

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Use Permit and Lot Line Adjustment Application No. PLN2025-0103 - Layman

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Marcus Ruddicks, Assistant Planner

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Project Location: 1400 and 1482 St Francis Ave, Modesto, CA, Stanislaus County

City

County

Project Description (Proposed actions, location, and/or consequences).

Request to construct, operate, and maintain a 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. Assessor's Parcel Number (APN) 004-017-038 is enrolled under Williamson Act Contract No. 1975-1933. Because this request is for a Tier 3 Use Permit which prohibits the project site from being enrolled in a contract, a lot line adjustment is being requested to adjust the parcel boundaries and place the proposed solar energy farm entirely on a non-Williamson Act contracted parcel. Please see Early Consultation for further information.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

N/A

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A