



Referral Early Consultation

Date: October 27, 2023
To: Distribution List (See Attachment A)
From: Emily DeAnda, Assistant Planner
Planning and Community Development
Subject: STAFF APPROVAL APPLICATION NO. PLN2022-0142 – ZANDY INVESTMENTS, LLC
Respond By: November 13, 2023

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Zandy Investments, LLC
Project Location: 2800 Paulson Road, between Nowlin Court and the Stanislaus County and Merced County border, in the Turlock area.
APN: 044-037-008
Williamson Act Contract: N/A
General Plan: Industrial
Current Zoning: Industrial (M)

Project Description: Request to install a 189 kilo Watt (kW) ground mount solar panel system to supplement electrical power for an existing residential treatment facility and a single-family dwelling located on a 14.32± acre parcel in the Industrial (M) zoning district. The current parcel is divided between both Stanislaus and Merced Counties with 11.94± acres on the Stanislaus side and 3.36± acres on the Merced side. All of the proposed ground mount solar panels will be located within an area of the parcel that is located within Stanislaus County. The existing residential treatment facility will be powered by the solar panels located within Stanislaus County, and the single-family dwelling that will also receive power from the solar panels is located within Merced County. The existing treatment facility was permitted in 2015 (BLD2015-2070) and is served by a Public Water System, and private septic system. The site has access via Paulson Road, a County-maintained road. (Full document with attachments available for viewing at: <http://www.stancounty.com/planning/pl/act-projects.shtm>)



STAFF APPROVAL APPLICATION NO. PLN2022-0142 – ZANDY INVESTMENTS, LLC
Attachment A

Distribution List

X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO PUBLIC WORKS
X	COUNTY OF: MERCED	X	STAN CO BUILDING PERMITS DIVISION
X	STAN CO DER	X	FIRE DIST: TURLOCK RURAL

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0142 – ZANDY INVESTMENTS, LLC

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).







Response prepared by:

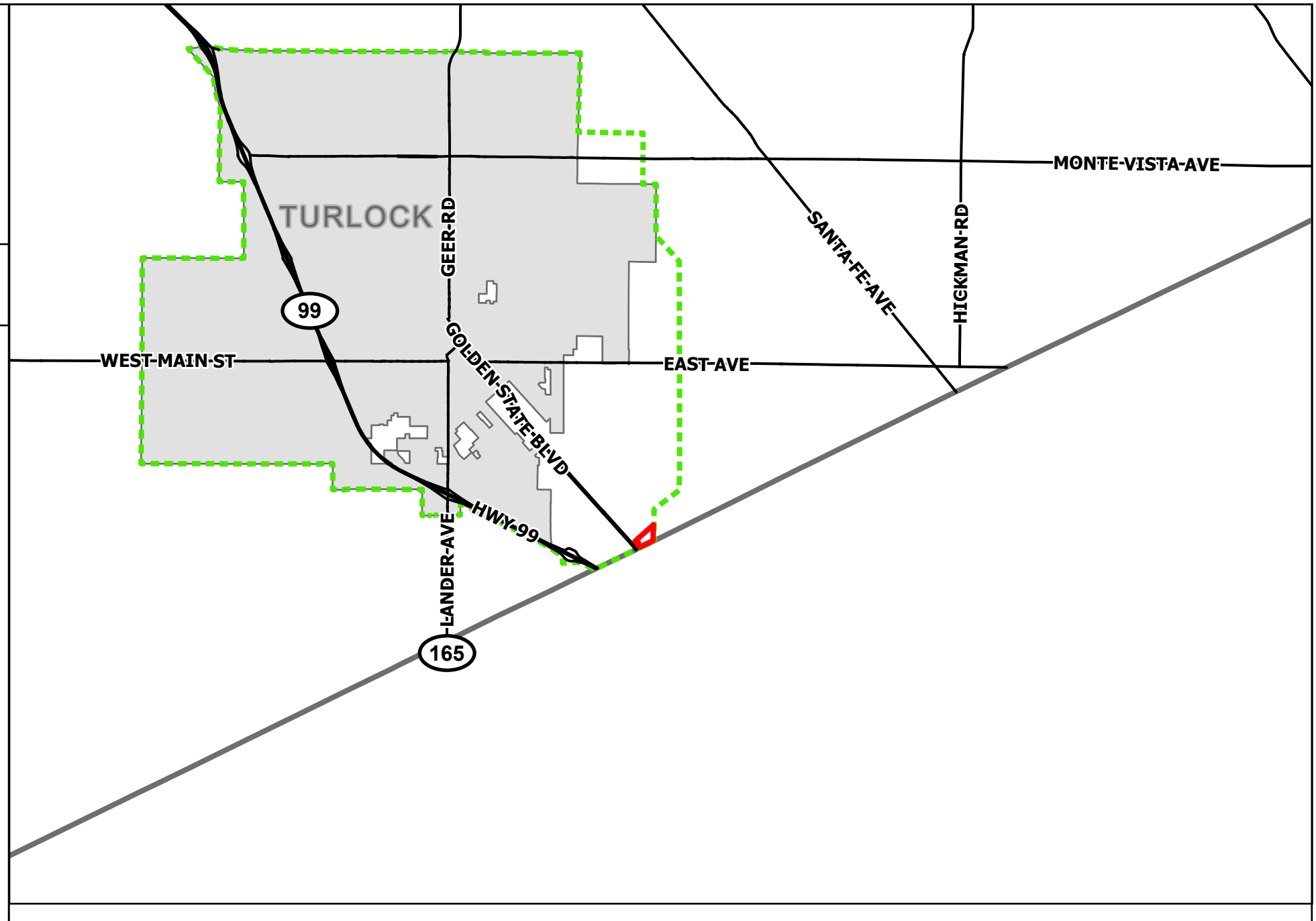
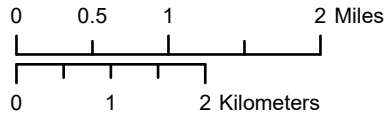
Name Title Date

