



Referral Early Consultation

Date: January 26, 2026
To: Distribution List (See Attachment A)
From: Emily DeAnda, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2025-0116 – MARCHY DORSETT
Respond By: February 13, 2026

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Jordan Marchy, Tom Marchy and Tyler Dorsett, Marchy Dorsett Hulling and Shelling, LLC
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
Williamson Act Contract: 1972-1057
General Plan: Agriculture
Community Plan: N/A
Current Zoning: General Agriculture (A-2-40)

Project Description: This is a request to expand a legal non-conforming almond hulling operation located on an 18.27± acre parcel and establish an almond stockpiling ground on an adjacent 67.57± acre parcel in four phases in the General Agriculture (A-2-40) zoning district. The existing huller facility is located on the parcel currently identified as Assessor's Parcel Number (APN) 019-007-020 which is developed with a building containing the huller, two barns used for storage of almond bins and hulling equipment, a storage building associated with the dwellings on-site, a

mechanic/fabrication shop associated with the huller, two offices, a truck scale, a truck staging area, a solar array, and a single-family dwelling.

The adjacent $67.57\pm$ acre parcel, assessed under two APNs (APNs 019-007-018 and -019), is currently planted in $60.33\pm$ acres of almond trees, and is proposed to be utilized for stockpiling almonds. Phase 1 will include removal of nine acres of almond trees for stockpiling ground on the northeast portion of APN 019-007-018. Phase 2 will include removal of up to $19\pm$ acres of almond trees for an additional area for almond hull and shell stockpiling on a portion of APN 019-007-018. It will also include the removal of the two barns and an extension of a roof-only portion of the existing huller building on APN 019-007-020 to cover new proposed pre-cleaning equipment. Phase 3 will include the removal of $19.5\pm$ acres of almond trees for stockpiling ground on the eastern portion of APN 019-007-019; however, ten rows of almond trees adjacent to the frontage of both John Fox and Swanson Roads will be retained for noise attenuation and dust control purposes. Phase 3 will also include the installation of two additional hull auger lines on APN 019-007-019 and construction of a roof structure over all auger lines. Phase 4 will include a renovation and expansion of the huller, a new baghouse, electrical service upgrades, installation of additional hulling equipment within the huller and a new shop building for general storage use associated with the huller located to the north of the existing solar array on APN 019-007-020. If approved, Phase 1 is anticipated to be implemented within one year of project approval, Phase 2 within two years, Phase 3 within five years, and Phase 4 within ten years.

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

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



USE PERMIT APPLICATION NO. PLN2025-0116 – MARCHY DORSETT**Attachment A****Distribution List**

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO DER: MILK AND DAIRY
	CEMETERY DISTRICT:	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DIST: TURLOCK SCAVENGER AREA 3		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: HUGHSON	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	USDA NRCS
X	SCHOOL DIST 1: HUGHSON UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		CA PUBLIC UTILITIES COMMISSION
X	STAN CO AG COMMISSIONER		CA DEPT OF WATER RESOURCES
X	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2025-0116 – MARCHY DORSETT

