DEPARTMENT OF PLANNING AND 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

Referral
Early Consultation

Date: **December 31, 2025**

To: **Distribution List (See Attachment A)**

From: **Emily DeAnda, Associate Planner**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2025-0075 – SALTGRASS ENERGY STORAGE**

Respond By: **January 21, 2026**

****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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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: **Olivia Goldstein, CEO, Saltgrass Energy Storage, LLC**

Project Location: **0 Interstate 5 (I-5), between Sperry Avenue and Oak Flat Road, in the Patterson area.**

APNs: **025-006-064**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Community Plan: **N/A**

Current Zoning: **General Agriculture (A-2-40)**

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.

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

USE PERMIT APPLICATION NO. PLN2025-0075 – SALTGRASS ENERGY STORAGE
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CAL FIRE	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO DER: MILK AND DAIRY
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: PATTERSON		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DIST: BERTOLOTTI DISPOSAL AREA 1		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: DELTA-MENDOTA II (DM-II)	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE DISTRICT		StanCOG
X	IRRIGATION DIST: OAK FLAT WATER DISTRICT	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: CA NORTHERN & SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US NRCS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT	X	CA PUBLIC UTILITIES COMMISSION
X	STAN CO AG COMMISSIONER	X	CA DEPT OF WATER RESOURCES
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **USE PERMIT APPLICATION NO. PLN2025-0075 – SALTGRASS ENERGY STORAGE**

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

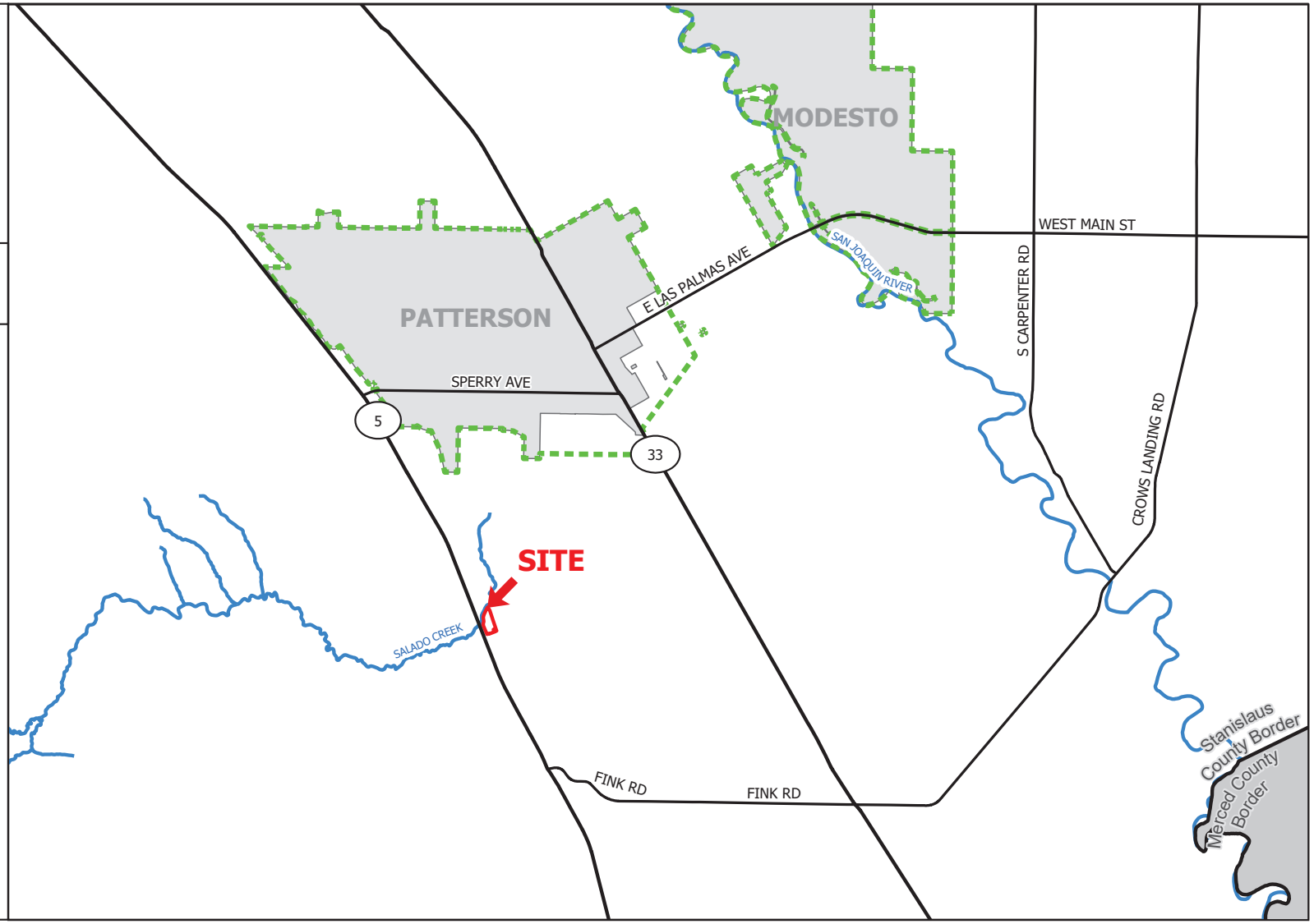
SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- Highway
- Major Road
- River