ZANDY INVESTMENTS LLC PLN2022-0142

AREA MAP

LEGEND










-  Project Site
-  Sphere of Influence
-  County Boundary
-  City
-  Road
-  Rivers

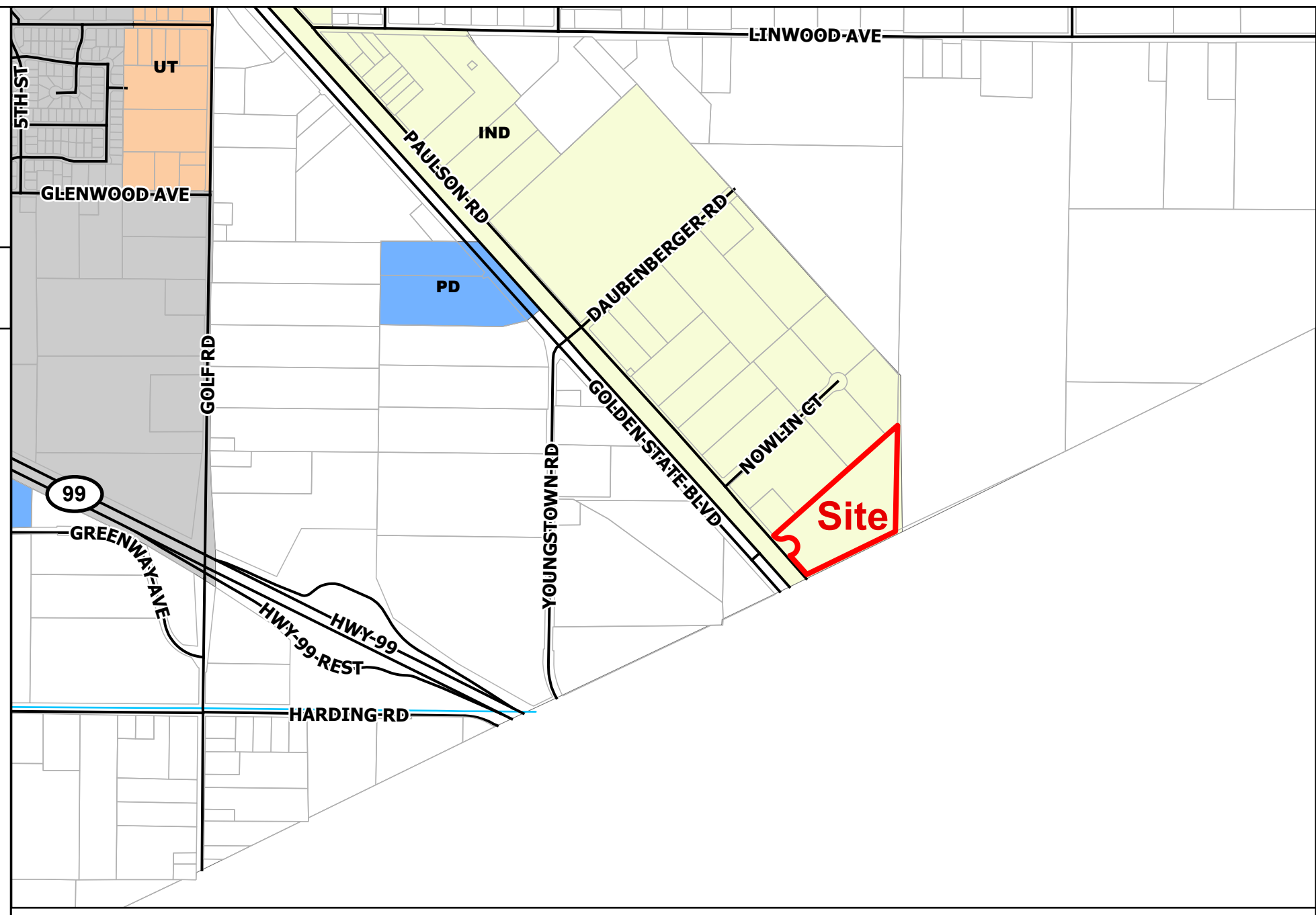
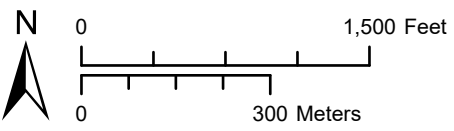


ZANDY INVESTMENTS LLC PLN2022-0142

GENERAL PLAN MAP

LEGEND














-  Project Site
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  City
-  Industrial
-  Planned Development
-  Urban Transition