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name

Title

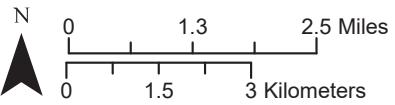
Date

**MARCHY
DORSETT
UP
PLN2025-0116**

AREA MAP

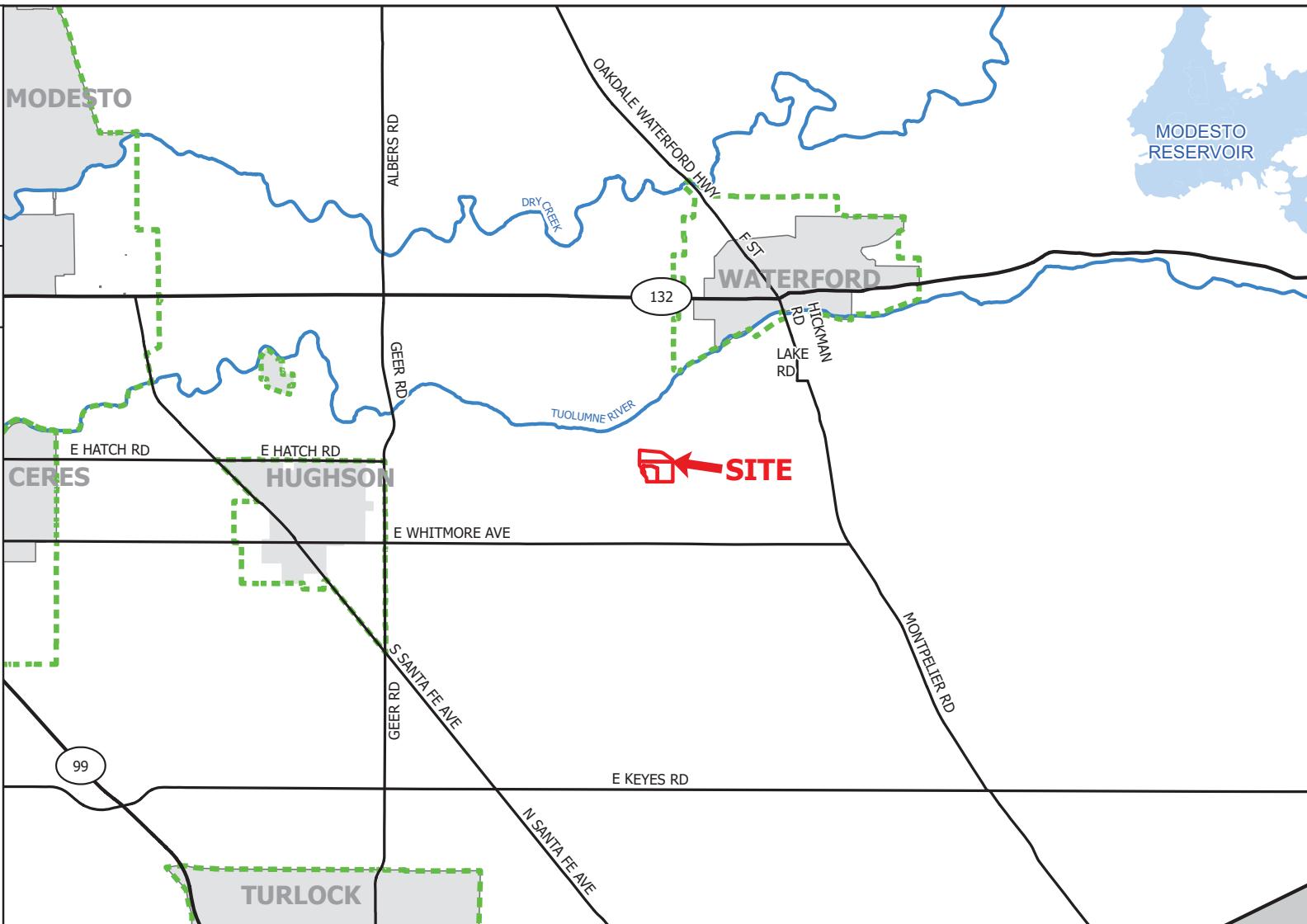
LEGEND

- Highway
- Major Road
- Lake
- River
- Project Site
- Sphere of Influence



Source: Planning Department GIS

Date Exported: 12/31/2025



MARCHY DORSETT

UP

PLN2025-0116

GENERAL PLAN MAP

LEGEND

- Street
- Canal
- River
- Project Site
- Parcel

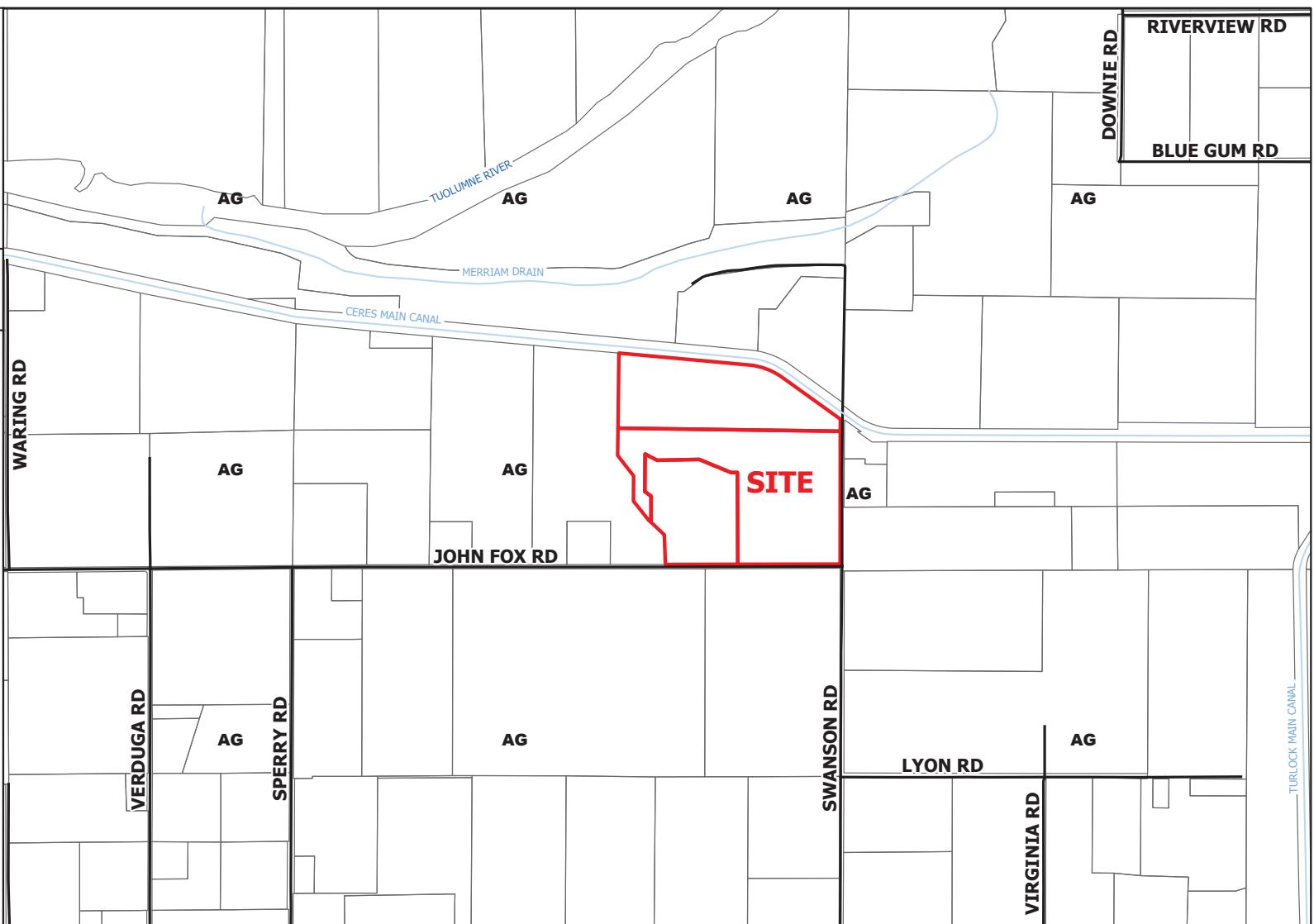
General Plan

Agriculture (AG)



