Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2025081256

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 and Williamson Act Cancellation Application No. PLN2025-0007 – MID Valley Power

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Kristen Anaya, Senior Planner

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

City: Modesto, CA 95354 **County:** Stanislaus

Project Location: 3348 Howard Road **City/Nearest Community:** Westley

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

Longitude/Latitude (degrees, minutes and seconds): -121º 14' 45.5994" N / 37º 31' 51.5994" W **Total Acres:** 738.6±

Assessor's Parcel Number: 016-037-037, -038, and -039; 021-007-008 and -009; 021-013-001, -018, -020; and 021-015-021, -023, -024, -025, and -026 **Section:** 36, 6, 7, 8, 1 **Twp.:** 4, 5, 5 **Range:** 6, 7, 6 **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: November 6, 2026 **Ending Date:** November 30, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☒ Early Cons ☐ 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 Williamson Act Cancellation

Development Type:

☐ Residential *Units:* *Acres:*
☐ Office *Sq.ft.:* *Acres:* *Employees:*
☐ Commercial *Sq.ft.:* *Acres:* *Employees:*
☐ Industrial *Sq.ft.:* *Acres:* *Employees:*
☐ Educational
☐ Recreational
☐ OCS Related

☐ Water Facilities *Type:* *MGD*
☐ Transportation *Type:*
☐ Mining *Mineral:*
☐ Power *Type:* *MW*
☐ Waste Facilities *Type:* *MGD*
☐ Hazardous Waste *Type:*
☒ 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

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.

Present Land Use/Zoning/General Plan Designation:
Almond and cherry orchards / General Agriculture (A-2-40) / General Agriculture

Project Description:
An Early Consultation for this project was initially referred out on August 25, 2025. The project has since been revised to incorporate new project parcels. This is a request to establish a photo-voltaic (PV) solar energy farm generating an aggregate peak power capacity of 130 megawatts (MW) of electricity across a 738.6± acre project site comprised of thirteen parcels located in the General Agriculture (A-2-40) zoning district. The project will also consist of a collector substation, up to 50-feet in height, within a 2-acre footprint, and battery energy storage system (BESS) with a 160-megawatt alternating current (MWac)/320 megawatt-hours (MWh) backup capacity for the electric grid, within a 4-acre footprint on Assessor Parcel Number (APN) 021-015-021. Solar panels, up to 12-feet tall, are proposed across the balance of the project parcels, with multiple inverters collocated across the project site.

The project site is bisected by Howard Road and the California Aqueduct. The project proposes the construction of one or two 34.5 kW underground high voltage collection lines in a single crossing location across Howard Road (County Route J16) to interconnect the PV systems located north of Howard Road. Two 100-foot-tall overhead collection lines are proposed to be installed at a single location across the California aqueduct tie-in the PV systems located on APNs 021-013-001 and 021-013-020 together, subject to approval and permitting by the Department of Water Resources.

The project site adjoins and proposes to tie the proposed project substation into the Turlock Irrigation District (TID) Westley substation, located on APN 021-015-020 and 021-015-022. Within this existing TID Westley 115kV substation, the existing Turlock Irrigation District Marshall Line will be relocated to a new position, thereby freeing the existing Marshall Line position located between breakers for the proposed project. If approved, construction is anticipated to occur immediately following building and grading permits having been obtained within 18 months of project approval.

The project will take access onto County-maintained Howard Road via an existing 24-foot-wide, gated driveway and Needham Road via Kern Creek Road (a private road). Two additional, gated entrances are proposed to be located along Howard Road. The applicant proposes a 20-foot-wide emergency vehicle access (EVA) perimeter road around each of the parcels within the project site, with three EVA routes proposed via the primary entrance to the project site, an entrance on Needham Road via Kern Creek Road (a private road), and via the access for the northern portion of the project site off Howard Road. Within the project site, interior access roads are proposed. Existing DWR and Caltrans drainage easements are currently located within the project site to manage storm water drainage produced by I-5 and storm water management around and through the California Aqueduct. Additionally, there is a small seasonal wetland that has been identified along the California Aqueduct on APN 021-007-009. These areas under easements will be avoided by site development.

The applicant proposes the following fencing and landscaping for the project: eight-foot-tall chain link fence with barbed wire around the perimeter of the 15± acre substation and battery storage compound; a seven-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 strip of drought tolerant evergreen trees and shrubs along the project site's frontages off Interstate 5 (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.

An existing modular home, agricultural structure, and small solar array on APN 021-013-001, and an existing mobile home and outdoor vehicle/equipment storage area on APN 016-037-039 are proposed to be demolished. The project site is also currently planted in almond, cherry and apricot trees, which will be removed for the proposed project. The project site currently receives surface water from Del Puerto Irrigation District via various surface water pumps and pipelines from the Delta-Mendota Canal. Surface water is proposed to be utilized for landscape irrigation. Ground water is supplied by agriculture water wells located across the project site located on APNs 021-015-021, 021-015-023, 021-013-001, 021-007-008, 016-037-038, and 016-037-039. An irrigation reservoir is located on APN 021-015-023.

Eight of thirteen project parcels, totaling 544.83± acres, 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 544.83± 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.

The following technical documents have been prepared by the applicant and submitted with the application, and are included as attachments to this referral:

A. Biological Resources Assessment
B. Focused Survey for San Joaquin Kit Fox
C. Cultural Resource Survey
D. Glint and Glare Assessment
E. Visual Impact Assessment
F. Energy Technical Memorandum
G. Phase 1 Environmental Site Assessment
H. Transportation Memo
I. Air Quality and Greenhouse Gas Analysis

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	S	Central Valley Flood Protection Board
	Boating & Waterways, Department of		Coachella Valley Mountains Conservancy
	California Emergency Management Agency		Coastal Commission
	California Highway Patrol		Colorado River Board Commission
S	Caltrans District # 10	S	Conservation, Department of
	Caltrans Division of Aeronautics		Corrections, Department of
	Caltrans Planning		Delta Protection Commission

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

	Education, Department of	S	Regional WQCB # 5
	Energy Commission		Resources Agency
S	Fish & Game Region # 4		Resources Recycling and Recovery, Department of
	Food & Agriculture, Department of		S.F. Bay Conservation & Development Commission
	Forestry & Fire Protection, Department of		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	General Services, Department of		San Joaquin River Conservancy
	Health Services, Department of		Santa Monica Mountains Conservancy
	Housing & Community Development		State Lands Commission
	Integrated Waste Management Board		SWRCB: Clean Water Grants
	Native American Heritage Commission		SWRCB: Water Quality
	Office of Emergency Services		SWRCB: Water Rights
	Office of Historic Preservation		Tahoe Regional Planning Agency
	Office of Public School Construction		Toxic Substances Control, Department of
	Parks & Recreation, Department of	S	Water Resources, Department of
	Pesticide Regulation, Department of	S	Other: San Joaquin Valley Air Pollution Control District
S	Public Utilities Commission		Other:
	Reclamation Board		

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

Lead Agency:	**Stanislaus County**	Applicant:	**Mid Valley Power**
Address:	**1010 10th Street, Suite 3400**	Address:	**3111 Stone Avenue**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Modesto, CA 95358**
Contact:	**Kristen Anaya, Senior Planner**	Contact:	**Tyler Ott, CEO, Mid Valley Power**
Phone/Email:	**(209) 525-6330/ planning@stancounty.com**	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**

Signature of Lead Agency Representative: Kristen Anaya
Kristen Anaya (Nov 6, 2026 13:53:36 PST)

Date: November 6, 2026