SCH # _____

Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

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. PLN2025-0075 – Saltgrass Energy Storage

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

Project Location: 0 Interstate 5 (I-5) **City/Nearest Community:** Patterson

Cross Streets: Oak Flat Road **Zip Code:** 95363

Longitude/Latitude (degrees, minutes and seconds): -121° 9' 7.3548" W / 37° 25' 23.1162" N **Total Acres:** 18.74±

Assessor's Parcel Number: 025-006-064 **Section:** 12 **Twp.:** 6 **Range:** 7 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** Interstate 5 **Waterways:** California Aqueduct; Salado Creek; and Delta Mendota Canal

Airports: N/A **Railways:** CA Northern and Southern Pacific **Schools:** Newman-Crows Landing Unified

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

Starting Date: December 31, 2025 **Ending Date:** January 21, 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

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 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:

Vacant land / General Agriculture (A-2-40) / General Agriculture

Project Description:

Request to establish a 162Mw/650MWh battery energy storage system (BESS) facility across an 18.74± acre project site located in the General Agriculture (A-2-40) zoning district. The proposed BESS facility will tie into the Pacific Gas and Electric (PG&E) Salado Substation located 451± feet to the east across the California Aqueduct via underground and overhead 115kV lines. The following equipment is proposed under this request: 136 sets of battery cubes and cabinets with each set containing eight battery cubes; 32 transformers; and 128 inverters supporting the site. The battery sets will be bolted on concrete pads. The battery sets will be placed at a setback of 150-feet from the front property line off Oak Flat Road. A 1,316 square-foot office trailer and modular restroom are proposed on-site for operation of the facility along with 15 striped parking spaces. A 3.11± acre portion on-site is proposed for a future interconnected substation for the BESS facility. Two to four full-time employees are expected to remain on-site for operation and maintenance 12 hours a day, Monday-Saturday, and on Sundays as-needed. Up to 40 visitors are anticipated on-site throughout the year. The applicant proposes a six-foot-tall chain link fence with slats around the perimeter of the project site; and screening comprised of a minimum 20± foot-wide landscape strip around the north, west and south of the project site consisting of drought tolerant trees and shrubs. Surface water via a pipeline from the Western Hills Water District will irrigate the proposed landscape and provide water for fire suppression; however, on-site fire suppression will still be required, if the project is approved. The project will take access onto County-maintained Oak Flat Road via a gravel driveway. Throughout the project site, the applicant has proposed 20± foot-wide gravel access roads around the BESS facility. Stormwater drainage will be maintained on-site via underground storage. No on-site well or septic system is proposed as part of this project.

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		Office of Emergency Services
	Boating & Waterways, Department of		Office of Historic Preservation
	California Emergency Management Agency		Office of Public School Construction
	California Highway Patrol		Parks & Recreation, Department of
S	Caltrans District # 10		Pesticide Regulation, Department of
	Caltrans Division of Aeronautics	S	Public Utilities Commission
	Caltrans Planning		Reclamation Board
S	Central Valley Flood Protection Board	S	Regional WQCB # 5
	Coachella Valley Mountains Conservancy		Resources Agency
	Coastal Commission		Resources Recycling and Recovery, Department of
	Colorado River Board Commission		S.F. Bay Conservation & Development Commission
S	Conservation, Department of		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	Corrections, Department of		San Joaquin River Conservancy
	Delta Protection Commission		Santa Monica Mountains Conservancy
	Education, Department of		State Lands Commission
	Energy Commission		SWRCB: Clean Water Grants
S	Fish & Game Region # 4		SWRCB: Water Quality
	Food & Agriculture, Department of		SWRCB: Water Rights
	Forestry & Fire Protection, Department of		Tahoe Regional Planning Agency
	General Services, Department of		Toxic Substances Control, Department of
	Health Services, Department of	S	Water Resources, Department of
	Housing & Community Development	S	Other: San Joaquin Valley Air Pollution Control District
	Integrated Waste Management Board	S	Other: Cal Fire
	Native American Heritage Commission		

Lead Agency (Complete if applicable):

Consulting Firm:	**GDR Engineering, Inc.**	Applicant:	**Saltgrass Energy Storage, LLC**
Address:	**3525 Mitchell Road, Suite G**	Address:	**17171 Central Avenue**
City/State/Zip:	**Ceres, CA 95307**	City/State/Zip:	**Carson, CA 90746**
Contact:	**Jason K. Chapman**	Contact:	**Olivia Goldstein, CEO**
Phone/Email:	**(209) 538-3360/ planning@stancounty.com**	Phone/Email:	**(406) 544-2476 / ogoldstein@ches.biz**

Signature of Lead Agency Representative: Emily DeAnda (Dec 31, 2025 11:31:11 PST) **Date:** December 31, 2025

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