Source: Planning Department GIS

Date Exported: 12/31/2025



**MARCHY
DORSETT**

UP

PLN2025-0116

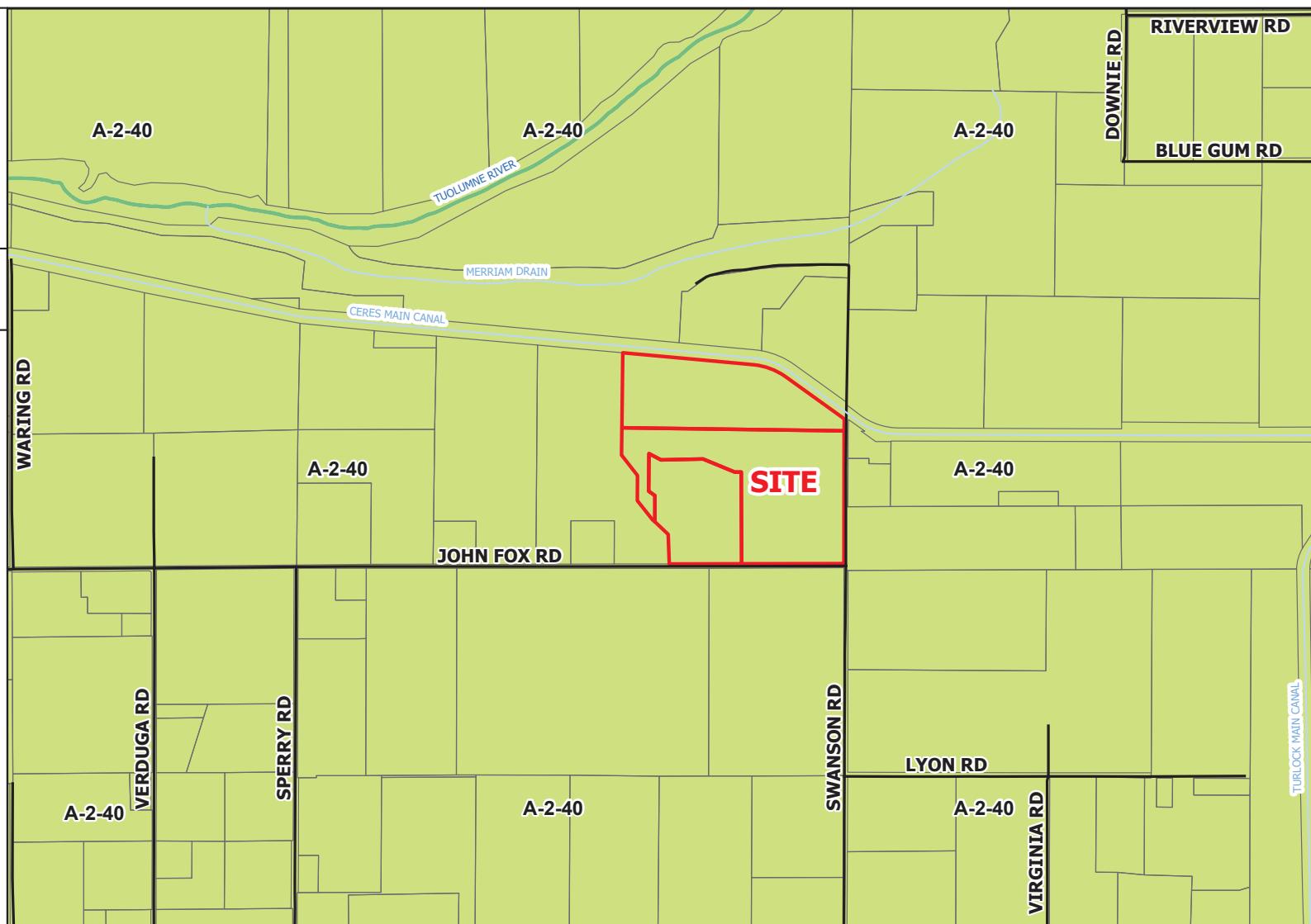
ZONING MAP

LEGEND

- Street
- Canal
- River
- Project Site
- Parcel

Zoning Designation

 General AG 40 Acre (A-2-40)