N 0 1.5 3 Miles

0 1.8 3.5 Kilometers

Source: Planning Department GIS Date Exported: 10/28/2025

SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

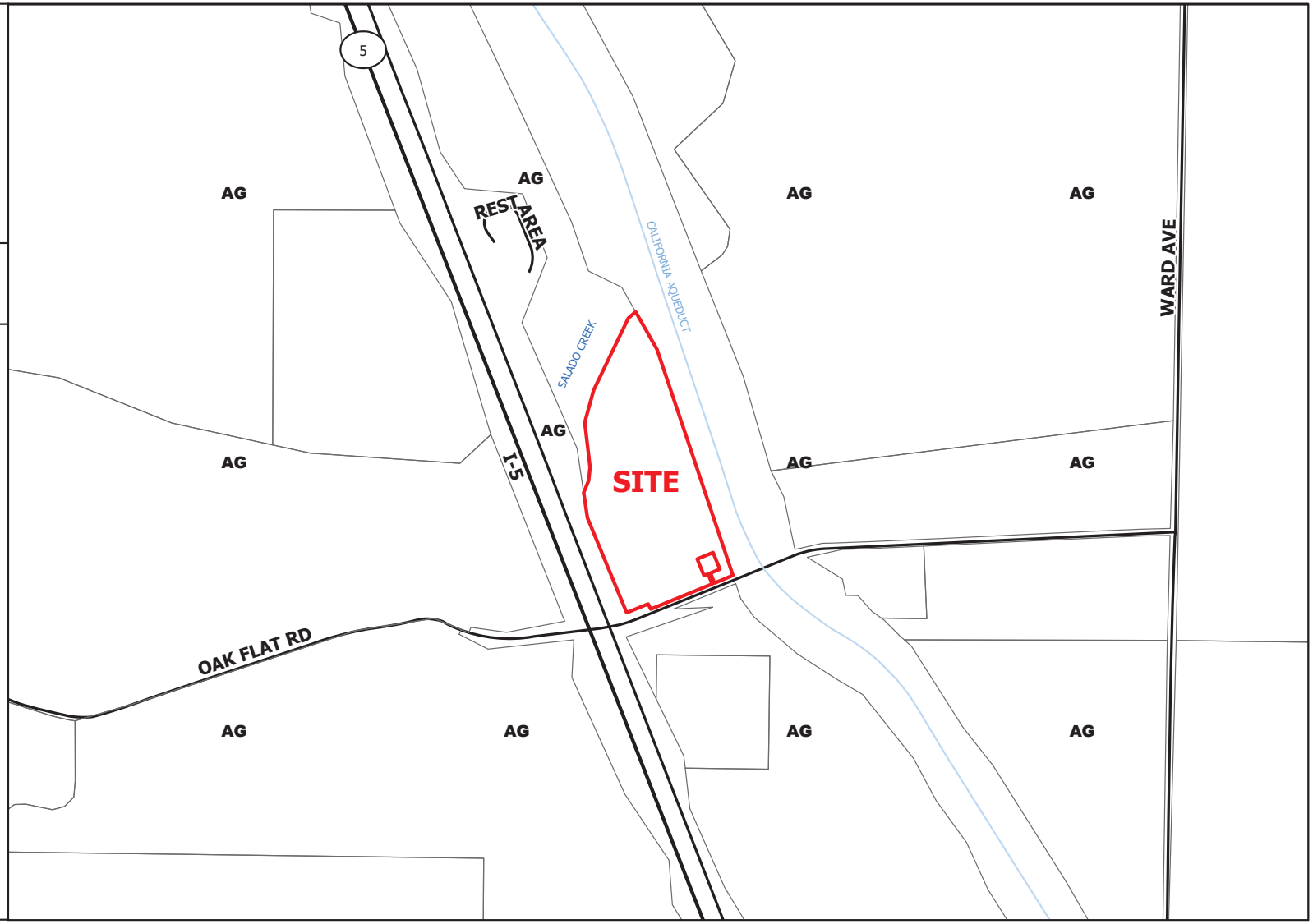
GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal
- River

General Plan

- Agriculture (AG)



N

0 650 1,300 US Feet

0 195 390 Meters

Source: Planning Department GIS Date Exported: 10/28/2025

SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

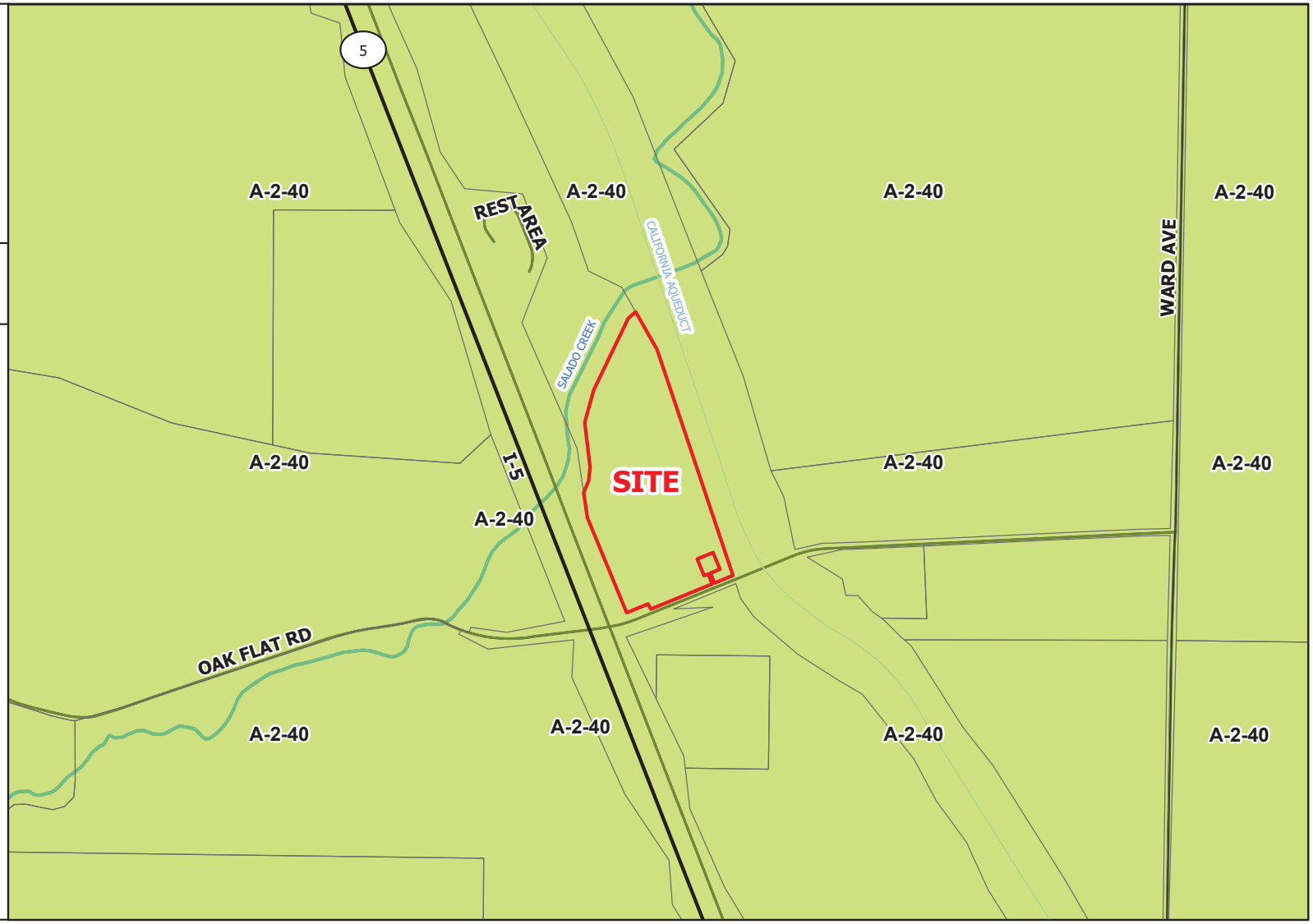
ZONING MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal
- River

