 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*  
Emily DeAnda (Apr 17, 2026 10:56:30 PDT)

Date: April 17, 2026