



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
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: USE PERMIT APPLICATION NO. PLN2021-0111 - BELTRAN SOLAR ENERGY CENTER
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: 24776 Davis Rd City/Nearest Community: Newman / Crows Landing
Cross Streets: I-5, Davis Road Zip Code: 95360
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 1,720±
Assessor's Parcel Number: See Early Consultation for List Section: See EC Twp.: See EC Range: See EC Base: MDB&M
Within 2 Miles: State Hwy #: I-5 Waterways: Crow Creek, California Aqueduct, Delta Mendota Canal
Airports: Crows Landing Railways: Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: February 22, 2022 Ending Date: March 9, 2022

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 [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres: Employees: [] 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: Solar MW 300
[] Educational Type: MGD
[] Recreational Type:
[] OCS Related Type:

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 Not Applicable

Present Land Use/Zoning/General Plan Designation:

Irrigated farmland, unirrigated rangeland / General Agriculture (A-2-40/A-2-160) / Agriculture

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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

Request to amend Use Permit No. 2011-11 – Beltran Ranch Solar Farm, which was approved by the Stanislaus County Planning Commission on April 18, 2013 to construct a utility-grade 140 megawatt (MW) solar facility comprised of three phases on 606± acres of a 1,720± acre project site. A Mitigated Negative Declaration (MND) was prepared and adopted in conjunction with the approved project. A Time Extension, granting the applicant an additional five years to construct, was approved by the Planning Commission on February 15, 2018. Staff Approvals may be requested in accordance with Section 21.100 – Staff Approvals which allows up to 25% increase of a use approved by Use Permit; however, the current request is an expansion of the approved facility by more than 25% which requires a new Use Permit. The proposed modifications will remain within the project footprint approved in 2013, on land regularly disturbed in conjunction with on-site crops and crop rotation, with the exception of a proposed 400-foot-wide 24.5 kilovolt (kV) collector line, which will be located outside of the original project site in order to connect to a substation located on the Proxima Solar Energy Center, approved by Staff Approval Permit No. PLN2020-0061. The 2013 project identified three phases totaling 606 acres (113, 167, and 326 acres approved for each phase respectively) within the 1,720-acre project site to be developed over the course of 3 to 4 years. To date, none of the phases have been developed. The applicant is proposing to develop the project in a single phase within an 18-month construction schedule and expand the overall development footprint by up to 211± acres depending on the chosen collector line alignment, from 606 acres to 817± acres, to be contained within the overall project area originally analyzed in the 2013 MND.

Reviewing Agencies Checklist:

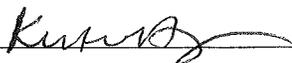
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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

Lead Agency (Complete if applicable):

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

Applicant: Beltran Solar, LLC
Address: 700 Universe Blvd., E5E/JB
City/State/Zip: Juno Beach, FL 33408
Contact: Jennifer Knott, NextEra Energy
Phone: Jennifer.knott@nexteraenergy.com

Signature of Lead Agency Representative: 

Date: 2/16/22