**MARCHY
DORSETT**

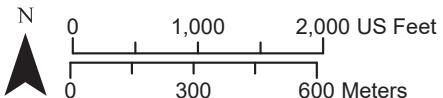
UP

PLN2025-0116

ACREAGE MAP

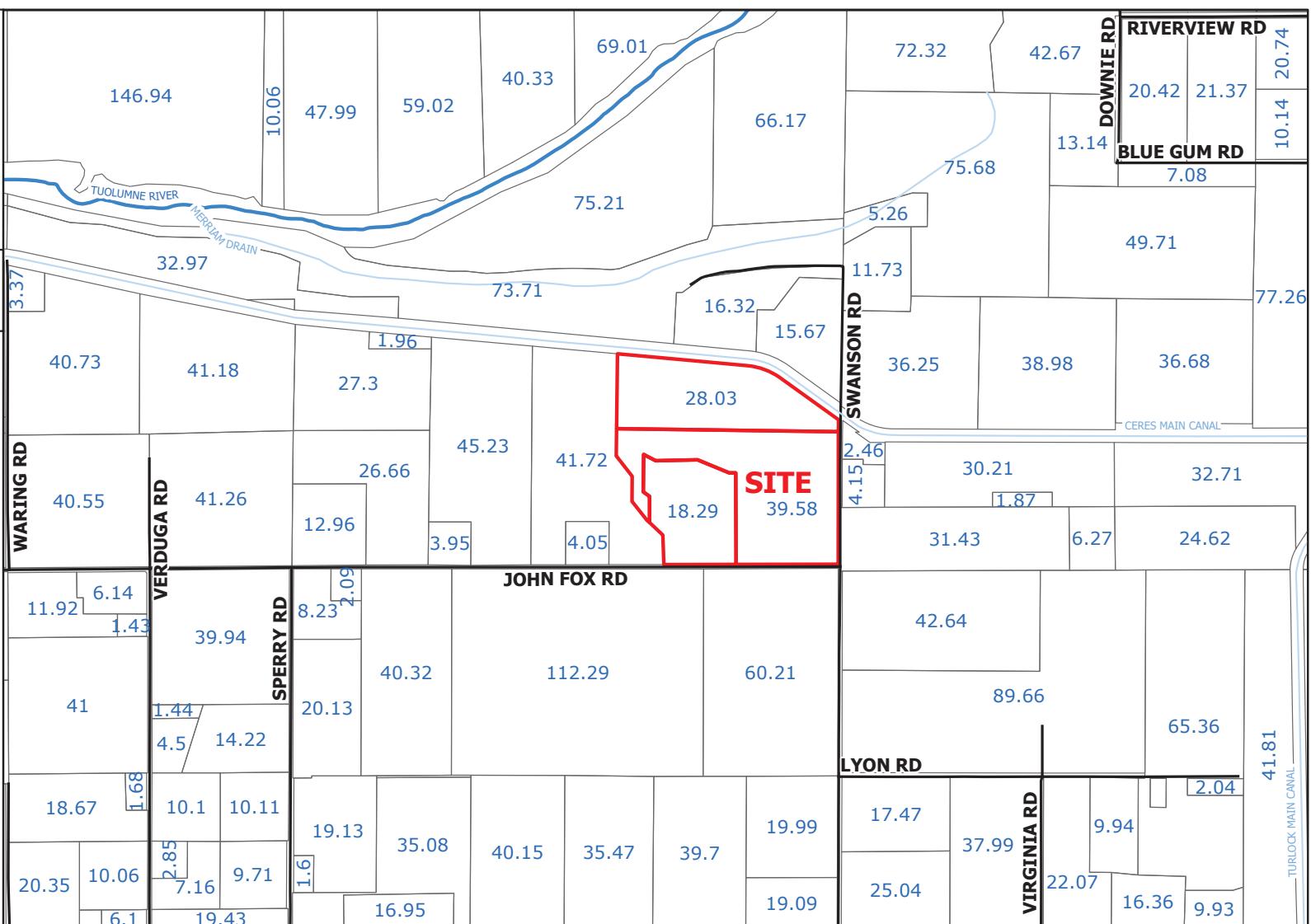
LEGEND

- Street
- Canal
- River
- Project Site
- Parcel



Source: Planning Department GIS

Date Exported: 12/31/2025



**MARCHY
DORSETT**
UP