Zoning Designation

- General AG 40 Acre (A-2-40)



N

0 650 1,300 US Feet

0 195 390 Meters

Source: Planning Department GIS Date Exported: 10/28/2025

SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal
- River

N

0 650 1,300 US Feet

0 195 390 Meters

Source: Planning Department GIS

Date Exported: 10/28/2025

SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

2023 AERIAL SITE MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal
- River

N

0 245 490 US Feet

0 70 140 Meters

Source: Planning Department GIS

Date Exported: 10/28/2025

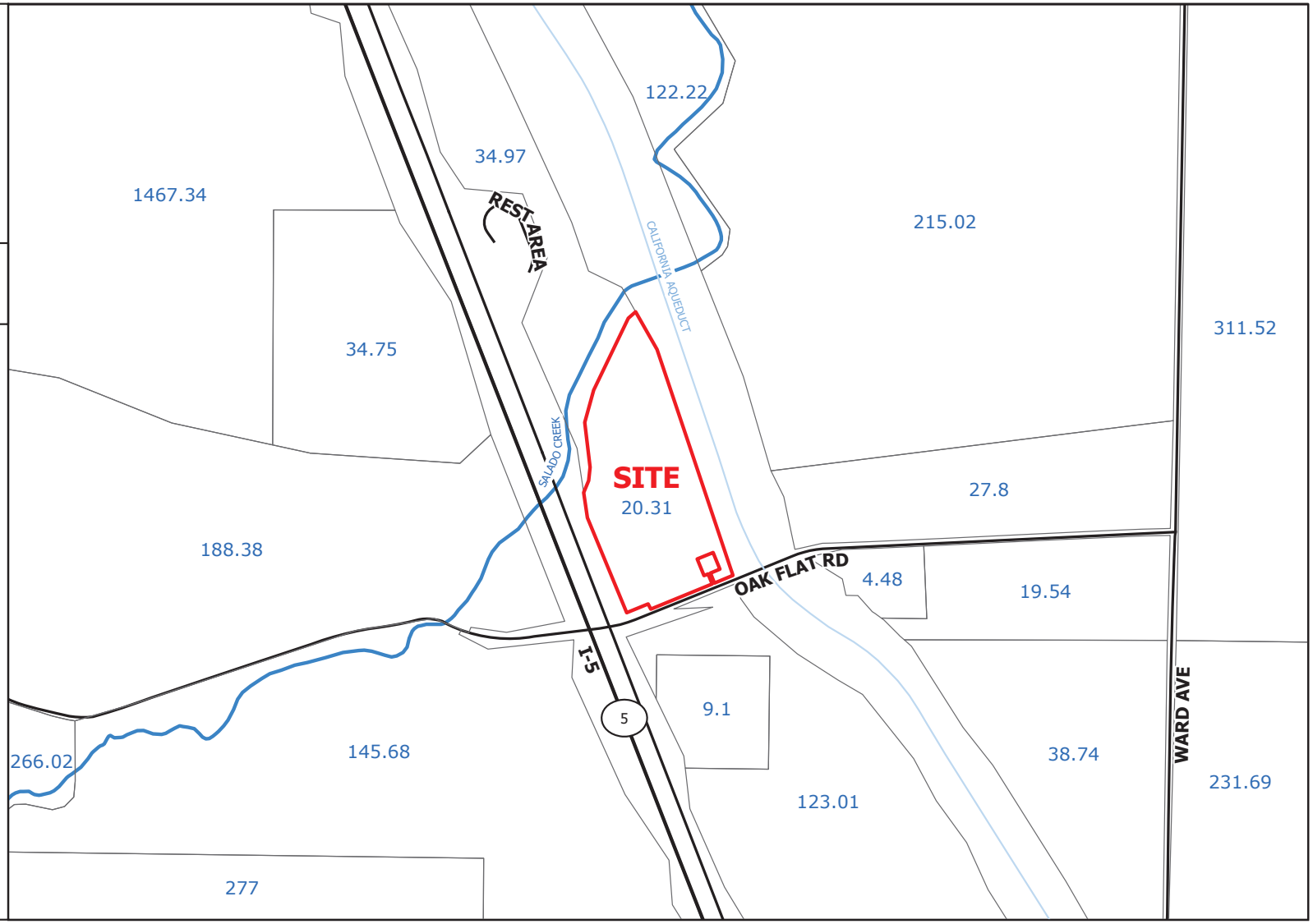
SALTGRASS ENERGY STORAGE

UP APP PLN2025-0075

ACREAGE MAP

LEGEND

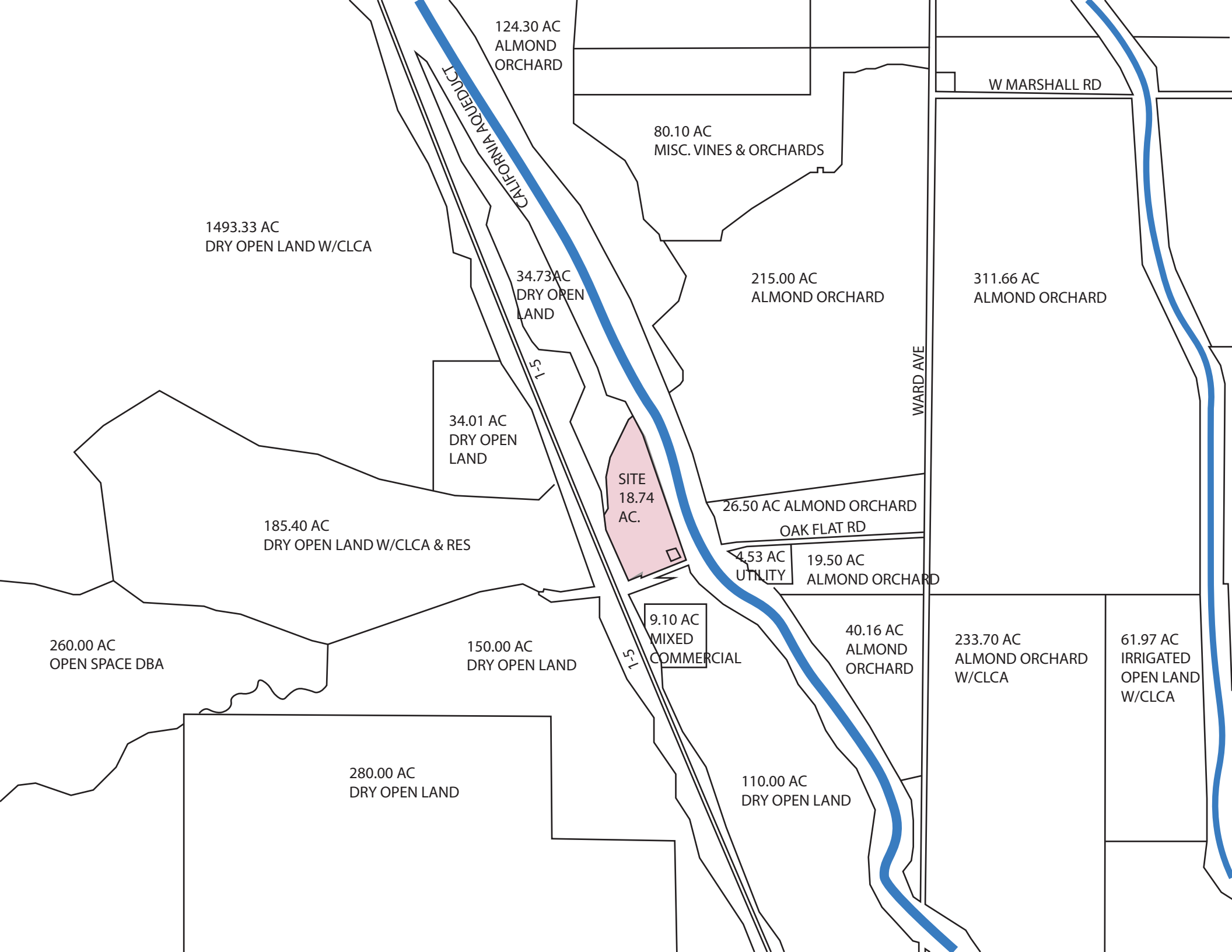
- Project Site
- Parcel
- Highway
- Street
- Canal
- River

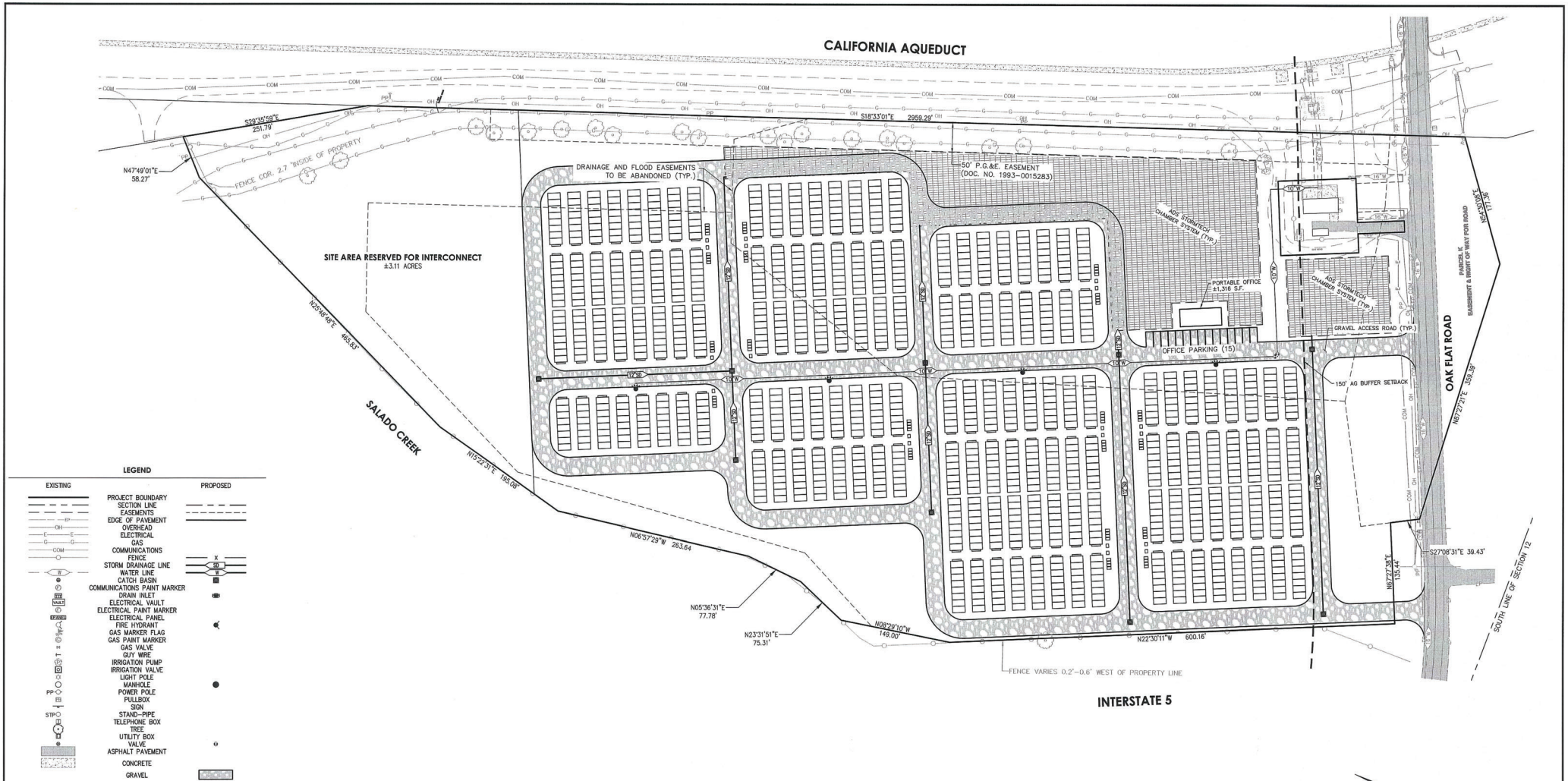


N 0 650 1,300 US Feet

0 195 390 Meters

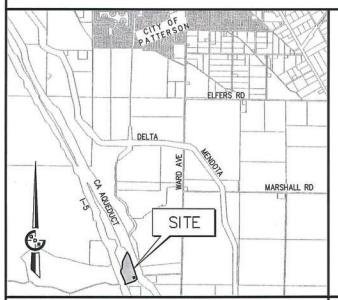
Source: Planning Department GIS Date Exported: 10/28/2025