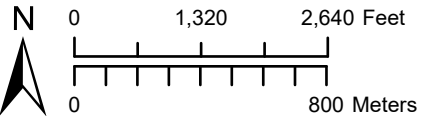
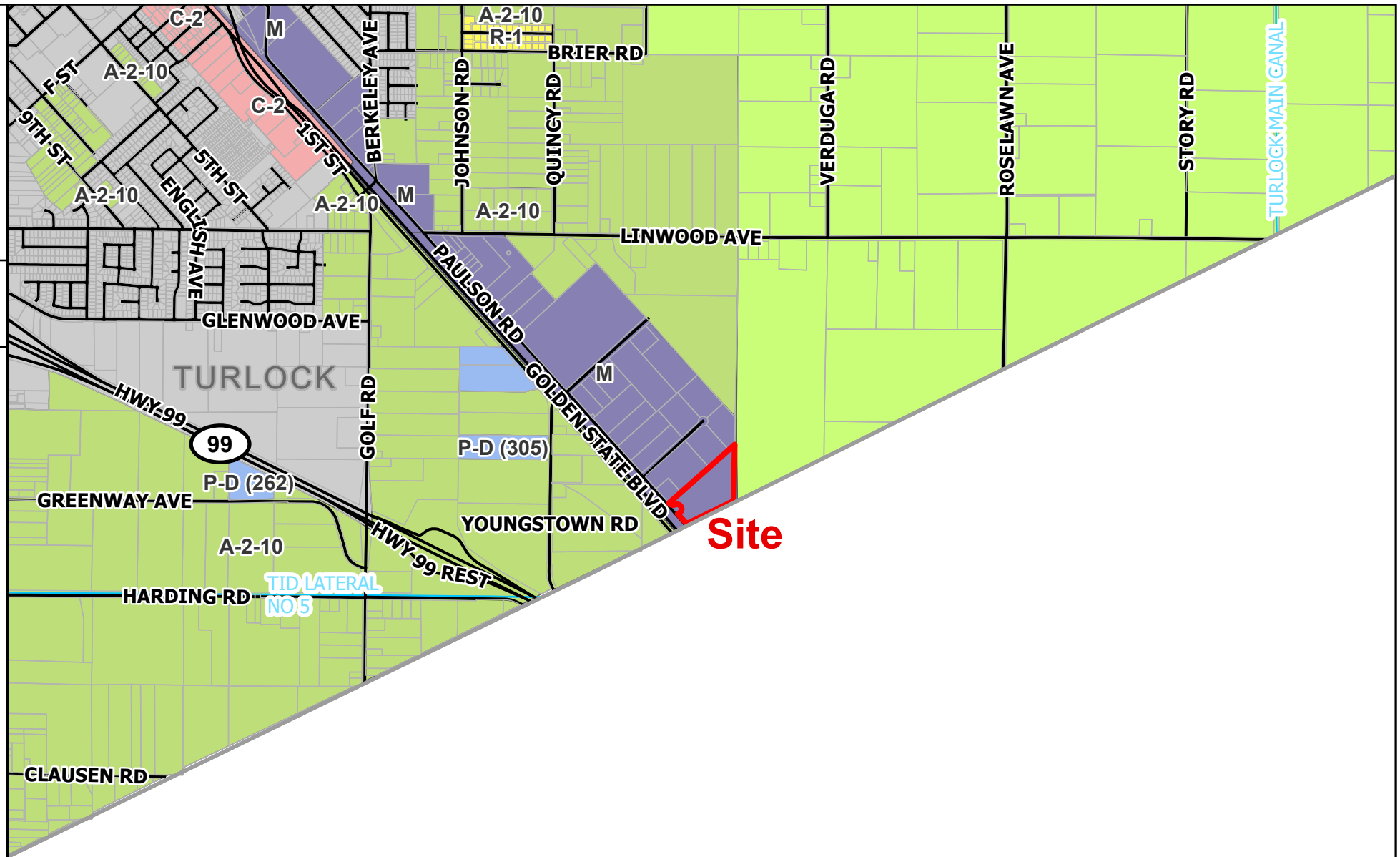


ZANDY INVESTMENTS LLC PLN2022-0142

ZONING MAP

LEGEND






- | | |
|--|---|
|  County Boundary | Zoning Designation |
|  Project Site |  City |
|  Parcel |  General AG 10 Acre |
|  Road |  General AG 10 Acre UT |
|  Canal |  General AG 40 Acre |
| |  General Commercial |
| |  Industrial |
| |  Planned Development |
| |  Single Family Residential |

