

STANISLAUS COUNTY PLANNING COMMISSION

June 4, 2026

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2025-0116
MARCHY DORSETT

REQUEST: TO EXPAND AN EXISTING ALMOND HULLING OPERATION, CURRENTLY LOCATED ON AN 18.27± ACRE PARCEL, TO ALLOW FOR THE OUTDOOR STOCKPILING OF HULLS AND SHELLS, ON AN ADJACENT 67.57± PARCEL, IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Marchy Dorsett Hulling and Shelling, LLC. (Jordan Marchy, Thomas Marchy, and Tyler Dorsett)
Property owner:	Dorsett Marchy Land, LLC. (Jordan Marchy, Thomas Marchy, and Tyler Dorsett)
Agent:	N/A
Location:	11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area.
Section, Township, Range:	5-4-11 and 8-4-11
Supervisory District:	District Two (Supervisor Chiesa)
Assessor's Parcels:	019-007-018, -019, and -020
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	019-007-020: 18.27± acres 019-007-018 and -019: 67.57± 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.:	1972-1057
Environmental Review:	Negative Declaration
Present Land Use:	Huller and sheller operation, single-family dwelling, and orchards.
Surrounding Land Use:	Scattered single-family dwellings, ranchettes, and almond and walnut orchards in all directions; and Turlock Irrigation District's Ceres Main Canal, a dairy, the Tuolumne River, and the City of Waterford to the north.

RECOMMENDATION

Staff recommends 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 this project, Exhibit A provides an overview of all the findings required for project approval.

PROJECT DESCRIPTION

This is a request to expand an existing almond hulling operation, currently located on an 18.27± acre parcel, to allow for the expansion of outdoor storage, for the stockpiling of hulls and shells, on an adjacent 67.57± acre parcel, in the General Agriculture (A-2-40) zoning district. Stockpiling on a 9-acre portion of the 67.57± acre parcel is already occurring. The applicant proposes expanding the existing almond hulling operation in three phases:

- Phase 1 is to legalize the existing stockpiling of hulls and shells on a 9-acre portion of the 67.57± acre parcel;
- Phase 2 is the removal of up to 19± acres of almond trees to allow for additional stockpiling on the west portion of the 67.57± acre parcel within two years of project approval; and
- Phase 3 will include the removal of 19.5± acres of almond trees to allow for additional stockpiling on the eastern portion of 67.57± acre parcel within five years of project approval.

The applicant is proposing to retain 10 rows of almond trees, adjacent to the frontage of both John Fox and Swanson Roads, for noise attenuation and dust control purposes when stockpiling is occurring during the harvest season (see Exhibit B-6 – Maps and Site Plans).

The existing almond huller operation was initially established on an 85.84± acre parcel in the late 1960's under the Agriculture District (A-1) zoning district which recognized hulling facilities as a permitted use allowed without a use permit. The entire project site was rezoned in 1971 to the General Agriculture (A-2) zoning district requiring a use permit be obtained for the operation of a hulling facility. The almond hulling operation, as it existed prior to 1971, is considered to be a legal nonconforming (LNC) use.

In 2023, Use Permit and Parcel Map No. PLN2022-0064 – *Cunningham Ranch* was approved to allow the hulling facility to expand and to separate the hulling operation onto its own parcel; subdividing the 85.84± acre parcel into two parcels of 18.27± and 67.57± acres in size, and allowing 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. As permitted under the 2023 Use Permit, the hours of operation are 24 hours per 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 10 employees on a single shift. Up to 25 truck-trips per day may be conducted during harvest and four truck-trips per day during the off-season; with up to one customer visit anticipated per week.

In addition to the stockpiling of hulls and shells on the adjacent parcel the current request, is

also proposing to: 1) extend the harvest season by one month, into December, due to seasonal variations, while maintaining the same hours of operation for harvest season; 2) extend the hours of operation by two additional hours during the off-season to operate from 6:00 a.m. to 6:00 p.m.; 3) add four additional employees, for a new total of 14 employees, consisting of three full-time employees and 11 part-time employees; 3) increase customer visits per-day by two, for a maximum total of three customers on-site per-day during harvest season (a total increase of 12 vehicle trips); and 4) add five additional truck -trips per day, for a total of 30 round-trip truck-trips per day (a total increase of 10 truck- trips).

Prior to the 2023 Use Permit, the hulling operation was processing an average of 8,000,000 pounds of almond meats per season and had a Permit to Operate (PTO) issued by the San Joaquin Valley Air Pollution Control District (SJVAPCD) allowing for up to 14,400,000 pounds of almond meats to be processed over 60 days. The 2023 Use Permit allows for the processing of up to 14,400,000 pounds of almond meat pounds. The current throughput for the existing hulling operation is 12,000,000 pounds of almond meats. Under this request, the hulling operation will remain restricted to the processing of up to 14,400,000 pounds of almond meats – no increase is being proposed.

SITE DESCRIPTION

The 85.84± acre project site is located at 11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area. The site is comprised of a 67.57± acre parcel, which is one legal parcel currently assessed under two Assessor Parcel Numbers (APNs) 019-007-018 and -019, and an 18.27± acre parcel identified as APN 019-007-020.

The existing hulling operation, located on the 18.27± acre parcel, is developed with a building containing the huller and accessory structures (two barns used for the storage of almond bins and hulling equipment, a mechanic/fabrication shop, two offices, a truck scale, a truck staging area, and a solar array). The parcel is also developed with a single-family dwelling and an accessory storage building. The parcel is served by a private well and a septic system. The parcel has access to County-maintained John Fox Road via an asphalt driveway.

The 67.57± acre parcel is currently planted in 51± acres of almond trees, has an irrigation pond, and a 9-acre area utilized for the stockpiling of hulls and shells. The area of the parcel currently being used for stockpiling has access from Swanson Road via a dirt driveway; however, under this request, the applicant proposes utilizing only the existing driveway off John Fox Road for the entire operation. The existing dirt driveway off Swanson Road will only be used for the maintenance of almond trees.

Both parcels receive irrigation water from Turlock Irrigation District (TID) which is stored on-site via an existing pond on the 67.57± acre parcel which is improved with an irrigation pump.

Surrounding land uses include scattered single-family dwellings, ranchettes, and almond and walnut orchards in all directions. The TID's Ceres Main Canal, a dairy, the Tuolumne River, and the City of Waterford are located to the north of the project site.

ISSUES

On September 22, 2025, prior to the application for this request having been submitted, the County received an anonymous complaint regarding dust and the removal of trees on the 67.57± acre parcel. The complainant requested information on whether a permit was required for the removal of the trees and for use of the adjacent property (the 18.27± acre parcel) by the hulling operation, and whether notification to surrounding properties is required under a permitting process. The complainant was informed that the hulling operation was permitted under Use Permit and Parcel Map No. PLN2022-0064 – *Cunningham Ranch*; however, the use of the adjacent parcel (the 67.57± acre parcel) for the stockpiling of hulls and shells was not permitted.

After being made aware of the complaint and permitting requirements, the applicant submitted the application for the current request on October 31, 2025. The request includes the retention of 10 rows of almond trees adjacent to the frontage of both John Fox and Swanson Roads for noise attenuation and dust control purposes. The environmental document for the current request was circulated for review from April 17, 2026 to May 21, 2026 (see Exhibit D - *Initial Study*), and was referred to surrounding landowners within a quarter mile radius of the project site. No responses were received in opposition to the current request. A condition of approval has been added to the project requiring the 10 rows of almond trees to be maintained along the John Fox and Swanson Roads frontage of the 67.57± acre parcel (APNs 019-007-018 and - 019) (see Condition of Approval No. 10 of Exhibit C – *Conditions of Approval*).

During the Initial Study review period, a comment was received from the SJVAPCD requiring the applicant to notify the SJVAPCD at least 48 hours prior to any earthmoving activities of at least one-acre in size; and that prior to any disturbance of five-acres or more, or activity that will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit a Dust Control Plan to the SJVAPCD. A condition of approval reflecting the SJVAPCD's comment has been added to the project (see Condition of Approval No. 20 of Exhibit C – *Conditions of Approval*).

GENERAL PLAN CONSISTENCY

The site is currently designated "Agriculture" in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. 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 project is supported by the goals, objectives, and policies of the various elements of the General Plan. Specifically, the Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier One uses include uses closely related to agriculture such as nut hulling, shelling and drying, wholesale nurseries, and warehouses for storage of grain and other farm produce. The proposed expansion is considered a Tier One use in support of agriculture production consistent with the General Plan and all its elements.

To minimize conflicts between agricultural and non-agricultural operations, Buffer and Setback Guidelines (Appendix A of the Agricultural Element) have been adopted. The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 zoning district.

The Guidelines require all new or expanding uses approved by discretionary permit in the A-2 zoning district on a parcel adjoining the A-2 zoning district to incorporate a minimum 150-foot-wide buffer setback and a six-foot-high fence of uniform construction along the perimeter of the developed area. The purpose of the fencing is to prevent trespassing onto adjacent agricultural lands and fencing is not required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands. Low people-intensive Tier One and Tier Two uses which do not serve the general public shall not be subject to compliance with the guidelines. Based on the project description, the applicant anticipates a total of 14 employees on a maximum shift, with an estimated three daily customers, and 30 truck- trips per day for the hulling and shelling operation. The proposal represents an overall increase of 10 truck- trips (an additional five trucks entering and leaving the project site) and 12 vehicle trips (four additional employees and two additional customers entering and leaving the project site) per day from the previously approved use permit. The harvest season is anticipated to be extended by one month into December from the previous use permit, and to extend the hours of operation by two additional hours during the off-season to operate from 6:00 a.m. to 6:00 p.m. With the 10 rows of trees to be planted along the John Fox and Swanson Road frontages, the project would exceed the 150-foot-wide buffer requirement to the east and south of the project site; however, it would not meet the buffer requirement to the north or west. Given the nature of the proposed operation, and the expansion of outdoor storage area for almonds, hulls, and shells, staff believes the use to be low people intensive and, as such, not subject to providing an agricultural buffer. Provided the Planning Commission agrees that this project is a low people-intensive use, staff believes that the project is not subject to the Buffer and Setback Guidelines.