PLN2025-0116

2025 AERIAL AREA MAP

LEGEND

- Street
- Canal
- River
- Project Site
- Parcel



0 900 1,800 US Feet
0 270 540 Meters

Source: Planning Department GIS

Date Exported: 1/26/2026

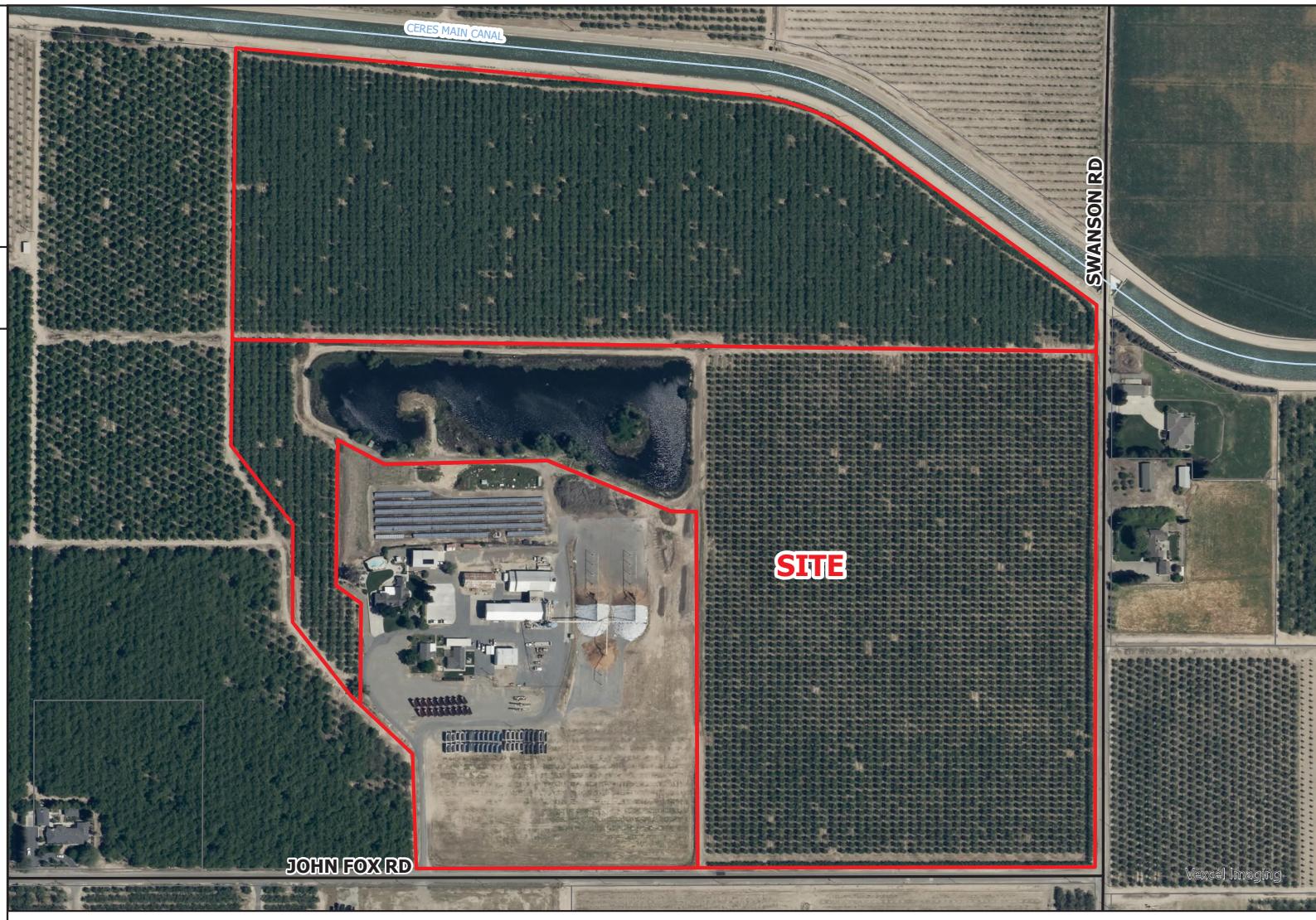
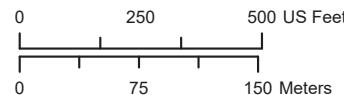


