



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

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

FROM: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400, Modesto, CA 95354
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Project Title: Use Permit and Lot Line Adjustment Application No. PLN2025-0103 - Layman
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone/Email:** (209) 525-6330/planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 1400 and 1482 St Francis Avenue **City/Nearest Community:** Modesto
Cross Streets: Carver Road, Tully Road **Zip Code:** 95356

Longitude/Latitude (degrees, minutes and seconds): -121° 1' 3.8922" W / 37° 43' 16.6656" N **Total Acres:** 21.08±

Assessor's Parcel Number: 004-017-028 & 004-017-038 **Section:** 31 **Twp.:** 2 **Range:** 9 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 108, 219 **Waterways:** Stanislaus River, MID Main Canal, MID Dr. Moore Lateral

Airports: N/A **Railways:** N/A **Schools:** Stanislaus ES, Big Valley Christian, Agnes M. Baptist ES, Mary Lou Dieterich ES

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

Starting Date: January 6, 2026 **Ending Date:** January 26, 2026

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential **Units:** _____ **Acres:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Transportation **Type:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☒ Power **Type:** PV Solar **MW** 1
☐ Educational _____ ☐ Waste Facilities **Type:** _____ **MGD** _____
☐ Recreational _____ ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☐ Other _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geological/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: N/A

Present Land Use/Zoning/General Plan Designation:

Orchard, single-family dwellings / General Agriculture (A-2-40) / Agriculture

Project Description: (please use a separate page if necessary)

Request to construct, operate, and maintain a 2± acre one-megawatt (MW) photovoltaic (PV) solar energy farm on an 11.08± acre parcel in the General Agriculture (A-2-40) zoning district. The site will be remotely monitored, with no full-time employees reporting to the site. No permanent restrooms, offices, or other on-site structures related to the facility are proposed. The facility will be unmanned with a few occasional site visits expected per year for routine maintenance and cleaning. If approved, construction is anticipated to occur within 18 months of project approval. The project will be interconnected with the Modesto Irrigation District (MID) as part of its Feed-in Tariff program. No battery energy storage is proposed at this time. The Agricultural Element of the Stanislaus County General Plan, specifically Policy 2.5, Implementation Measure Three, encourages the development of alternative energy sources on lands located outside of the County's "Most Productive Agricultural Areas." Until the term "Most Productive Agricultural Areas" is defined on a county-wide basis, the term will be determined on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. The applicant indicated that the soil is infected with Armillaria root rot (also known as oak root fungus). This fungus spreads underground through affected soil and gradually cuts off infected trees' abilities to transport water and nutrients, leading to progressive decline and eventual death of infected trees. Even after infected trees are removed, the fungus remains active in buried roots and woody debris, making complete eradication through conventional agricultural practices extremely difficult. The solar array is intended to create a long-term fallow condition that allows the fungus to naturally diminish over the course of the project's proposed 20-year lifespan. At the end of the project's lifespan, all equipment will be removed using shallow extraction methods, allowing the land to be returned to agricultural use without permanent soil disturbance. The proposed footprint of the PV solar panel is located across both Assessor's Parcel Number (APN) 004-017-028 and 004-017-038. APN 004-017-028 (11.48± acres) is uncontracted while 004-017-038 (9.6± acres) is enrolled under Williamson Act Contract No. 1975-1933. A lot line adjustment is being requested with the subject use permit application to reconfigure and adjust the two project parcels from 9.6± and 11.48± acres to 10± and 11.08± acres. If the proposed lot line adjustment is approved, a rescission of the existing Williamson Act contract will occur, which will allow the proposed solar energy farm to be placed entirely on the resultant 11.08± acre, non-Williamson Act contracted parcel and the adjusted 10± acre parcel to be enrolled into a new Williamson Act Contract.

Reviewing Agencies Checklist:

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

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

Lead Agency (Complete if applicable):

Consulting Firm: Huff Energy Solutions
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 Contact: Marco Zampieri
 Phone: (209) 545-7505 / marco@huffcon.com

Applicant: Eric Layman
 Address: 1482 St Francis Avenue
 City/State/Zip: Modesto, CA 95356
 Contact: Eric Layman
 Phone: (209) 525-6330 / planning@stancounty.com

Signature of Lead Agency Representative: Marcus Ruddicks
Marcus Ruddicks (Jan 6, 2026 15:03:14 PST)

Date: January 6, 2026