Staff believes that the proposed project can be found to be consistent with the General Plan if the Planning Commission can make the necessary findings for approval of the request, as outlined in Exhibit A. The project is an expansion of a Tier One use, which is in support of agriculture production and consistent with the Agriculture land use designation.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-40). In accordance with Section 21.20.030(A) of the Stanislaus County Zoning Ordinance, Tier One uses, which are uses closely related to agriculture, may be allowed when the Planning Commission makes the following findings:

1. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

2. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.

This request is an expansion of an existing use previously approved by the Planning Commission which determined the operation to meet these findings and not to be detrimental to or in conflict with agricultural use of other property in the vicinity. The purpose of this expansion is to improve on-site operations by increasing the functionality of the site and to plan for future outdoor storage areas to accommodate the additional throughput already permitted for the existing facility. To address concerns about dust, and to provide for noise attenuation, the applicant has included the retention of 10 rows of almond trees adjacent to the frontage of both John Fox and Swanson Roads, as discussed in the *Issues* section of this report; Condition of Approval No. 10 has been added to the project requiring the maintenance of the 10 rows of trees. No additional conflicts regarding the operation of the facility with agricultural uses or other property in the vicinity have been identified.

The project site is currently enrolled in Williamson Act Contract No. 1972-1057. County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall be consistent with the following principles of compatibility:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Within the A-2 zoning district, the County has determined that unless the Planning Commission makes a finding to the contrary, Tier One uses are consistent with the Williamson Act.

Staff believes that the findings required for approval of the project can be found with conditions of approval incorporated into the project.

ENVIRONMENTAL REVIEW

An environmental assessment for the project has been prepared in accordance with the California Environmental Quality Act (CEQA). The assessment included preparation of an Initial Study (see Exhibit D – *Initial Study*). Pursuant to CEQA, the proposed project was circulated to

interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit F - *Environmental Review Referrals*).

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

Note: Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to the California Environmental Quality Act (CEQA); therefore, the applicant will further be required to pay **\$3,100.75** for the California Department of Fish and Wildlife and the Clerk-Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

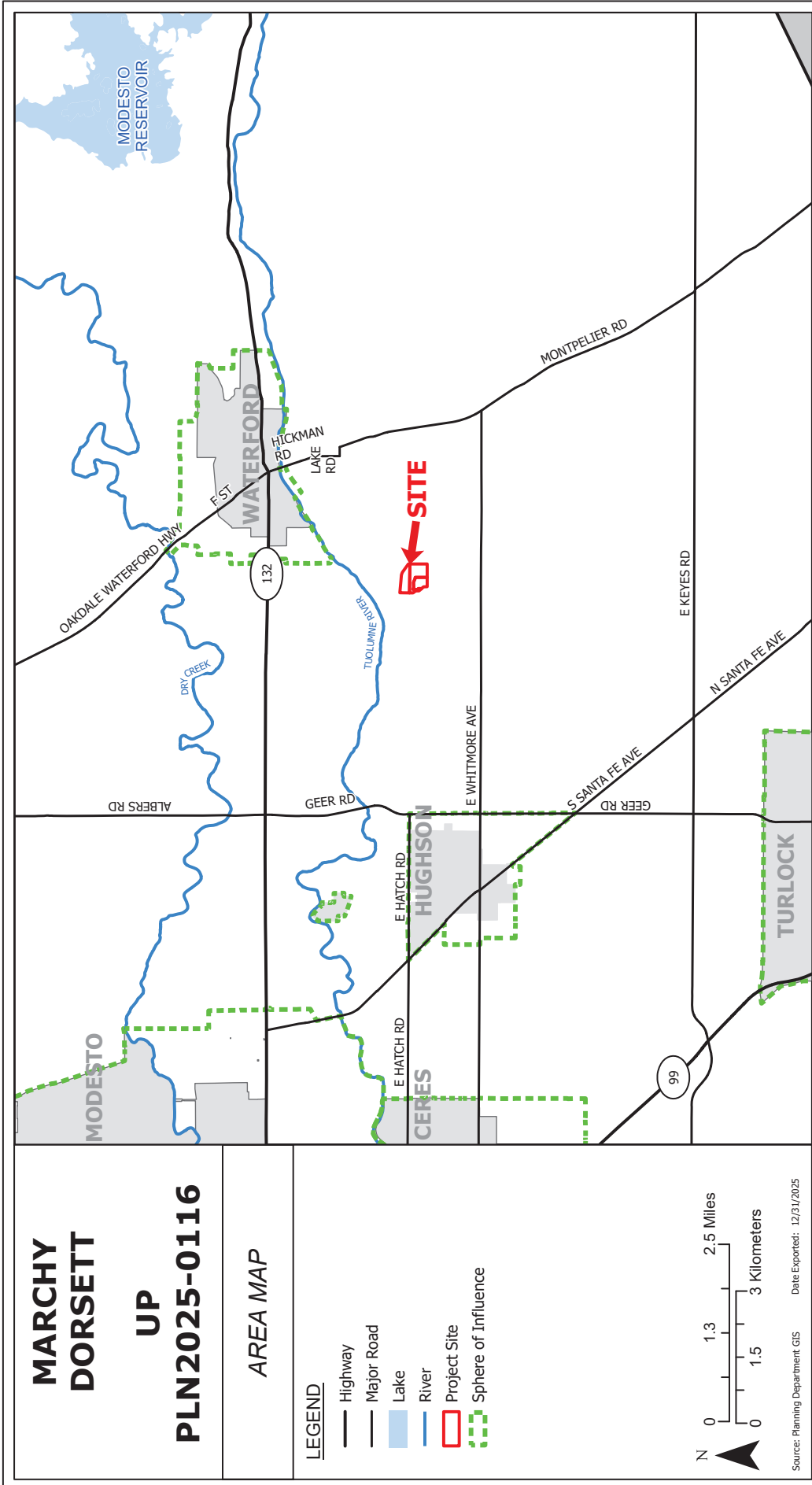
Contact Person: Emily DeAnda, Associate Planner, (209) 525-6330

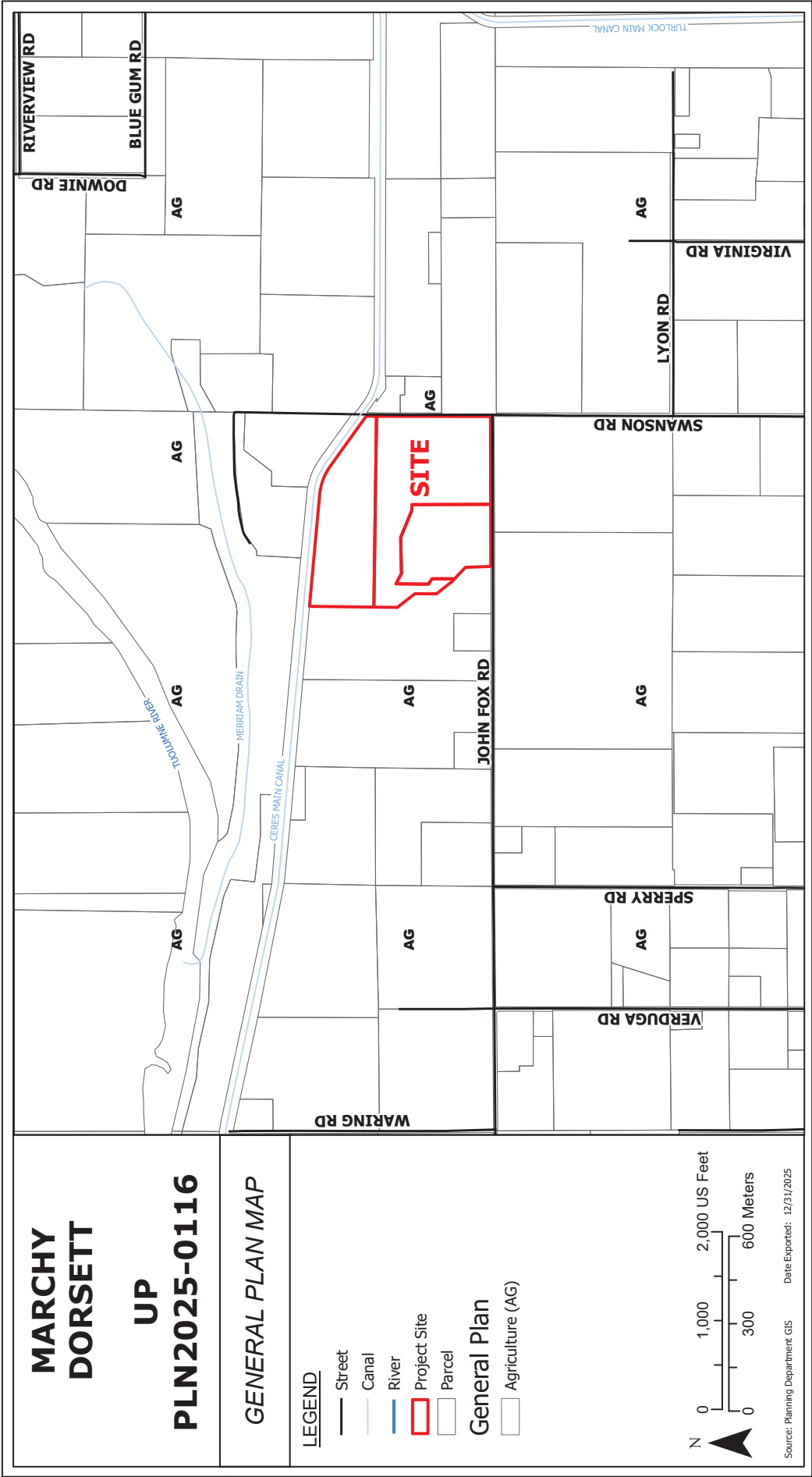
Attachments:

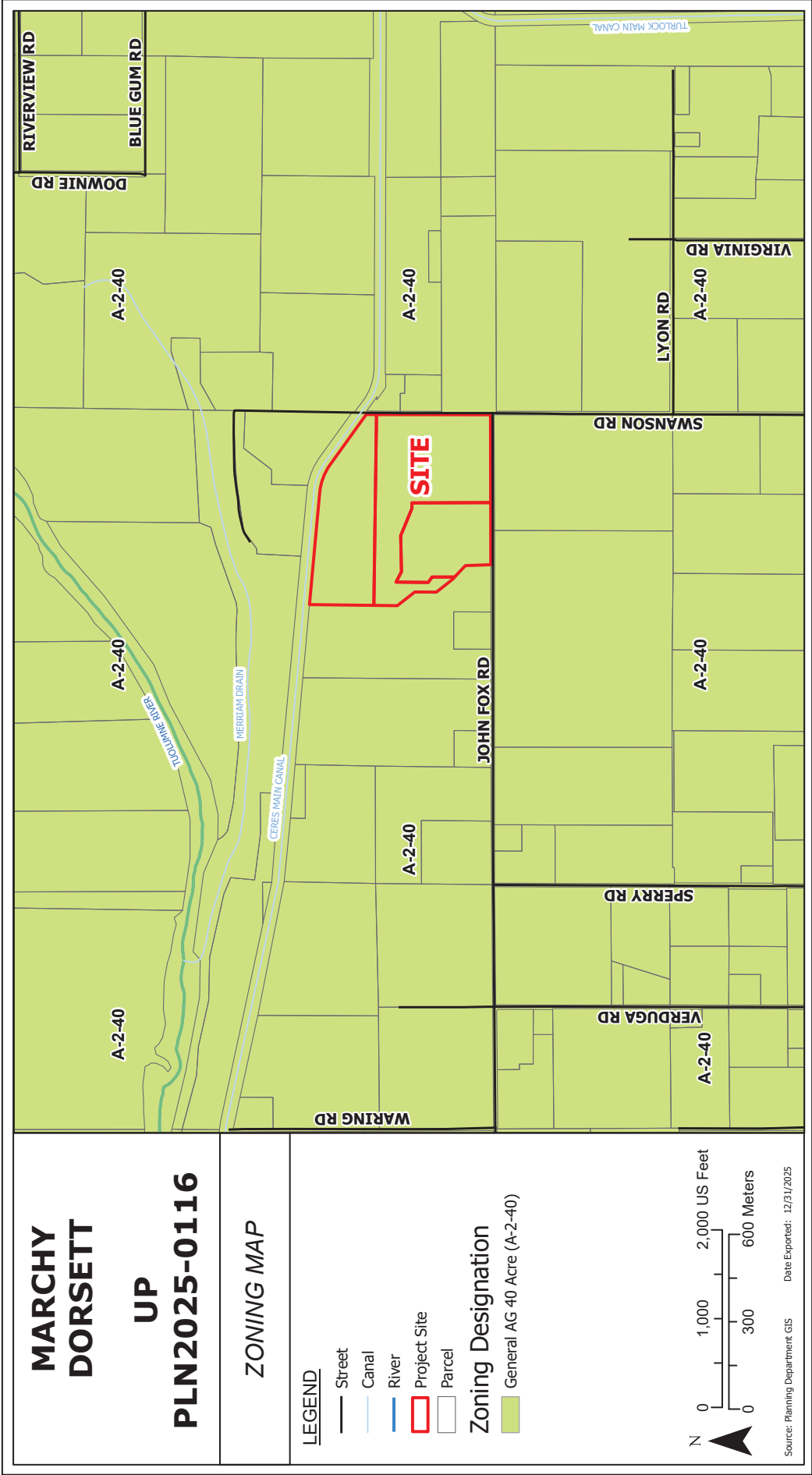
- Exhibit A – Findings and Actions Required for Project Approval
- Exhibit B – Maps and Site Plans
- Exhibit C – Conditions of Approval
- Exhibit D – Initial Study
- Exhibit E – Negative Declaration
- Exhibit F – Environmental Review Referrals
- Exhibit G – Levine Act Disclosure Statement

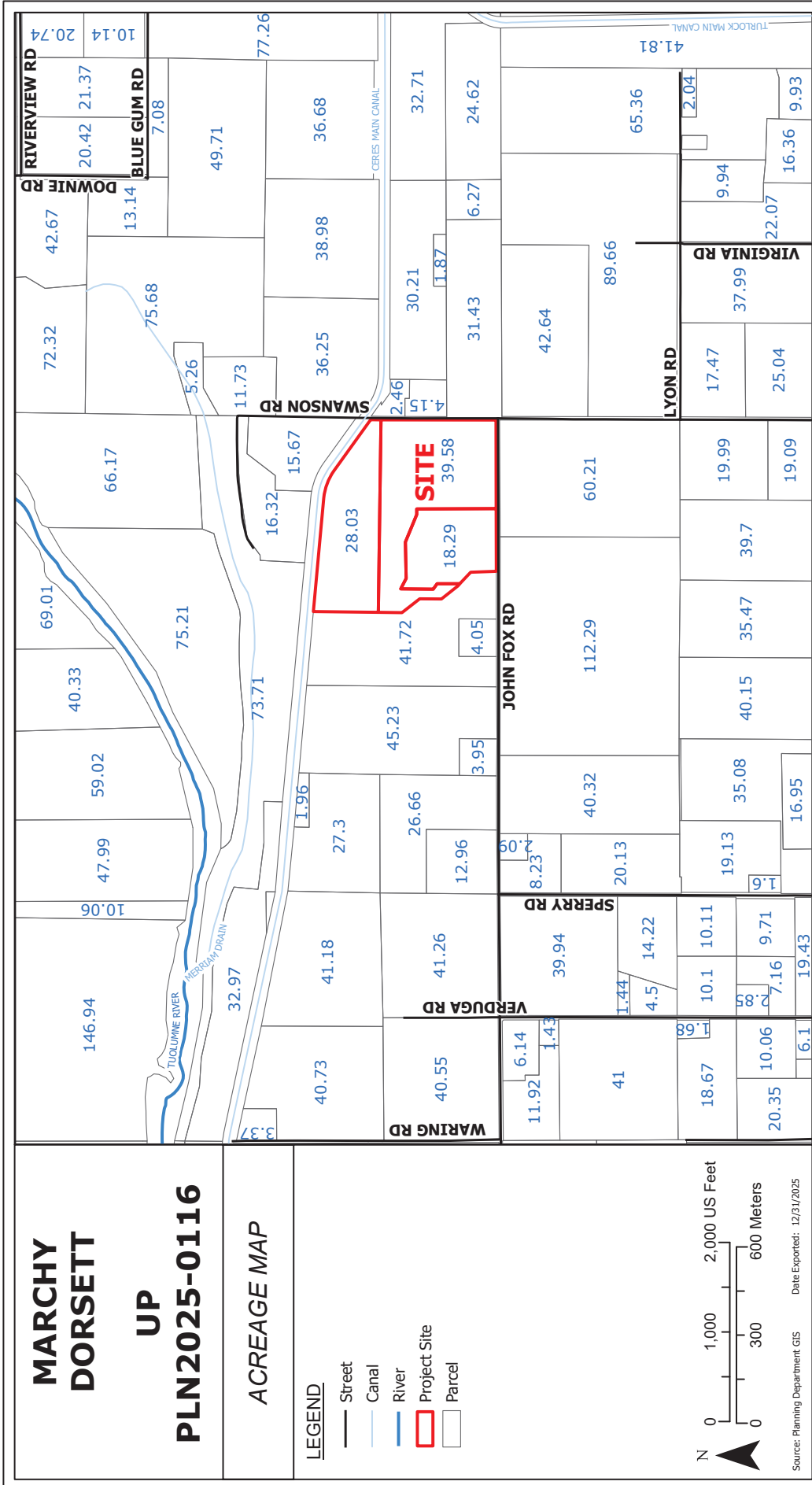
Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - a. The establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - b. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
 - c. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
 - d. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district as the proposed use relates directly to the production of commercial agricultural products.
 - e. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.
 - f. That the proposed Tier One use is "low people-intensive" and not subject to the agricultural buffer.
 - g. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring improvements.
4. Approve Use Permit Application No. PLN2025-0116 – Marchy Dorsett, subject to the attached Conditions of Approval.