**MARCHY
DORSETT
UP
PLN2025-0116**

2025 AERIAL SITE MAP

LEGEND

- Canal
- Street
- Project Site Buffer (Red Box)
- Project Site (Red Box)
- Parcel



Untitled Map

See Dimensions
On Parcel Map

Legend

Phase I: (2025) 9
Acre Tree Removal
for Stockpile
Ground

Phase II: (2027)
Tree Removal On
North Side of Pond
for Stockpile
Ground
Barn Removal for
Extra Space in
Pre-Cleaner

Phase III (2030):
Tree Removal on
Parcel 019-007-019
For Stockpile
Ground
Additional Hull
Storage Auger
Lines.
All Hull Auger
Lines to be put
under roof

Walnut Orchard
019-007-014

Phase IV: (2035)
Huller Renovation and upsize.
New Baghouse
New Electrical service
Additional Hulling equipment in the
Huller
New Shop Building Located behind solar
Array

Almond Orchard
019-003-005

TID Canal

Phase II Stockpile Growth To the West

019-007-018
Almond Orchard
Potential Future Stockpile
To Be Included in use permit Application

Roadway to Stockpile Yard.
Only Entrance/exit

Irrigation Pond
Filled From TID Canal

Phase IV: Potential New Shop Building

Solar Array

Phase II: Barn Demo and Removal

Existing Houses

Shop

Barn

Existing Huller Facility

Existing Huller Facility
019-007-020
Use Permit (PLN2022-0064)

John Fox Rd

Fox Rd

Main
Entrance

Existing Hedge Row of Trees
to Stay for buffer

Landscaping Buffer with
Planted Trees For dust and
Noise buffer

Dairy
Corn/Oat
019-006-013

Customer Owned Pipeline

TID CANAL BANK ROAD

Phase I New 9 Acre Stockpile Yard

970'

1,120'

019-007-019

Phase III Potential Stockpile Ground

Dust and Noise Buffer

10 Row Buffer For Noise and Dust

Residence
019-007-017

Residence
019-007-016

Almond Orchard
019-007-006

Zero Truck Traffic Down
Swanson Road. All Truck
Traffic To enter at Main
Entrance on John Fox Rd