124.30 AC
ALMOND
ORCHARD
CALIFORNIA AQUEDUCT
W MARSHALL RD
80.10 AC
MISC. VINES & ORCHARDS
1493.33 AC
DRY OPEN LAND W/CLCA
34.73AC
DRY OPEN
LAND
215.00 AC
ALMOND ORCHARD
311.66 AC
ALMOND ORCHARD
I-5
WARD AVE
34.01 AC
DRY OPEN
LAND
SITE
18.74
AC.
26.50 AC ALMOND ORCHARD
OAK FLAT RD
4.53 AC
UTILITY
19.50 AC
ALMOND ORCHARD
185.40 AC
DRY OPEN LAND W/CLCA & RES
9.10 AC
MIXED
COMMERCIAL
40.16 AC
ALMOND
ORCHARD
233.70 AC
ALMOND ORCHARD
W/CLCA
61.97 AC
IRRIGATED
OPEN LAND
W/CLCA
260.00 AC
OPEN SPACE DBA
150.00 AC
DRY OPEN LAND
I-5
280.00 AC
DRY OPEN LAND
110.00 AC
DRY OPEN LAND

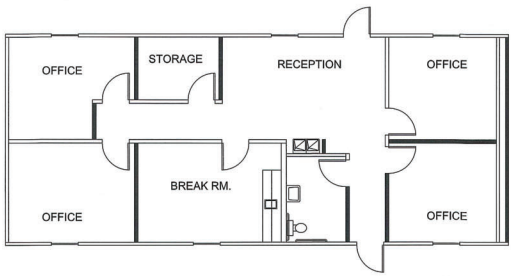


LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	SECTION LINE	
	EASEMENTS	
	EDGE OF PAVEMENT	
OH	OVERHEAD	
E E	ELECTRICAL	
G G	GAS	
COM	COMMUNICATIONS	
	FENCE	X
	STORM DRAINAGE LINE	SD
W	WATER LINE	W
	CATCH BASIN	
	COMMUNICATIONS PAINT MARKER	
DRAIN INLET	DRAIN INLET	
VAULT	ELECTRICAL VAULT	
	ELECTRICAL PAINT MARKER	
PANEL	ELECTRICAL PANEL	
	FIRE HYDRANT	
	GAS MARKER FLAG	
	GAS PAINT MARKER	
	GAS VALVE	
	GUY WIRE	
	IRRIGATION PUMP	
	IRRIGATION VALVE	
	LIGHT POLE	
	MANHOLE	
PP	POWER POLE	
	PULLBOX	
	SIGN	
STP	STAND-PIPE	
	TELEPHONE BOX	
	TREE	
	UTILITY BOX	
	VALVE	
	ASPHALT PAVEMENT	
	CONCRETE	
	GRAVEL	



VICINITY MAP
STANISLAUS COUNTY, STATE OF CALIFORNIA



PORTABLE OFFICE | NTS | 1

PROPERTY OWNER / APPLICANT

NAME:	CARSON HYBRID ENERGY STORAGE
CONTACT:	OLIVIA GOLDSTEIN
MAILING ADDRESS:	17171 CENTRAL AVENUE
CITY/STATE/ZIP:	CARSON, CA 90746
PHONE:	406.544.2476
EMAIL:	ogoldstein@ches.biz
SITE ADDRESS:	OAK FLAT ROAD
CITY/STATE/ZIP:	PATTERSON, CA 95363

EXISTING CONDITIONS

A.P.N.:	250-006-064
EXISTING PARCELS:	1
EXISTING ACREAGE:	±21.23
EXISTING GENERAL PLAN:	AGRICULTURE
EXISTING ZONING:	A-2-40 (GENERAL AGRICULTURE)

PROPOSED PROJECT

PROJECT INVOLVES THE INSTALLATION OF 152 EOS ENERGY IN-LINE CUBE BATTERY ENERGY STORAGE SYSTEMS, ALONG WITH ACCOMPANYING INVERTERS AND TRANSFORMERS. THERE IS FUTURE INTENT FOR IN-LINE CUBES TO BE COVERED WITH SHADE STRUCTURES EQUIPPED WITH SOLAR PANELS.

APPROXIMATELY 3.11 ACRES OF THE SITE HAS BEEN SET ASIDE FOR UTILITY COMPANY INTERCONNECTION INSTALLATION.

NOTE THAT THE ADS STORMTECH CHAMBER SYSTEM WAS SELECTED TO HANDLE THE ENTIRETY OF THE SITE'S STORM RUNOFF AND IS CAPABLE OF RETAINING AND PERCOLATING THE 100-YEAR, 24-HOUR STORM WITHIN THE REQUIRED 48-HOUR PERIOD. THE SYSTEM IS COMPLETELY UNDERGROUND AND WAS SELECTED FOR ITS LOW-PROFILE DESIGN, WHICH MEETS THE REQUIRED GROUNDWATER SEPARATION AT THIS SITE.

NOTES

WATER:	WESTERN HILLS WATER DISTRICT
SEWER:	N/A
STORM DRAINAGE:	ADS STORMTECH CHAMBER SYSTEM

1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
2. ALL IMPROVEMENTS IN ACCORDANCE WITH STANISLAUS COUNTY IMPROVEMENT STANDARDS.

