



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. PLN2025-0007 – MID Valley Power

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily DeAnda, Associate Planner

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA 95354 County: Stanislaus

Project Location: 3348 Howard Road and 0 Interstate 5 (I-5) City/Nearest Community: Westley

Cross Streets: Interstate 5 (I-5) Zip Code: 95363

Longitude/Latitude (degrees, minutes and seconds): -121° 14' 45.5994" N / 37° 31' 51.5994" W Total Acres: 555.71±

Assessor's Parcel Number: 021-015-002, -021, -023, -024, -025, -026; and 021-013-001, -018, -020 Section: 6-8 Twp.: 5 Range: 7 Base: MDB&M

Within 2 Miles: State Hwy #: Interstate 5 Waterways: California Aqueduct

Airports: N/A Railways: CA Northern and Southern Pacific Schools: Patterson Joint Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 25, 2025 Ending Date: September 12, 2025

Document Type:
GEQA: [] NOP [] Draft EIR NEPA: [] NOI OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] 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 [] 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: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Solar farm and battery energy storage

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: Not Applicable

Present Land Use/Zoning/General Plan Designation:

Almond and cherry orchards / General Agriculture (A-2-40) / General Agriculture

Project Description:

Request to establish a photo-voltaic (PV) solar energy farm creating an aggregate peak power capacity of 115 megawatts (MW) of electricity across a 555.71± acre project site comprised of nine parcels located in the General Agriculture (A-2-40) zoning district. Eight of the nine parcels within the project area will be located east of I-5 (±484.18 acres) and one parcel (71.53± acres) will be located to the west of I-5. The project will also consist of a collector substation and battery energy storage system (BESS) on Assessor Parcel Number (APN) 021-015-021 with a 262-megawatt (MW) backup capacity for the electric grid within a 15± acre fenced compound. A 34.5Kw overhead line across the California Aqueduct is also proposed to tie-in the systems proposed on APNs 021-013-001 and 021-013-020. Underground lines will run beneath I-5 to tie-in the system proposed on APN 021-015-002 with the proposed systems on the parcels east of I-5. Two to three employees are expected to visit the site bi-monthly for two weeks at a time for routine maintenance and washing of the panels. Operation of the facility will be done remotely through control of inverters and on-site equipment through a cloud-based system. On-site wells are proposed to be used for washing the solar panels. The applicant proposes the following fencing and landscaping for the project: a six-foot-tall chain link fence with barbed wire around the perimeter of the 15± acre substation and battery storage compound; a six-foot-tall chain link fence around the perimeter of the project site; and screening comprised of six-foot-tall chain link fencing with slats and 10-foot-wide landscape strips with olive trees along the project site's frontages off Interstate 5 (I-5). The project will take access onto County-maintained Howard Road via a gated driveway and Needham Road via Kern Creek Road (a private road). The applicant proposes a 20-foot-wide emergency vehicle access perimeter road around each of the parcels within the project site. If approved, construction is anticipated to occur immediately following building and grading permits having been obtained within 18 months of project approval.

Three parcels totaling 290.39± acres within the project area (APNs 021-013-001, -020 and 021-015-021) are enrolled under active Williamson Act Contracts; 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 290.39± acres is included as part of this request. A Williamson Act Notice of Non-Renewal will be recorded for the proposed project prior to circulation of an Initial Study.

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 checked="" 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):

Lead Agency: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily DeAnda, Associate Planner
Phone/Email: (209) 525-6330 / planning@stancounty.com

Applicant: Mid Valley Power
Address: 3111 Stone Avenue
City/State/Zip: Modesto, CA 95358
Contact: Tyler Ott, CEO, Mid Valley Power
Phone/Email: (209) 918-1766 / planning@stancounty.com
Consulting Firm: Elevated Entitlements
Address: 5716 Corsa Avenue, Suite 201
City/State/Zip: Westlake Village, CA 91362
Contact: Kevin Kohan, Applicant's Representative
Phone/Email: (805) 232-4383 / kevin@elvted.com

Emily DeAnda

Signature of Lead Agency Representative: Emily DeAnda (Aug 25, 2025 10:55:57 PDT)

Date: August 25, 2025