



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2026010135

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

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

Project Title: Use Permit 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: February 25, 2026 Ending Date: April 1, 2026

Document Type:
CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI [] OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[x] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [x] 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: [x] 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 [x] 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 facility will be unmanned with a few occasional site visits expected per year for routine maintenance and cleaning. 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 applicant has proposed enclosing the solar farm with six-foot-tall chain link fencing. 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 Tarriff program. No battery energy storage is proposed at this time. Access is proposed to be taken off County-maintained St. Francis Avenue via an existing driveway. The site is served by an existing private well and septic system.

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".

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

Lead Agency (Complete if applicable):

Consulting Firm: Huff Energy Solutions
 Address: 4917 Stoddard Road
 City/State/Zip: Modesto, CA 95356
 Contact: Marco Zampieri
 Phone/Email: (209) 545-7505 / marco@huffcon.com

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

Signature of Lead Agency Representative:  Marcus Ruddicks (Feb 25, 2026 08:19:11 PST)

Date: February 25, 2026