60 0 30 60 120 240
IF NOT A 24"X36" SHEET, IS A REDUCED PRINT
SCALE: 1" = 60'

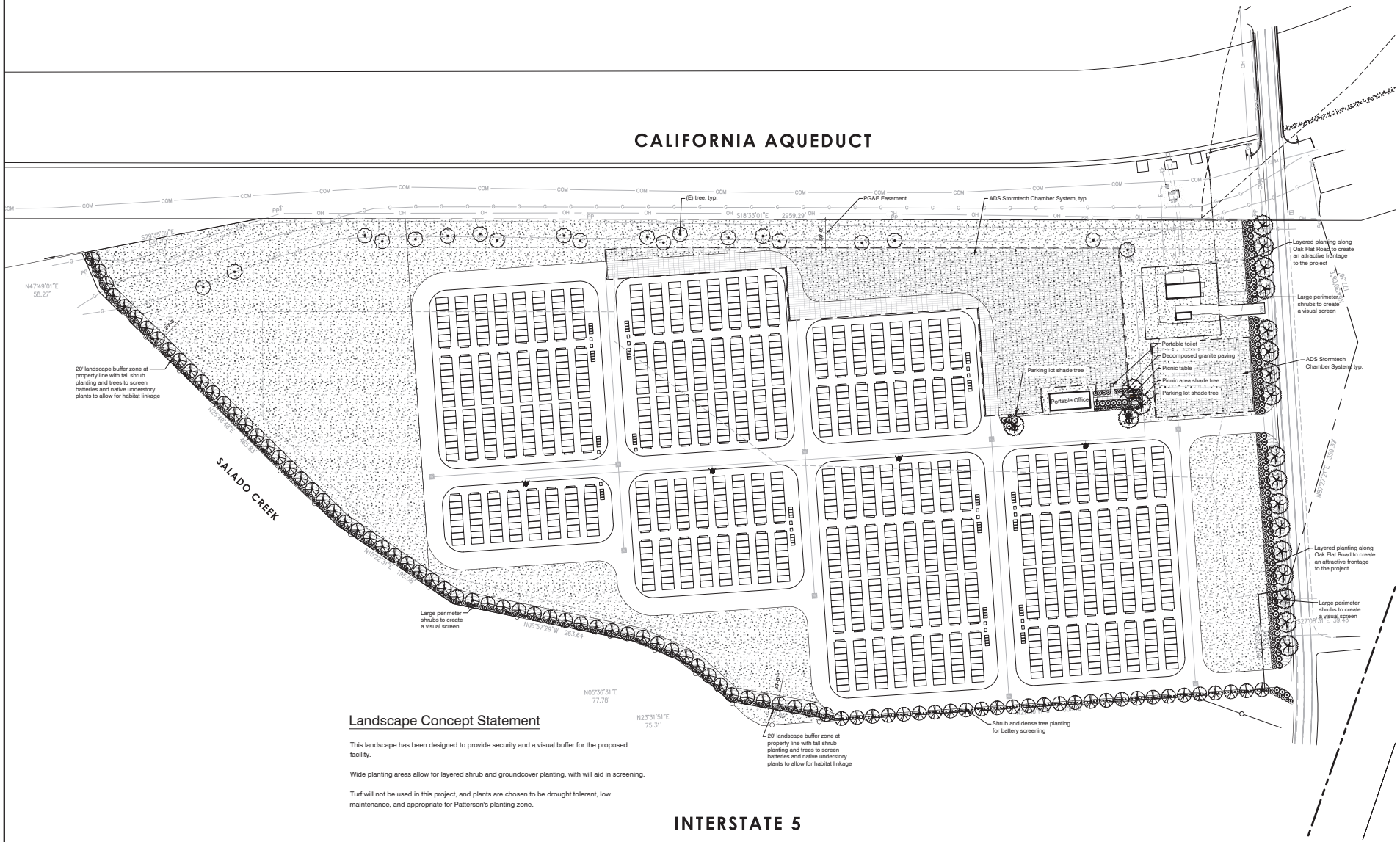
REGISTERED PROFESSIONAL ENGINEER
JASON K. CHAPMAN
No. 66134
CIVIL
STATE OF CALIFORNIA

10/2/2024
DATE SIGNED:

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
www.gdrengineering.com

CONCEPTUAL SITE PLAN & UTILITY PLAN FOR CARSON HYBRID ENERGY STORAGE

SCALE: 1"=60' DATE: 10/02/2024
DWG NO. 21074 CSP.dwg
DRAWN: HS
CHECKED: JKC
SHEET: 1 OF 1
FILE NO. 21074



Landscape Concept Statement

This landscape has been designed to provide security and a visual buffer for the proposed facility.

Wide planting areas allow for layered shrub and groundcover planting, with will aid in screening.

Turf will not be used in this project, and plants are chosen to be drought tolerant, low maintenance, and appropriate for Patterson's planting zone.

LICENSED LANDSCAPE ARCHITECT
1-31-25
STATE OF CALIFORNIA

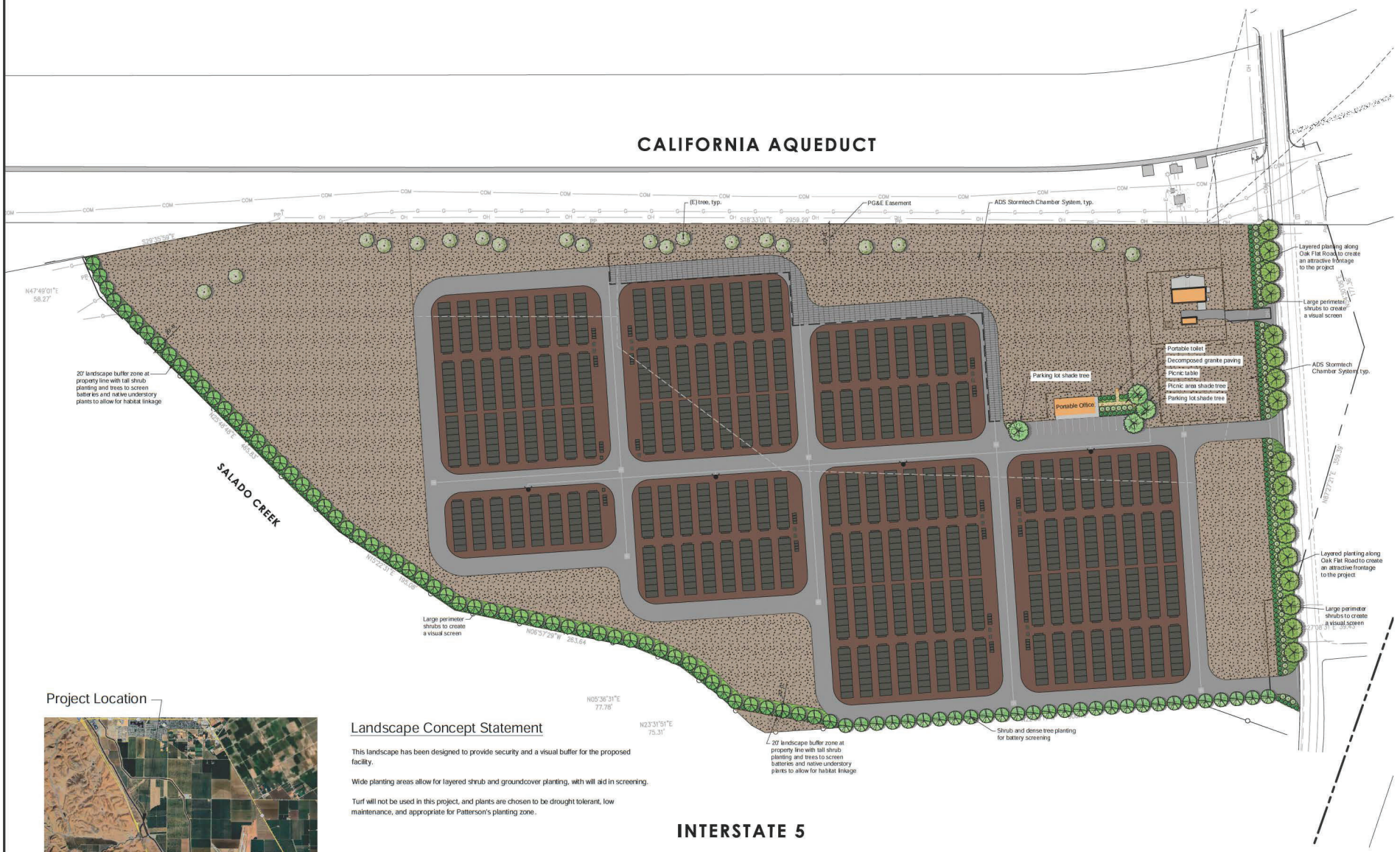
Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209)56-7177
PLA #4346