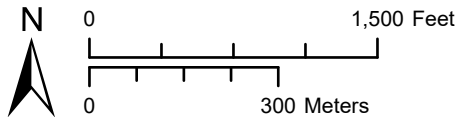


ZANDY INVESTMENTS LLC PLN2022-0142

AERIAL AREA MAP

LEGEND





-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal

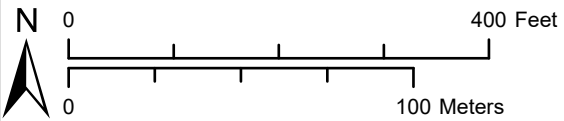


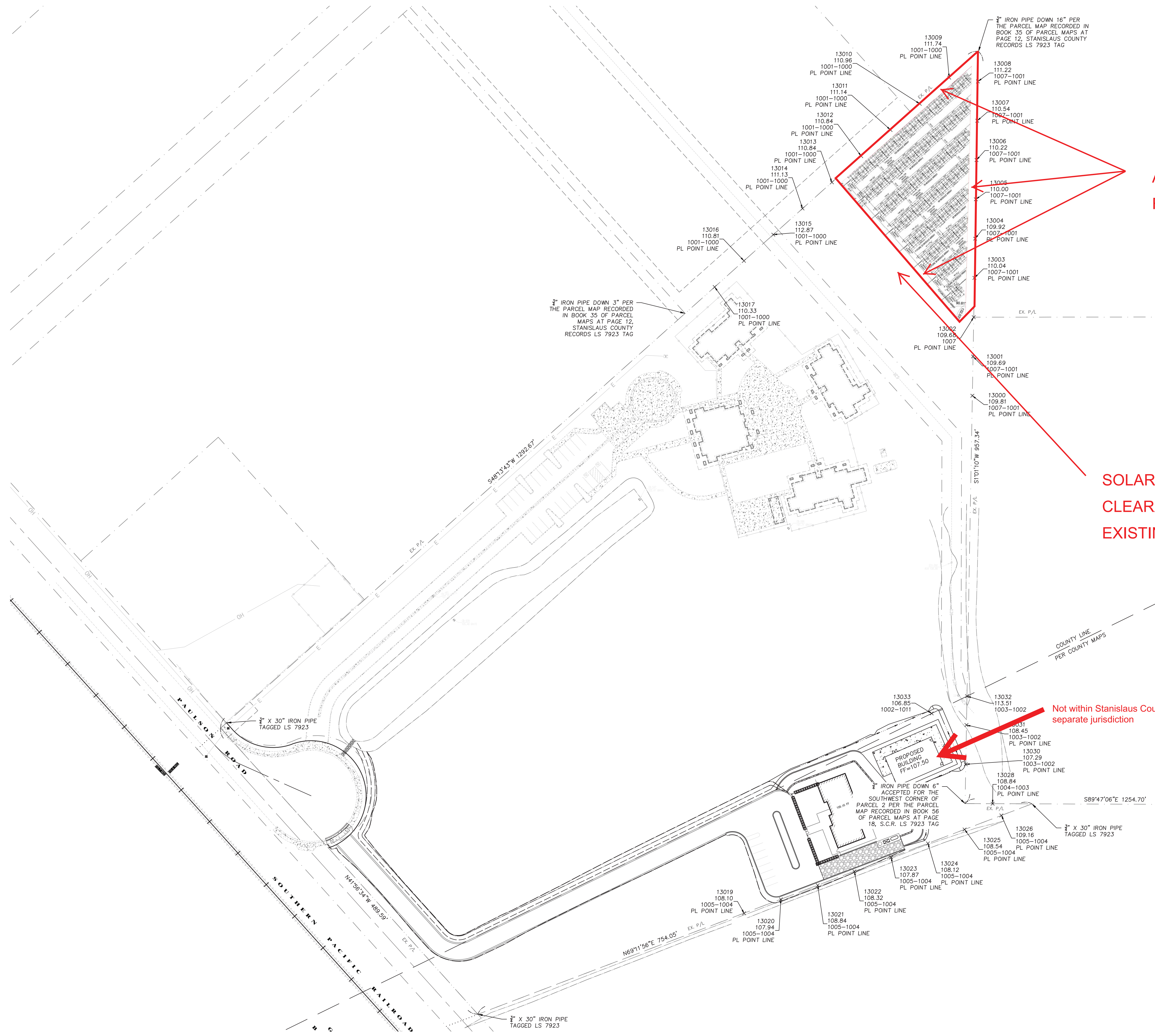
ZANDY INVESTMENTS LLC PLN2022-0142

AERIAL SITE MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road





ALL SIDES MIN. 8 FEET
FROM PROPERTY LINES ON ALL SIDES

SOLAR FIELD 25 FOOT
CLEARACE FROM
EXISTING LEACH FIELD

Not within Stanislaus County / under a
separate jurisdiction