**MARCHY
DORSETT**

**UP
PLN2025-0116**

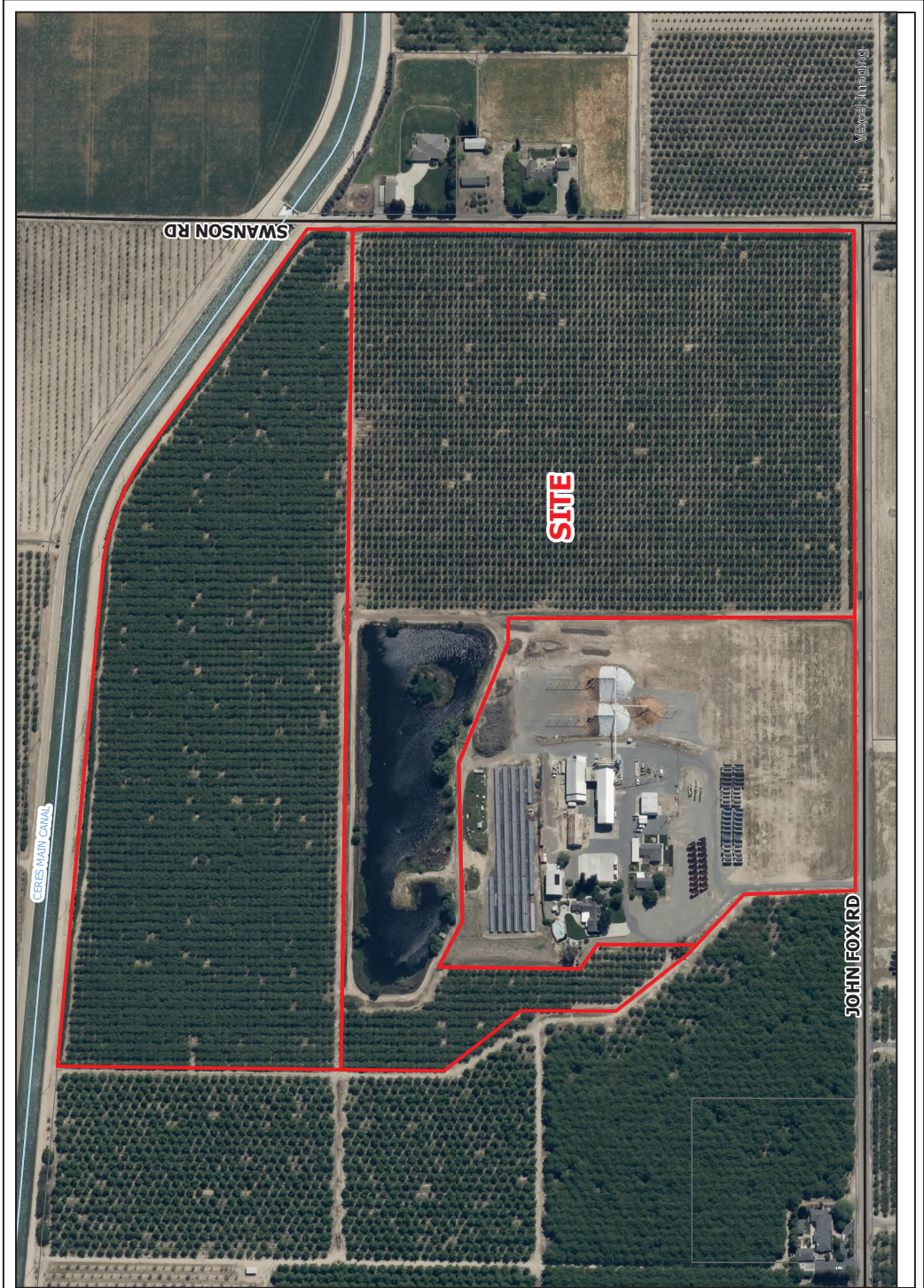
2025 AERIAL AREA MAP

LEGEND

- Street
- Canal
- River
- Project Site Buffer
- Project Site
- Parcel



Source: Planning Department GIS Date Exported: 12/31/2025








**MARCHY
DORSETT**

**UP
PLN2025-0116**

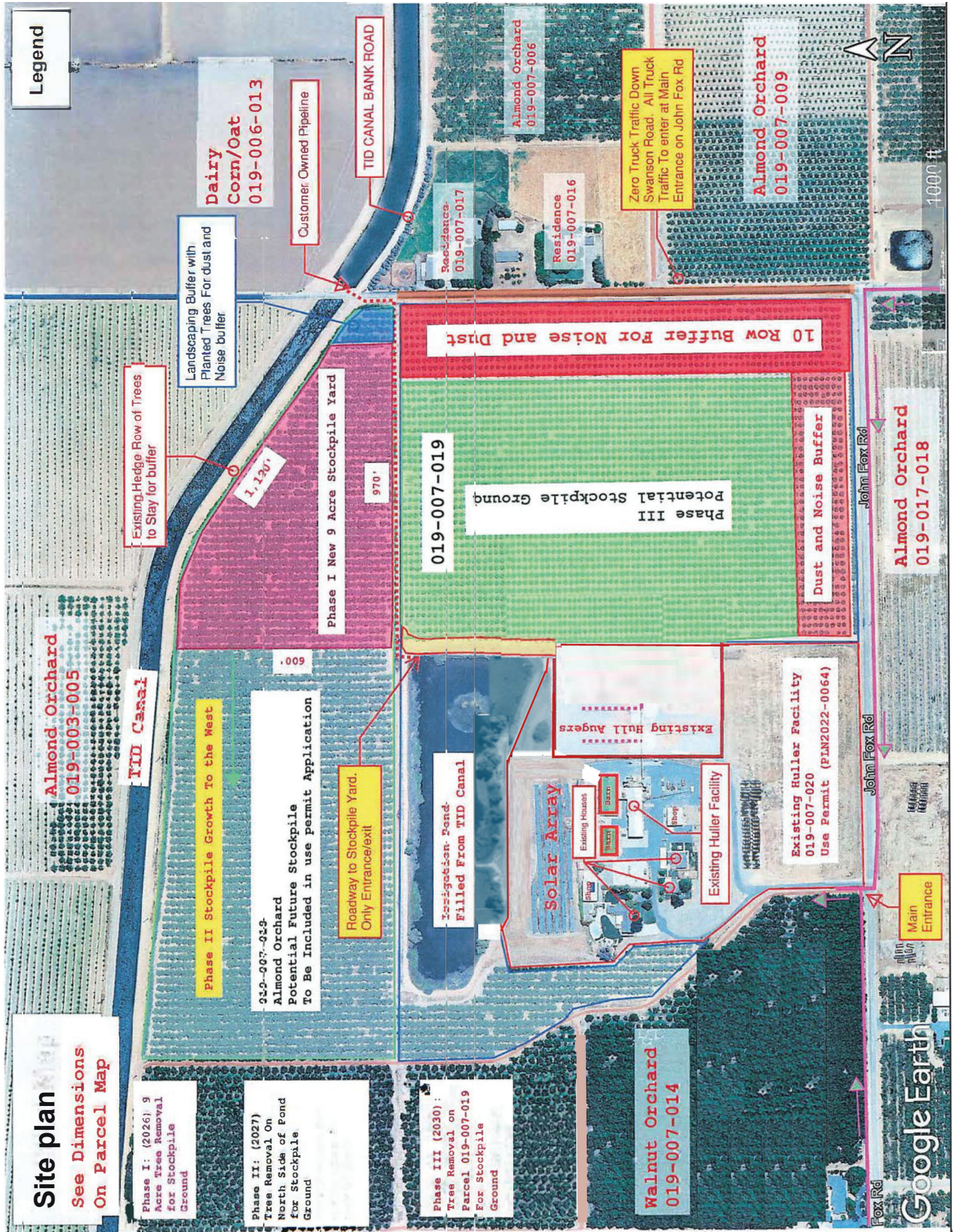
2025 AERIAL SITE MAP

LEGEND

-  Canal
-  Street
-  Project Site Buffer
-  Project Site
-  Parcel



Source: Planning Department GIS Date Exported: 12/31/2025

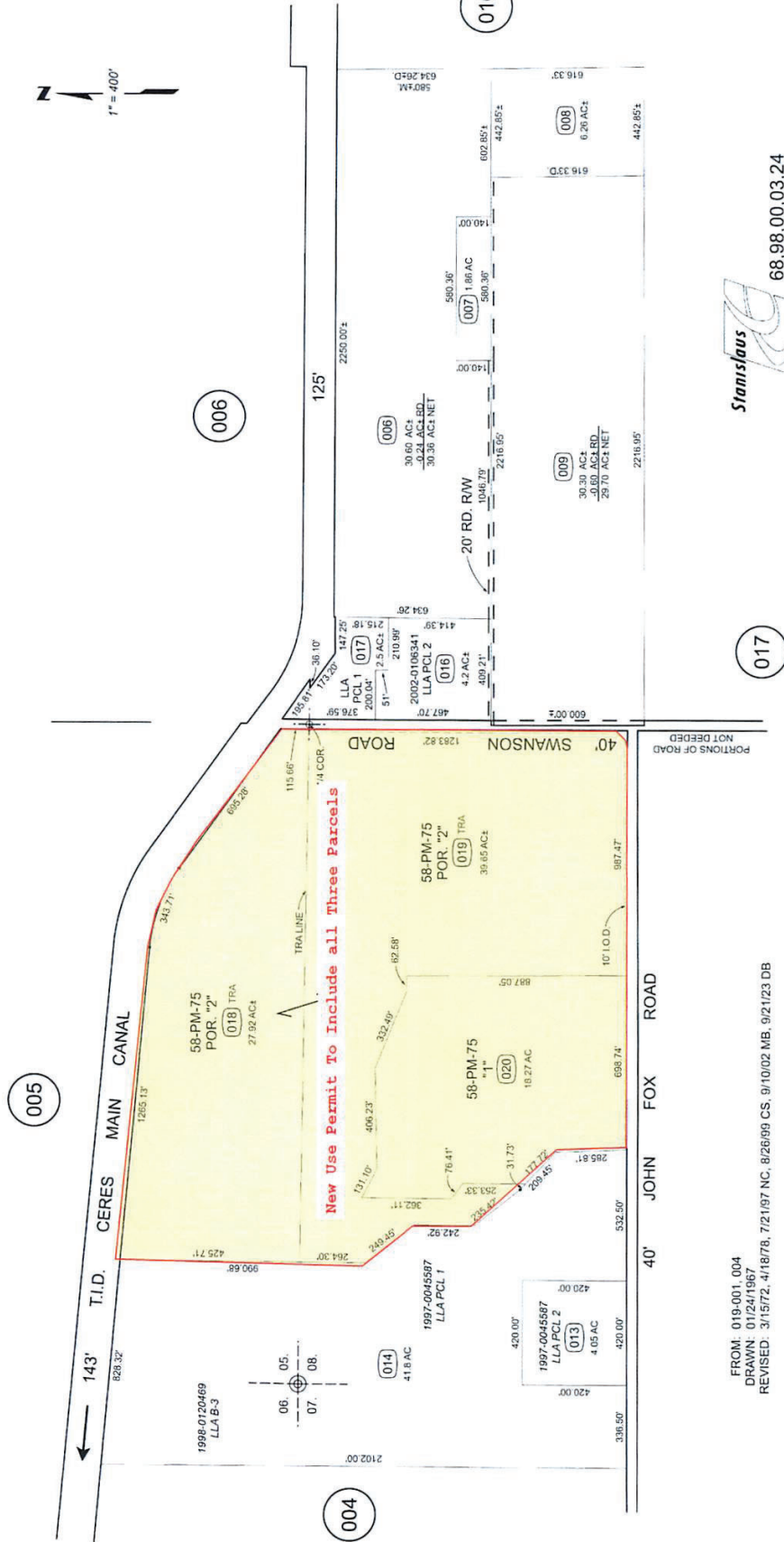


019 — 007

POR. S 1/2 SEC. 5 & POR. N 1/2 SEC. 8 T.4S. R.11E. M.D.B. & M.

THIS MAP FOR ASSESSMENT
PURPOSES ONLY

TRA
065 016
067 002
067 003



Stanislaus
County
Assessor
68,98,00,03,24

FROM: 019-001.004
DRAWN: 01/24/1967
REVISED: 3/15/72, 4/18/78, 7/21/87 NC, 8/26/99 CS, 9/10/02 MB, 9/21/23 DB

019 — 007

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NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2025-0116 MARCHY DORSETT

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances, including the Conditions of Approval approved under Use Permit and Parcel Map No. PLN2022-0064 – Cunningham Ranch. If a conflict arises between the Conditions of Approval of Use Permit and Parcel Map No. PLN2022-0064 – *Cunningham Ranch* and the Conditions of Approval of Use Permit No. PLN2025-0116, the conditions of Use Permit No. PLN2025-0116 shall prevail.
2. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a “Notice of Determination.” Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$3,100.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
3. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder’s Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
4. 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.
5. 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.

6. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
7. A photometric lighting plan shall be submitted for review and approval by the Planning Department prior to the issuance of a building permit for exterior light directly serving the hulling operation, including the outdoor storage area. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures should not exceed 15 feet above grade.
8. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site. In the event of a verified dust complaint, received by Stanislaus County, the property owner/operator shall be responsible for submitting a dust control plan to the County to be approved by the Stanislaus County Planning Director, to implement additional dust control measures.
9. The applicant shall obtain and maintain a valid Stanislaus County Business License for the facility.
10. A minimum of 10 rows of almond trees shall be maintained along the frontage of the parcel assessed as Assessor's Parcel No's 019-007-018 and -019, at the time of use permit approval, along John Fox and Swanson Roads, as reflected in the approved site plan for the project, and shall be kept free of debris and litter. Any replacement of the trees shall provide equivalent screening subject to approval by the Planning Director.
11. No additional identification or informational signs for the operation shall be installed on-site without first obtaining approval under a Staff Approval Permit. Directional signs may be permitted upon approval of the Planning Director. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.

Department of Public Works

12. No parking, loading, or unloading of vehicles shall be permitted within the County road right-of-way.
13. The developer will be required to install or pay for the installation of any street signs and/or marking, if warranted.
14. Within six months of approval, an encroachment permit shall be obtained for the existing

driveway approach off Swanson Road, and any other work being done in the Stanislaus County road right-of-way as applicable.

15. Per Stanislaus County Code 11.27.030, it is unlawful to plant, or cause to be planted a tree, shrub or vine less than 10 feet from the edge of the right-of-way to the trunk or stem of the tree, shrub or vine. For large trees such as walnut trees and ornamental shade trees, the setback is 15 feet from the trunk to the right-of-way line.
16. 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, filing or other disturbance of natural terrain, if applicable.

Department of Environmental Resources (DER) – Environmental Health

17. Prior to the issuance of any building permit, the applicant shall submit to DER evidence that the existing on-site wastewater treatment system (OWTS) meets minimum sizing standards and setback requirements, as required by the County's Local Agency Management Program (LAMP). All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.

Department of Environmental Resources (DER) – Hazardous Materials Division

18. Prior to issuance of any future grading permit, a Phase 1 and Phase 2 study may be required to determine if any buried hazardous materials or contaminated soils exist on the project site.
19. The applicant shall contact DER regarding any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil, and appropriate permitting requirements for hazardous materials, and/or wastes. The applicant and/or occupants handling hazardous materials or generating waste must notify the DER prior to operation.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

20. The project applicant shall provide written notice to the SJVAPCD at least 48 hours prior to any earthmoving activities of at least one-acre in size; and, that prior to any disturbance of five-acres or more, or activity that will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the SJVAPCD a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities).
21. The proposed project shall be subject to all applicable SJVAPCD Rules and Regulations. Prior to issuance of a grading or building permit for the operation, the applicant shall contact the District's Small Business Assistance Office to determine if any SJVAPCD permits are required, including but not limited to an Authority to Construct (ATC).