Preliminary Landscape Plan

Carson Hybrid Energy
Oak Flat Road
Patterson, CA

Scale: 1"=60'-0"
Date: 11-14-24
Drawn: LF
Sheet Number: L1



Project Location

Vicinity Map

Landscape Concept Statement

This landscape has been designed to provide security and a visual buffer for the proposed facility.

Wide planting areas allow for layered shrub and groundcover planting, with will aid in screening.

Turf will not be used in this project, and plants are chosen to be drought tolerant, low maintenance, and appropriate for Patterson's planting zone.

LICENSED LANDSCAPE ARCHITECT
1-31-25
STATE OF CALIFORNIA

Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209)656-2177
PLA #4346

Preliminary Landscape Plan

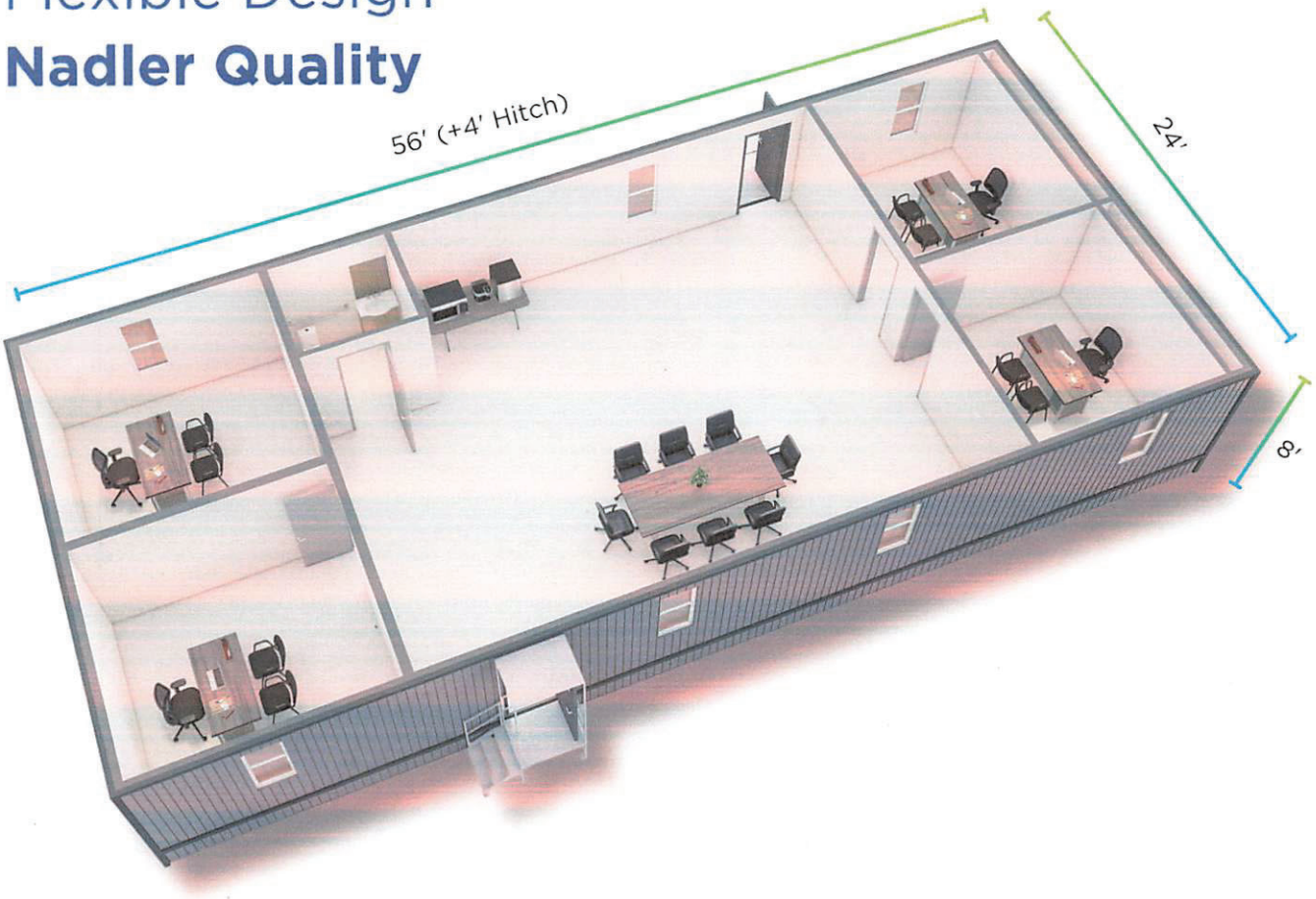
Carson Hybrid Energy
Oak Flat Road
Patterson, CA

Scale: 1"=60'-0"
Date: 11-14-24
Drawn: LF
Sheet Number: L1

24' X 60' Modular Building

NADLER MODULAR

Lease or Purchase
Flexible Design
Nadler Quality



SPECIFICATIONS

Exterior Finishes: LP Smart Panel
Interior Finishes: T-Gid or Gypsum Ceilings, VCG Walls, VCT Floor, ADA R/R
Electrical: 120/240 SP, LED Lights
Window: 24"x54" Low-E-Glass

Visuals are representations only. Specifications may differ and are subject to availability.



