



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 Williamson Act Cancellation Application No. PLN2026-0068 – Amanece Hybrid Solar
Lead Agency: Stanislaus County Planning and Community Development
Street Address: 1010 10th Street, Suite 3400
City: Modesto, CA **Zip:** 95354
Contact Person: Kristen Anaya, Senior Planner
Phone: (209) 525-6330
County: Stanislaus

Project Location: Pete Miller Road
City/Nearest Community: City of Newman/County of Merced
Cross Streets: Sullivan Road and Interstate-Five (I-5) **Zip Code:** 95360
Longitude/Latitude (degrees, minutes and seconds): 37° 16' 30.51" N / 121° 7' 20.43" W **Total Acres:** ±2,998.49
Assessor's Parcel Number: 026-024-006, -008, -029;
028-007-001, -002, -033, -
038, -051, -052, -054 **Section:** 4,5,6,7,8 **Twp.:** 8 **Range:** 8 **Base:** MDB&M
Within 2 Miles: State Hwy #: I-5 **Waterways:** California Aqueduct; Delta Mendota Canal
Airports: N/A **Railways:** N/A **Schools:** Newman-Crows Landing Unified

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

Starting Date: October 21, 2026

Ending Date:

November 10, 2026

Document Type:

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

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

Development Type:

☐ Residential	Units: _____	Acres: _____	☐ Water Facilities	Type: _____	MGD _____
☐ Office	Sq.ft.: _____	Acres: _____	☐ Transportation	Type: _____	
☐ Commercial	Sq.ft.: _____	Acres: _____	☐ Mining	Mineral: _____	
☐ Industrial	Sq.ft.: _____	Acres: _____	☒ Power	Type: Solar & BESS	MW 400
☐ 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: None identified as of yet.

Present Land Use/Zoning/General Plan Designation:

Vacant / General Agriculture (A-2-40) / Agriculture

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

Request to establish a 2,170-acre solar energy facility creating an aggregate peak power capacity of 400 megawatts (MW) on ten contiguous parcels totaling 2,998.49± acres in the General Agriculture (A-2-40) zoning district. The project will also consist of an electric collector system with inverters, a 24-acre battery energy storage system (BESS) with a capacity of 400 MWac at four hours of continuous discharge, a 5± acre project substation, a 9± acre Pacific Gas and Electric (PG&E) switching station, a 300 square-foot temporary operations and maintenance (O&M) building, and access roads.

An AC-DC electrical collection system will collect and convey the electricity from the proposed single-axis tracker solar panels to the proposed on-site substation. The energy generated by the project would be transported from the collector substation to PG&E's proposed on-site 9± acre switching station yard via underground and overhead 150-foot-tall feeder lines. From the switching station, the facility will interconnect to the existing PG&E Quinto-Fink 230 kV transmission line that currently bisects the project site. Substation equipment is proposed to be up to 55 feet in height. 14-foot-tall security lighting is proposed along the perimeter of the project, and within the BESS, substation, and O&M facilities. The facility is proposed to be decommissioned after 35 years, the estimated life expectancy of the project equipment.

Solar panels, up to 10 feet in height, are proposed across all of the project parcels; however, Assessor Parcel Number (APN) 026-024-006 is only proposed as a reserved site for panel development in the event that physical site constraints prevent development on other portions of the project site. The applicant proposes a seven-foot-tall chain link fence with barbed wire strands perimeter of the project site, and landscaped screening comprised of drought tolerant trees and shrubs along the eastern project boundary.

The O&M building is proposed to be utilized when operations staff are on-site, with portable restrooms proposed. Water for domestic purposes and panel washing is proposed to be trucked to the site, sourced from a well, or purchased from a water purveyor. Up to 20 personnel may visit the site at any given time for when required seasonally for activities such as panel washing two times per year. A maximum of five personnel are anticipated daily during routine operations. A maximum of 420 trips are anticipated on-site throughout the year for security, maintenance, and panel washing.

The project will take access to County-maintained Pete Miller Road via three existing driveways comprised of all-weather aggregate, each approximately 100 feet in width. Throughout the project site, the applicant has proposed 20± foot-wide gravel access roads around the BESS facility. Stormwater drainage will be handled via overland runoff. Three wells currently exist on the property. No on-site well or septic system is proposed as part of this project. APN 028-007-001 contains a single-family dwelling, accessory storage buildings, and water tanks, which are not part of the project.

All project parcels are enrolled in Williamson Act Contracts and are proposed to be subject to a cancellation as part of this request.

A detailed project description and preliminary hydrology study conducted by the applicant is attached.

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
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☒ Caltrans District #10
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☒ Central Valley Flood Protection Board
☐ Coachella Valley Mountains Conservancy
☐ Coastal Commission
☐ Colorado River Board Commission
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☒ Fish & Game Region # 4
☐ Food & Agriculture, Department of
☐ Forestry & Fire Protection, Department of
☐ General Services, Department of

☐ Health Services, Department of
☐ Housing & Community Development
☐ Integrated Waste Management Board
☐ Native American Heritage Commission
☐ Office of Emergency Services
☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☒ Public Utilities Commission
☐ Reclamation Board
☒ Regional WQCB # 5
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Commission
☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mountains Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants

SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of

Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other:

Lead Agency (Complete if applicable):

Lead Agency: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Kristen Anaya, Senior Planner
Phone/E-mail: (209) 525-6330 / planning@stancounty.com

Applicant: Amanece Hybrid Solar, LLC
Address: 611 Gateway Blvd. Suite 120,
City/State/Zip: South San Francisco, CA 94080
Contact: Elora Babbini, Dudek
Phone/Email: 530-863-4647 / ebabbini@dudek.com

Signature of Lead Agency
Representative:


Kristen Anaya Oct 21, 2026 09:49:36 PDT

Date: October 21, 2026