Turlock Irrigation District (TID)

22. Prior to approval of any building permit for any future construction that requires

additional power supply, the applicant submit plans to TID for review.

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



CEQA INITIAL STUDY

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

- 1. **Project title:** Use Permit Application No. PLN2025-0116 – Marchy Dorsett
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Emily DeAnda, Associate Planner
(209) 525-6330
- 4. **Project location:** 11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area (APNs: 019-007-018, -019, and -020)
- 5. **Project sponsor’s name and address:** Jordan Marchy, Tom Marchy and Tyler Dorsett, Marchy Dorsett Hulling and Shelling, LLC.
11131 John Fox Road, Hughson, CA 95326
- 6. **Williamson Act Contract:** 1972-1057
- 6. **General Plan designation:** Agriculture
- 7. **Zoning:** General Agriculture (A-2-40)
- 8. **Description of project:**

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.

- | | |
|---|---|
| 9. Surrounding land uses and setting: | Scattered single-family dwellings, ranchettes, and almond and walnut orchards in all directions; and Turlock Irrigation District's Ceres Main Canal and Tuolumne River to the north. |
| 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): | Stanislaus County Department of Public Works
Department of Environmental Resources |
| 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? 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, 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 Francisco (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. |
| 12. Attachments: | None. |

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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards / Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File
Prepared by Emily DeAnda, Associate Planner

April 17, 2026
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The 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. No construction is proposed. Under the current request, 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 and will also serve as a visual buffer similar to the surrounding area between the roadway and the stockpiles.

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. The surrounding area consists of scattered single-family dwellings, ranchettes and almond and walnut orchards in all directions. The Turlock Irrigation District’s Ceres Main Canal borders the project site on the north, and the Tuolumne River is .38 miles to the north of the project site. The project will not degrade the existing visual character or quality of the site or its surroundings. No additional signage or lighting is proposed. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Accordingly, no adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The 85.84-acre project area is classified as comprised of Semi-Agricultural and Rural Commercial Land, Farmland of Local Importance, Unique Farmland and Prime Farmland under the California Department of Conservation’s Farmland Mapping and Monitoring Program. 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 and above as excellent; 41-60 as fair; and 21-40 as poor. Grade 1 soils are deemed prime farmland by Stanislaus County’s Uniform Rules. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that 58.4% of the property is comprised of Hanford sandy loam (HdA), with 0 to 3% slopes, which has a grade of 1 and index rating of 93, which qualify as prime farmland; 33% of the site is made up of Rocklin sandy loam (ReB), with 3 to 8% slopes, which has a grade of 4 and index rating of 29, and 8.6% of the project site is composed of Greenfield sandy loam (GvA), with 0 to 3% slopes, which has a grade of 3 and index rating of 47, neither of which qualify as prime soils. According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan’s Agricultural Element, when defining the County’s most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The site is enrolled in the Williamson Act under Contract No. 1972-1057. No construction is proposed at this time; however, any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district. The hulling and shelling of nuts is considered to be a Tier One use, which are uses considered to be closely related to agriculture and are necessary for a healthy agricultural economy. Pursuant to Section 21.20.045(B)(3) of the Stanislaus County Zoning Ordinance, Tier One uses are determined to be consistent with the Williamson Act Principles of Compatibility and may be approved on contracted land unless a finding to the contrary is made. The project was referred to the Department of Conservation (DOC) for review and input; however, no comments related to the project and the project site's enrollment within the Williamson Act were received to date.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier One use, if not considered people intensive by the Planning Commission, the project will not be subject to agricultural buffers. The applicant proposes a total of three full-time employees and 11 part-time employees for the hulling operation and to receive three visitors per-day which is an increase of four employees and three customers per-day for the facility from the previous Use Permit processed for the huller. An increase of five truck trips is proposed under this request for a total of 30 round-trip truck trips per-day to be conducted by three truck drivers for the operation. While there is an increase in employees and customer visits to the site, staff does not believe the use is people intensive as the operation is seasonal, and composition of the employees is shifting from primarily full-time employees to part-time under the current request; staff does not believe a buffer should be required.

