



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
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Project Title: Use Permit & Williamson Act Cancellation App. No. PLN2020-0117 -- Hydaspes Solar Facility -- W Hwy 5
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5925 Sullivan Road City/Nearest Community: City of Newman
Cross Streets: Sullivan Rd. & I-5 Zip Code: 95322
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 314± acres
Assessor's Parcel Number: 028-015-002 Section: 17 Twp.: 8 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: I-5 Waterways: California Aqueduct
Airports: Railways: Schools:

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

Starting Date: April 1, 2021 Ending Date: April 16, 2021

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] 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: Employees: Transportation Type:
[ ] Commercial Sq.ft.: Acres: Employees: Mining Mineral:
[ ] Industrial Sq.ft.: Acres: Employees: [ ] Power Type: Solar Farm MW 40MW
[ ] 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

Present Land Use/Zoning/General Plan Designation:

Rangeland, single-family dwelling & accessory structures, transmission line infrastructure /
A-2-40 (General Agriculture) /
Agriculture

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

Request to establish a photovoltaic (PV) solar energy farm creating an aggregate peak power capacity of 40 megawatts (MW) of electricity on a 314± acre parcel in the A- 2-40 (General Agriculture) zoning district. The project will consist of a collector substation enclosed within a 16,500 square-foot compound, a battery energy storage system (BESS) with a 40 megawatt (MW) backup capacity for the electric grid, an underground 34.5kV electrical collector system and inverters, a generation tie-line route which will run north and interconnect to the existing Sullivan Solar Project (UP WA-CAN PLN2015-0081) generation tie-line, and an operations & maintenance building. Construction will occur over 7-10 months with 3-4 temporary staging areas used for parking and material storage over the course of the construction process. The applicant anticipates up to 4-5 employees on a maximum shift, and one on a minimum shift during operation, manning the maintenance & operation building during daylight hours. The application materials indicate that on-site well water will be utilized during construction as needed, and water sourced from the Del Puerto Water District will be trucked in to serve the site during operation. No method of wastewater management has been indicated; however, the project will be conditioned requiring the provision of restrooms for the on-site employees. The facility will be surrounded by a seven-foot-tall perimeter chain-link fence and will take access onto a privately-maintained portion of Sullivan Road via two gated driveways. The property is enrolled in an active Williamson Act Contract; however, because this request is for a Tier 3 Use Permit which prohibits the project site from being enrolled in a contract, a Williamson Act Cancellation for the 300± acres is included as part of this request. Under the proposed lease agreement and will operate for approximately 35 years; after which, the project site will be decommissioned and returned to agricultural use.

**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 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              | <input type="checkbox"/> Other: _____                                                               |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                                                     |

**Lead Agency** (Complete if applicable):

Consulting Firm: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristen Anaya  
 Phone: (209) 525-6330

Applicant: Adapture Renewables  
 Address: 1901 Harrison Street, Suite 1630  
 City/State/Zip: Oakland, CA 94612  
 Contact: Mayura Patankar  
 Phone: 510-561-9507

Signature of Lead Agency Representative: Kristen Anaya

Date: 3/31/21