Almond Orchard
019-007-009

Almond Orchard
019-017-018

1000 ft

N

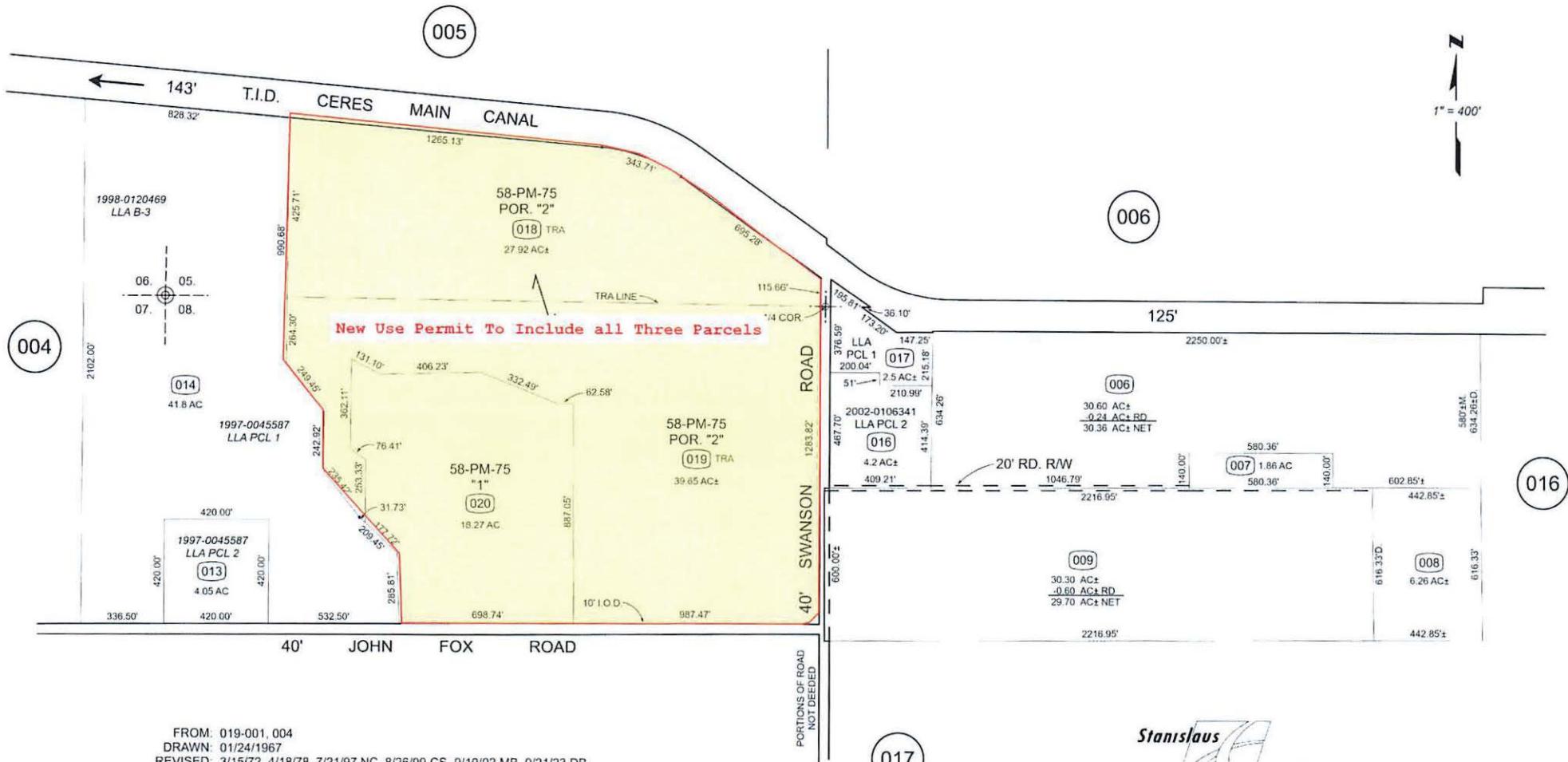
Google Earth

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

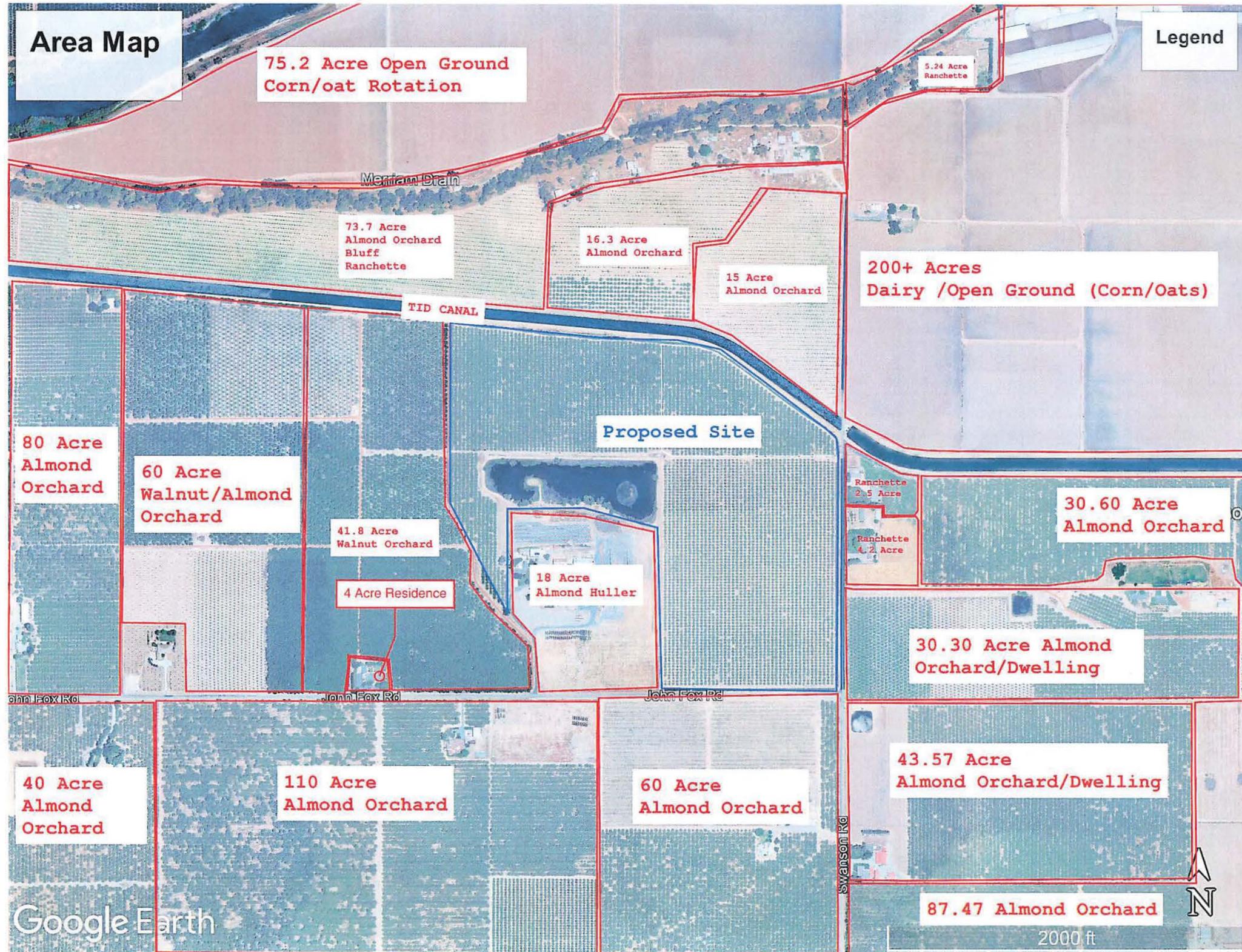
019 - 007



FROM: 019-001, 004
DRAWN: 01/24/1967
REVISED: 3/15/72, 4/18/78, 7/21/97 NC, 8/26/99 CS, 9/10/02 MB, 9/21/23 DB

Stanislaus County Assessor

Area Map



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtml>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes**APPLICATION FOR:***Staff is available to assist you with determining which applications are necessary*

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map
<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____

PLANNING STAFF USE ONLY:Application No(s): PLN 2025 0116Date: 10/31/25S 825 T 4 R 11GP Designation: AgricultureZoning: A-2-40Fee: \$5921Receipt No. 585213Received By: MRNotes: UP

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Existing almond orchard removal to make stockpile ground
For existing Almond Huller. New stockpile ground located on APN
019-007-018. Future (Potential) stockpile ground to be on APN 019-007-019
As well (Not at this time). Requesting use permit for both APN's

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

018

ASSESSOR'S PARCEL NUMBER(S): Book 019 Page 007 Parcel 018

Additional parcel numbers:

Project Site Address
or Physical Location:

019-007-019

11131 John Fox Rd

Hughson, CA 95326

Property Area:

Acres: 67.57 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Almond orchard

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

No specific Permits to these Parcels But use Permit for Adjacent
Parcel 019-007-020 (PLN2022-0064)

Existing General Plan & Zoning: _____

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Dairy / Almond orchards

West: Walnut orchards

North: Almond orchards / T.I.D Land

South: Almond orchards

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 1972-1057

If yes, has a Notice of Non-Renewal been filed? No

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

Landscaping and trees not in the way
SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

APN-019-007-019
has slight hills

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

*Removed of orchard Trees
shown on Map*