No construction is proposed as part of this project. The surrounding area is composed of scattered single-family dwellings, ranchettes and walnut and almond orchards in all directions. The Turlock Irrigation District's Ceres Main Canal and the Tuolumne River are to the north of the project site. The site receives irrigation water from Turlock Irrigation District and stores it on-site via an existing pond and irrigation pump. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations as the almond hulling operation is existing.

The project was referred to the Turlock Irrigation District (TID) which responded with the following requirements: that a 25-foot easement, centered on an existing private irrigation line running east to west along the northern portion of the parcels, be granted to the benefit of any downstream users; that the canal bank to the north not be used by the public without an approved Revocable License Agreement for access; that the developer submit detailed plans with all irrigation facilities on-site prior to any improvements in order for TID to review; that any impacts to irrigation facilities be subject to TID's approval and meet all District standards and specifications, and that the developer submit an Irrigation Improvements Agreement if applicable, for any required irrigation facility modifications. On March 2, 2026, TID emailed staff to confirm that the applicant had met all of TID's requested requirements needed to proceed with their request, and that while no construction is anticipated at this time, any future construction would require additional power supply, and the applicant would only need to submit site plans to TID for review. TID's comments will be added to the project as conditions of approval.

Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of the subject contracted parcel or other contracted lands in the A-2 zoning district. No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland. There is no indication that this project will result in the removal of adjacent contracted land from agricultural use. Impacts to agriculture and forest resources are considered to be less than significant.

Mitigation: None.

References: Application information; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County Williamson Act Uniform Rules; Referral response received from Turlock Irrigation District, dated February 13, 2026; Email received from Turlock Irrigation District, dated March 2, 2026; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 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 almond huller is proposed to operate 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 will be a total of three full-time employees and 11 part-time employees for the hulling operation and up to three visitors per-day. 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 primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The huller operation during the peak season (harvest season from August through November) generates a total of 60 truck trips (30 trucks entering and leaving the project site), 28 employee vehicle trips (14 employees entering and exiting the project site on a maximum shift), and six customer vehicle trips (three customers entering and existing the site) per-day for a maximum of 94 trips per-day which is an increase of 10 truck and 12 vehicle trips per-day from the previous Use Permit processed for the facility which included 50 truck trips, 20 employee trips and two customer trips in and out of the facility.

The project was referred to SJVAPCD, which provided a response on February 12, 2026, that the project’s construction and operational emissions are not expected to exceed any of the significance thresholds as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI); however, a prioritization analysis or screening for a health risk assessment (HRA) was requested to be conducted for the project if construction or demolition are proposed. Under the initial project description for this request which was circulated under the Early Consultation referral from January 26, 2026 – February 13, 2026, the applicant had proposed to 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 under Phase 2;

the installation of two additional hull auger lines on APN 019-007-019 and construction of a roof structure over all auger lines under Phase 3; and renovate and expand the huller by installing a new baghouse, electrical service upgrades, additional hulling equipment within the huller, and construct 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 under Phase 4. Following discussions between the applicant and the SJVAPCD, the project description was revised to only include almond stock piling ground under the current request and no new demolition or construction as previously proposed under the project description from the Early Consultation referral. On March 13, 2026, the SJVAPCD confirmed that under the revised project description, no prioritization or HRA would be required for the request for expansion for only almond stock piling ground.

SJVAPCD also indicated that the proposed project will be subject to Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities) and that the project applicant provide written notification to the District at least 48 hours prior to any earth moving activities and that a dust control plan be submitted if there is a disturbance of five acres or more or more than 2,500 cubic yards per-day of bulk materials are moved, deposited or relocated. Additionally the project may be subject under Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and the following District Rules: Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4601 (Architectural Coatings), and Rule 4102 (Nuisance), and 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Staff will include conditions of approval on the project requiring that the applicant contact the SJVAPCD and be in compliance with all applicable rules and regulations.

The SJVAPCD's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for industrial projects is identified as less than the following number of trips per-day based on vehicle type: 70 one-way heavy duty truck trips and 550 one-way trips for all fleet types not considered to be heavy duty trucks. As stated previously, the project will generate 30 truck trips per-day, 14 employee vehicle trips per-day, and three customer vehicle trips per-day which is a total of 60 truck trips and 34 vehicle trips leaving and returning to the project site per-day. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

No construction is proposed; however, a use permit is required to permit the overall expansion of the hulling operation and almond storage areas on the adjacent parcel. Should future construction occur as a result of this project, construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Construction activities associated with the proposed project may require use of heavy-duty construction equipment. However, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after approval. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions. Because no construction is proposed, and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

It appears the project would not be a significant impact to any sensitive receptors.

For these reasons, the proposed project is considered to be consistent with all applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response

from San Joaquin Valley Air Pollution Control District, dated February 26, 2026; Email from the San Joaquin Valley Air Pollution Control District, dated March 13, 2026; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) Guidance, November 13, 2020; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Denair Quad of the California Natural Diversity Database (CNDDDB). There are eight animals/fish, one insect, one reptile, and one plant species which are state or federally listed, threatened or identified as species of special concern or a candidate of special concern within the Denair California Natural Diversity Database Quad. These species include the Swainson’s hawk, burrowing owl, riffle sculpin, Sacramento hitch, hardhead, Pacific lamprey, steelhead – Central Valley DPS, chinook salmon – Central Valley fall/late fall-run ESU, valley elderberry longhorn beetle, Northern California legless lizard, and San Joaquin Valley Orcutt grass. There are no reported sightings of any of the aforementioned species on the project site; however, the Tuolumne River is located .38± mile north of the project site and observations, migration indications and takings have been reported .3± miles away from the project site within the river for steelhead, hardhead and other species of special concern according to the CNDDDB. Additionally, habitat conditions and observations of previous existence of valley elderberry longhorn beetles were observed .3± miles north of the project site along the northern riverbank of the Tuolumne River according to the CNDDDB. 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 with the existing huller operation, dwelling and ripped and planted in orchards.

No construction or grading is proposed under this request. Approximately 47.5± acres of almond trees will be removed from the site area for the almond stockpiling ground.

There is an existing irrigation pond on the project site. An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game), the U.S. Department of Fish and Wildlife, and the Tuolumne

River Trust and no response from any of the aforementioned agencies was received. 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.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed April 14, 2026; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: This project was not referred to the tribes listed with the NAHC as the request does not include a General Plan Amendment. It does not appear this project will result in significant impacts to any archaeological or cultural resources. The existing facility located on Assessor Parcel Number (APN): 019-007-020 is fully developed with multiple structures, well, and septic system. The proposed expansion area located on APNs: 019-007-018 and -019 are currently planted in an almond orchard, and an irrigation pond. While no construction is proposed under this request, 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.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

No construction is proposed; however, a use permit is required to permit the expansion of the overall hulling operation onto the adjacent parcel for almond stockpiling areas. Any future construction activities shall be in compliance with all SJVAPCD

regulations and with Title 24, Green Building Code, which includes energy efficiency requirements. No lighting is proposed as part of this project.

As mentioned in Section III – *Air Quality*, the District’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District’s New Source Review (NSR) offset requirements for stationary sources. The District’s threshold of significance for industrial projects is identified as less than the following number of trips per-day based on vehicle type: 70 one-way heavy duty truck trips and 550 one-way trips for all fleet types not considered to be heavy duty trucks. As stated previously, an existing maximum of 60 truck trips and 34 vehicle trips per-day during the peak season are anticipated which is an increase of 10 truck and 12 vehicle trips per-day from the previous Use Permit processed for the facility. As this is below the District’s threshold of significance, no significant impacts to air quality are anticipated. The project was referred to the Air District; however, no response has been received for the proposed project.

The Turlock Irrigation District (TID) provided a referral response requesting that any construction related document be reviewed by TID for new service requests. While no construction is proposed under the current request, a condition of approval will be added to the project reflecting TID’s comment. On March 2, 2026, TID emailed staff to clarify that while no construction is anticipated at this time, any future construction would require additional power supply, and the applicant would only need to submit site plans to TID for review. TID’s comments will be added to the project as conditions of approval.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Response from Turlock Irrigation District, dated February 13, 2026; Email received from Turlock Irrigation District, dated March 2, 2026; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: As mentioned in Section II - *Agriculture and Forest Resources*, the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is primarily comprised of Hanford sandy loam, 0 to 3% slopes, with a grade of 1 and index rating of 93 and Rocklin sandy loam, 3 to 8% slopes, with a grade of 4 and index rating of 29. The project site is also composed of Greenfield sandy loam, 0 to 3% slopes, with a grade of 3 and index rating of 47. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

No construction is proposed; however, a use permit is required to permit the overall expansion of the hulling operation onto the adjacent parcel for almond stockpiling areas. 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. The project was referred to the Department of Public Works which provided a response regarding grading and drainage. While no construction is currently proposed for this request, if future construction occurs, the Department of Public Works may request a grading, drainage, and erosion/sediment control plan for the project under the building permit process, additionally, no grading shall be performed on-site without first obtaining a grading permit subject to Public Works review and Standards and Specifications. 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. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit or a grading permit is requested.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. However, standard conditions of approval applicable to future development of the parcels regarding the discovery of such resources during the construction process will be added to the project.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER), dated February 11, 2026; Referral response received from the Department of Public Works, dated March 11, 2026; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

Under the current request, the almond huller will continue to operate 24 hours a day, seven days a week during harvest season which will be from August through mid-December, and from 6:00 a.m. to 6:00 p.m., Monday through Saturday, during the off-season (mid-December through July). There are a total of three full-time employees and 11 part-time employees under the current request for the hulling operation, and three customers per-day. A total of 30 round-trip truck trips are anticipated 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 and then increase up to 14,400,000 almond meat pounds for phases 2-3. Direct emissions of GHGs from the operation of the proposed project are primarily due to heavy truck trips and passenger vehicle trips. Therefore, the project would result in an increase in direct annual emissions of GHGs during operation as the project is expected to increase the number of vehicle trips by 10 truck and 12 vehicle trips as previously mentioned in Section III – Air Quality.

As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. As stated previously, the project will generate 30 round-trip truck trips per-day, 14 round-trip employee vehicle trips per-day, and three round-trip customer vehicle trips per-day which is a total of 60 truck trips and 34 vehicle trips leaving and returning to the project site per-day which is a total of 22 additional truck and vehicle trips for the facility under this request. The VMT increase associated with the proposed project is less than significant as

the number of additional vehicle trips will not exceed 110 per-day. As this is below the District's threshold of significance, no significant impacts to GHGs related to VMT are anticipated.

No construction is proposed; however, a use permit is required to permit the overall expansion of the hulling operation area onto the adjacent parcel for the stockpiling of almonds.

The project was referred to SJVAPCD, which provided a response on February 12, 2026, that the project's construction and operational emissions are not expected to exceed any of the significance thresholds; however, a prioritization analysis or screening for a health risk assessment (HRA) was requested to be conducted for the project if construction or demolition are proposed. Under the initial project description for this request which was circulated under the Early Consultation referral from January 26, 2026 – February 13, 2026, the applicant had proposed to 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 under Phase 2; the installation of two additional hull auger lines on APN 019-007-019 and construction of a roof structure over all auger lines under Phase 3; and renovate and expand the huller by installing a new baghouse, electrical service upgrades, additional hulling equipment within the huller, and construct 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 under Phase 4. Following discussions between the applicant and the SJVAPCD, the project description was revised to only include almond stock piling ground under the current request and no new demolition or construction as previously proposed under the project description from the Early Consultation referral. On March 13, 2026, the SJVAPCD confirmed that under the revised project description, no prioritization or HRA would be required for the request for expansion for only almond stock piling ground.

SJVAPCD also indicated that the proposed project will be subject to Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities) and that the project applicant provide written notification to the District at least 48 hours prior to any earth moving activities and that a dust control plan be submitted if there is a disturbance of five acres or more or more than 2,500 cubic yards per-day of bulk materials are moved, deposited or relocated. Additionally the project may be subject under Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and the following District Rules: Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4601 (Architectural Coatings), and Rule 4102 (Nuisance), and 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Staff will include conditions of approval on the project requiring that the applicant contact the SJVAPCD and be in compliance with all applicable rules and regulations. Based on project details and the conditions of approval to be placed on the project requiring that the applicant be in compliance with the District's rules and regulations, GHG emissions are considered to be less than significant for the project.

Staff will include conditions of approval requiring the applicant to comply with all appropriate District rules and regulations. Consequently, GHG emissions associated with this project are considered to be less-than significant.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response received from the San Joaquin Valley Air Pollution Control District, dated February 12, 2026; Email received from the San Joaquin Valley Air Pollution Control District, dated March 13, 2026; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) is requiring the applicant to contact the Department regarding appropriate permitting requirements for hazardous materials and/or wastes. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. The Hazardous Materials Division also requested that the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. Any existing well or septic facilities are required to be destroyed through a permit issued by DER. Additionally, the Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Hughson Fire Protection District. The project was referred to the District, and no comments have been received to date.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Environmental Resources (DER) dated February 11, 2026, Hazardous Materials Division dated February 11, 2026; Department of Toxic Substances Control's data management system (EnviroStar), accessed on October 1, 2025; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The project proposes to handle stormwater drainage via overland runoff, and the current absorption patterns of water upon this property will not be altered. A referral response received from the Environmental Health Division of DER stated that 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. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location of the existing on-site water well(s), and the location, layout and design of all existing on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas. As part of the building permit review process, the Department of Environmental Resources (DER) will evaluate the existing wastewater treatment systems (OWTS), and the site's adherence to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. Conditions of approval will be added to the project to reflect these requirements.

The site is currently served by a private septic system and well. No new wells or septic tanks are proposed as part of this request. Any future wells constructed on-site will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review. Any potential regulatory requirements regarding applicable County Local Agency Management Program (LAMP) standards and required setbacks can be enforced during the building permit review process. An early consultation referral response received from the Department of Public Works contained standard requirements that will be applied to the project as conditions of approval, such as an encroachment permit needing to be obtained 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 and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. Additionally, dischargers of stormwater associated with construction activity resulting in disturbance of one acre or more shall apply for and obtain coverage under 2022 Construction General Permit. While no construction is proposed as part of this request, all applicable standards under DER and Public Works will be addressed under the building permit review process for any future building permit obtained for the site. Comments from Public Works regarding encroachment and stormwater drainage will be added to the conditions of approval for the project.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state's groundwater basins. Stanislaus County is a participating member in five GSAs across four groundwater subbasins, including: the Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the "northern triangle"; the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River; the Turlock Groundwater Subbasin which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills and 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 West Turlock Subbasin, which is administered by the West Turlock Subbasin GSA. The project was referred to the West Turlock Subbasin GSA, and no comments were received regarding the proposed project.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The site has an existing private well and septic system. There are no additional wells proposed as part of this request.

The project was referred to DER's Groundwater Resources Division, which responded with no comments for the project.

The project was referred to the Central Valley Regional Water Quality Control Board (RWQCB) and no comments were received. A condition of approval will be added to the project requiring the applicant coordinate with the RWQCB prior to issuance of a building or grading permit to determine if any permits or Water Board requirements need to be obtained/ met prior to construction/operation.

The project site is currently served by the Turlock Irrigation District (TID) for irrigation water. The project was referred to TID. As was discussed in Section II- *Agriculture and Forest Resources*, TID responded to the project requiring that a 25-foot easement, centered on an existing private irrigation line running east to west along the northern portion of the parcels, be granted to the benefit of any downstream users; that the canal bank to the north not be used by the public without an approved Revocable License Agreement for access; that the developer submit plans detailed plans with all irrigation facilities on-site prior to any improvements in order for TID to review; that any impacts to irrigation facilities be subject to TID's approval and meet all District standards and specifications, and that the developer submit an Irrigation Improvements Agreement if applicable, for any required irrigation facility modifications. On March 2, 2026, TID emailed staff to confirm that the applicant had met all of TID's requested requirements needed to proceed with their request, and that while no construction is anticipated at this time, any future construction would require additional power supply, and the applicant would only need to submit site plans to TID for review. TID's comments will be added to the project as conditions of approval.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; Referral response received from Stanislaus County Department of Public Works, dated March 11, 2026; Local Agency Management Program (LAMP) for Stanislaus County DER; Sustainable Groundwater Management Act; Stanislaus County Code Title 9 Chapter 9.37 Groundwater; West Turlock Subbasin Groundwater Sustainability Agency and East Turlock Subbasin Groundwater Sustainability Agency GSAs; Referral response received from Stanislaus County Department of Environmental Resources, dated February 11, 2026; Referral response received from Turlock Irrigation District, dated February 13, 2026; Email received from Turlock Irrigation District, dated March 2, 2026; Stanislaus County Code; Stanislaus County General Plan and Support Documentation1.

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: 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 proposed use is considered a Tier One use, which are those uses closely related to agriculture and are necessary for a healthy agricultural economy. Tier One uses may be allowed when the Planning Commission finds that:

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
2. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of “Agriculture” and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The site is enrolled in the Williamson Act under Contract No. 1972-1057. The hulling and shelling of nuts is considered to be a Tier One use, which are uses considered to be closely related to agriculture and are necessary for a healthy agricultural

economy. Tier One uses are considered to be consistent with the Williamson Act principles of compatibility. There is no indication this project will interfere or conflict with other agricultural uses in the area. Any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district.

The surrounding area is composed of scattered single-family dwellings, ranchettes and walnut and almond orchards in all directions. The Turlock Irrigation District’s Ceres Main Canal and the Tuolumne River are to the north of the project site. The project was referred to the Tuolumne River Trust; however, no response was received. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations as the almond hulling operation is existing.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); State of California Government Code; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. Additionally, agricultural activity is exempt from the Stanislaus County Noise Control Ordinance (Ord. CS 1070 §2, 2010). No construction is proposed. On-site grading and construction resulting from this project at a later time may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not expected to exceed the normally acceptable level of noise. The anticipated hours of operation are from August through mid-December, and from 6:00 a.m. to 6:00 p.m., Monday through Saturday, during the off-season (mid-December through July). The nearest sensitive noise receptors are residences located to the east across Swanson Road and a residence located .13± miles to the west of the hulling facility on John Fox Road.