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.)

where Trees are Removed. Just floating to Flatten

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Irrigation Pond Filled By TID Pipeline.

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed)

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.) *Not at this Time But Potentially in the Future (5-10 years)*

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 0 Sq. Ft.
Proposed Building Coverage: unknown Sq. Ft. Paved Surface Area: 0 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
unknown.

Number of floors for each building: 1 _____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____
unknown.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____
unknown.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____
unknown.

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: TID Sewer*: _____
Telephone: — Gas/Propane: Private.
Water**: Private Irrigation: TID

*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
---------------------------------	---------------	-------------------	-------------------------	-------------------------------------

Number of Units: _____

Acreage: _____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): Almond Huller Stockpile Ground

Days and hours of operation:

August - December 6:00 Am - 6:00 Pm



Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation:

Occupancy/capacity of building:

N/A

Number of employees: (Maximum Shift): 10 (Minimum Shift): 3

Estimated number of daily customers/visitors on site at peak time: 3

Other occupants:

Estimated number of truck deliveries/loadings per day: 20-25 loads - All loads delivered by same 3 drivers

Estimated hours of truck deliveries/loadings per day: 6:00 Am - 6:00 Pm

Estimated percentage of traffic to be generated by trucks: 90% - 95%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area:

Warehouse area:

Sales area:

Storage area: 8 Acres Now - More in Future

Loading area:

Manufacturing area:

Other: (explain type of area)

Yes No

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

John Fox Rd

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland
 Other: (please explain) No Grading Done Storm water runoff is Percolated Into ground.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)