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.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant.

Mitigation: None.

References: Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element; Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2023 Stanislaus County Housing Element, which covers the 6th 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.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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: This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period including Hughson Fire Protection District, the Stanislaus County Sheriff’s Office, Hughson Unified School District, Stanislaus County Public Works Department, Caltrans and Turlock Irrigation District (TID).

The project site is currently served by the Turlock Irrigation District (TID) for irrigation water. The project was referred to TID. As was discussed in Section II- *Agriculture and Forest Resources*, TID responded to the project requiring that a 25-foot easement, centered on an existing private irrigation line running east to west along the northern portion of the parcels, be granted to the benefit of any downstream users; that the canal bank to the north not be used by the public without an approved Revocable License Agreement for access; that the developer submit detailed plans with all irrigation facilities on-site prior to any improvements in order for TID to review; that any impacts to irrigation facilities be subject to TID’s approval and meet all District standards and specifications, and that the developer submit an Irrigation Improvements Agreement if applicable, for any required irrigation facility modifications. On March 2, 2026, TID emailed staff to confirm that the applicant had met all of TID’s requested requirements needed to proceed with their request, and that while no construction is anticipated at this time, any future construction would require additional power supply, and the applicant would only need to submit site plans to TID for review. TID’s comments will be added to the project as conditions of approval.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) which did not provide a response to the project. A standard condition of approval requiring the developer to contact CVRWQCB to determine which permits/standards must be met prior to any future construction will be added to the project.

An early consultation referral response received from the Department of Public Works contained standard requirements that will be applied to the project as conditions of approval, such as an encroachment permit needing to be obtained 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 and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours. Additionally, dischargers of stormwater associated with construction activity resulting in disturbance of one acre or more shall apply for and obtain coverage under 2022 Construction General Permit. Conditions of approval will be added to the project reflecting the comments from Public Works.

The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. No buildings are proposed as part of this project. However, 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.

Mitigation: None.

References: Application Information; Referral response from the Turlock Irrigation District, dated February 13, 2026; Email received from Turlock Irrigation District, dated March 2, 2026; Referral response from the Stanislaus County Department of Public Works dated March 11, 2026; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: This is 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. The huller will operate 24 hours a day, seven days a week during harvest season which will be from August through mid-December, and from 6:00 a.m. to 6:00 p.m., Monday through Saturday, during the off-season (mid-December through July). The applicant anticipates a total of three full-time employees and 11 part-time employees under the current request for the hulling operation, and three customers per-day. The operation will generate a total of 30 round-trip truck trips are anticipated per-day by three truck drivers which is an increase of 22 truck and vehicle trips. The existing throughput is 12,000,000 almond meat pounds which will remain the same through proposed Phase 1 and then increase up to 14,400,000 almond meat pounds for phases 2-3. 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.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). The State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. According to the technical advisory from OPR, as mentioned in Section VIII – Greenhouse Gas Emissions, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than-significant transportation impact. The total number of truck and vehicle trips will be 94 trips per-day during peak times (harvest season) which will consist of the following maximum number of trips per-day: 60 truck trips (30 trucks entering and exiting the property), 34 vehicle trips (14 employees and three customers entering and exiting the property). The 94 truck and vehicle trips associated with the current request reflect a 10 truck and 12 vehicle trip increase from the previous Use Permit processed for the facility. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day.

John Fox Road and Swanson Road are classified as 60-foot local roads. It is not anticipated that the project would substantially affect the level of service on John Fox Road or Swanson Road. The project was referred to Public Works, and a referral response was received requiring an encroachment permit for the driveway approach from Swanson Road to be obtained and for any work done in the Stanislaus County Road right-of-way. Additionally, no parking, loading or unloading of vehicles will be permitted within the County right-of-way, and that the developer will be required to install or pay for the installation of any signs and/or markings, if warranted. Public Works’ comments will be added to the project as Conditions of Approval.

Mitigation: None.

References: Application information; Referral response from Stanislaus County Department of Public Works, dated March 11, 2026; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. 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 Francisco (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.

Impacts to tribal and cultural resources are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: The project proposes to utilize an existing private well for water and an existing septic system. Although no new structures are proposed, the Department of Environmental Resources (DER) Environmental Health Division commented that 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. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location of the existing on-site water well(s), and the location, layout and design of all existing on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas. Conditions of approval will be added to the project to reflect these requirements, which will be triggered if a building permit is applied for in the future.

The Turlock Irrigation District (TID) provided a referral response requesting that any construction related document be reviewed by TID for new service requests. While no construction is proposed under the current request, a condition of approval will be added to the project reflecting TID's comment. On March 2, 2026, TID emailed staff to clarify that while no construction is anticipated at this time, any future construction would require additional power supply, and the applicant would only need to submit site plans to TID for review. TID's comments will be added to the project as conditions of approval.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) which did not provide a response to the project referral. The developer will be required to contact CVRWQCB to determine which permits/standards must be met prior to construction as a condition of approval, if applicable.

The project was also referred to DER's Groundwater Resources Division, which responded with no comments.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated February 11, 2026; Referral response received from Turlock Irrigation District, dated February 13, 2026; Email received from Turlock Irrigation District, dated March 2, 2026; Referral Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The project site is in a non-urbanized area with no wildlands located in the vicinity of the project site. In addition, the project site is not located within a designated high or very high fire hazard severity zone, near state responsibility areas, or lands classified as very high fire hazard severity zones. The terrain of the site is relatively flat, and the site has access to a County maintained road. The resulting parcels will continue to have access to County-maintained roads. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Hughson Fire Protection District. The project was referred to the District, and no comments have been received to date.

California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. No construction is proposed. Should future construction occur, building permits are reviewed by the County’s Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: The 85.84± acre project area is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-40). The project site is also enrolled under the Williamson Act (Contract No. 1972-1057). This request is for a Use Permit to permit an expansion of 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. The proposed site expansion of the huller operation is agricultural in nature and serves the agricultural community.

The surrounding area consists of scattered single-family dwellings, ranchettes and almond and walnut orchards in all directions. The Turlock Irrigation District’s Ceres Main Canal is adjacent to the project area to the north, and the Tuolumne River is .38± miles north of the project site. Any further development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone is required for any non-agricultural related development; residential proposals would be subject to Measure E.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

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



NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2025-0116 – Marchy Dorsett

LOCATION OF PROJECT: 11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area. (APNs: 019-007-018, -019, and -020)

PROJECT DEVELOPERS: Jordan Marchy, Tom Marchy and Tyler Dorsett, Marchy Dorsett Hulling and Shelling, LLC.
11131 John Fox Road, Hughson, CA 95326

DESCRIPTION OF PROJECT: Request to expand an existing almond hulling operation, currently located on an 18.27± acre parcel, to allow for the outdoor stockpiling of hulls and shells, on an adjacent 67.57± parcel, in the General Agriculture (A-2-40) zoning district.

Based upon the Initial Study, dated **April 17, 2026**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Emily DeAnda, Associate Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: UP APP. NO. PLN2025-0116 – MARCHY DORSETT

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION Land Resources	X	X	X	X				X		X		X
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X		X							
CENTRAL VALLEY FLOOD PROTECTION COOPERATIVE EXTENSION	X	X	X		X							
DER - GROUNDWATER RESOURCES DIVISION	X	X	X	X				X		X		X
FIRE PROTECTION DIST: HUGHSON	X	X	X		X							
GSA: WEST TURLOCK SUBBASIN	X	X	X		X							
IRRIGATION DIST: TURLOCK IRRIGATION DISTRICT	X	X	X	X				X		X	X	
MOSQUITO DIST: TURLOCK	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DIST 1: HUGHSON UNIFIED	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
TUOLUMNE RIVER TRUST	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X		X							
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X		X				X	X	
STAN CO PARKS & RECREATION	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST TWO: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
STATE OF CA SWRCB - DIV OF DRINKING WATER DIST.10	X	X	X		X							
SURROUNDING LAND OWNERS	X	X	X		X							
INTERESTED PARTIES		X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							
USDA NRCS	X	X	X		X							

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

Application Number: PLA 2025-016
 Application Title: Marely Dorsett
 Application Address: 1131 John Fox Rd Hughson, CA 95326
 Application APN: 019-007-018 / 019-007-019 / 019-007-020

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 <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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 record.

5/27/26

 Date



 Signature of Applicant

 Print Firm Name if applicable

Tyler Dorse H

 Print Name of Applicant

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

Application Number: PLN2025-0116
 Application Title: Marchy Dorsett
 Application Address: 1131 John Fox Rd Hughson, CA 95326
 Application APN: 019-007-018 / 019-007-019 / 019-007-020

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 <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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.

5/27/26

 Date

 Signature of Applicant

 Print Firm Name if applicable

Joseph Marchy

 Print Name of Applicant

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

Application Number: PLN2025-0116
 Application Title: Marchy Dorsett
 Application Address: 1131 John Fox Rd Hughson, CA 95326
 Application APN: 019-007-018 / 019-007-019 / 019-007-020

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 <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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

5-27-24
 Date



Print Firm Name if applicable _____

Tom Marchy
 Print Name of Applicant