BUILD BETTER WITH **NADLER** MODULAR
1-800-MODULAR | www.nadlermodular.com

Inc. 5000 | Inc. 5000 GSA MODULAR BUILDING INSTITUTE


fiore


fiore


MAIN
OFFICE
fiore

Stanislaus County

DEPARTMENT OF PLANNING AND 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
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes
APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☐ General Plan Amendment
- ☐ Rezone
- ☒ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2025-0075
Date: 8/27/25 (ED)
S 12 T 6 R 7
GP Designation: Ag
Zoning: A-2-40
Fee: $5,921
Receipt No. 584139
Received By: ?
Notes: UP (Rec'd 7/28/25)

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

Please see attached Project Narrative

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): **Book** 025 **Page** 006 **Parcel** 064

Additional parcel numbers: _____

Project Site Address or Physical Location: OAK FLAT ROAD, WEST BOUNDARY IS I-5, EAST BOUNDARY IS THE CA AQUEDUCT.

NORTH BOUNDARY IS SALADO CREEK.

Property Area: Acres: 18.74 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

CURRENTLY NOT IN USE, BETWEEN 2012-2016 OR 2017 ORCHARD. REMOVED PRIOR TO CURRENT OWNERSHIP

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

NONE KNOWN

Existing General Plan & Zoning: A-2-40

Proposed General Plan & Zoning: A-2-40 (Tier Three Use Permit Request)
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: A-2-40 and SP-2 (NASA Crows Landing Airport)

West: A-2-40 and A-2-160

North: A-2-40

South: A-2-40 and P-D (271)

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☒ Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

_____

SITE CHARACTERISTICS: (Check one or more) Flat ☒ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☒ Woodland ☐ River/Riparian ☐ Other ☐

Explain Other: The property was previously an orchard, all trees removed after 2016 before current owner purchased

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ No ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 17 acres to be disturbed. Approximately

5000 cubic yards to be disturbed, net zero import/export

STREAMS, LAKES, & PONDS:

Yes ☒ No ☐ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

_____

Yes ☐ No ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes ☐ No ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 0 Sq. Ft.

Proposed Building Coverage: 1200 Sq. Ft. Paved Surface Area: 0 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 1200 SQ FT

to be used as a conference room in a 'construction trailer' type of use

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) LESS THAN 16 FT

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) LESS THAN 16 FEET

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) ASPHALT

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: PG&E Sewer*: N/A

Telephone: N/A Gas/Propane: N/A

Water**: Oak Flat Water District via Western Hills WD Irrigation: Oak Flat Water District

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No special or unique sewage wastes will be generated by this development

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☒ **No** ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☒ **No** ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ **No** ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:_____ Total Dwelling Units:_____ Total Acreage:_____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:				
Acreage:				

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): 1200 SQ FT

Type of use(s): use as a 'construction trailer' for conference purposes

Days and hours of operation: 24 HRS/DAY, 7 DAYS/WEEK

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: 10

Number of employees: (Maximum Shift): 3 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 0

Other occupants: No other occupants

Estimated number of truck deliveries/loadings per day: 0-1 (after construction completion)

Estimated hours of truck deliveries/loadings per day: 7am-4 pm

Estimated percentage of traffic to be generated by trucks: 50%

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: 1200 sq ft

Warehouse area:

Sales area:

Storage area:

Loading area:

Manufacturing area:

Other: (explain type of area)

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

The batteries indicated for use are non-toxic/non-flammable batteries. No toxic or hazardous waste will be generated.

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Oak Flat Road will provide the project's main access

Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☒ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) Underground retention system

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Some typical erosion control measures that may be implemented are: scheduling, soil preparation/roughening,

fiber rolls, storm inlet protection, stabilized entrance/exit

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☐ **is not** included on the List.

Date of List consulted: 08-30-2022

Source of the listing: _____

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

Saltgrass Energy Storage

Saltgrass Energy Storage, LLC request a Tier Three Use Permit to establish a Battery Energy Storage facility with a capacity of 162.5MW/650MWh of electricity on 18.74 acres of property on Oak Flat Road, situated between Interstate 5 and the California Aqueduct, and South of the I-5 Vista Point.

Saltgrass Energy Storage LLC (hereafter referred to as SES) is responding to the California energy crisis, the July 2020 CA Governor Emergency Proclamation, and subsequent California Assembly Bill 205 to develop storage resources that respond to the current imbalance in the energy market. California enjoys plentiful solar energy production during the solar day – so much in fact, that some energy must be curtailed and stopped from entering the grid. However, the grid becomes stressed in the evening when the sun goes down and demand is at its highest. That is where battery storage is useful – SES proposes to charge its batteries from curtailed solar, store the energy during the day, and discharge it in the evening from this location.

Saltgrass Energy Storage LLC has selected this parcel of land on which to develop Battery Storage for two specific reasons:

1. Proximity to PG&E's CAISO Controlled Salado Substation and transmission lines
2. Unused agricultural land that had its orchard removed after 2016, with a 0% water allocation through the district in 2022, and no current connection to its water district for any future allocation.

OVERALL SITE CHARACTERISTICS

The project will consist of 136 sets of battery cubes. Each set consists of eight (8) cubes. Each set will be paired with a marshaling cabinet, and there will be 32 transformers and 128 inverters supporting the site. The battery sets will be situated on concrete pads and bolted with seismically appropriate hardware.

Maintenance, such as replacing battery cells will be supported by 10' wide gravel paths. See attached site plan for visual depiction of the grid. Three and a half acres of land at the northern end of the site bordered by Salado Creek will be allocated for the substation and will be fenced in for security purposes.

This location has been chosen specifically to shield the interconnection from being viewable from Oak Flat Road and adjoining properties. Fencing will be necessary to protect the property but can be designed stylistically as required by the County.

There will be a small free-standing building on-site adjacent to Oak Flat Road which will act as a conference area and control room for staff and visitors. As this is an undefined use case, SES requests 20 parking spaces to allow for adequate parking for ownership and consultants when on-site. Post-construction, SES does not foresee frequent visitors to site, and will employ between 2-4 FTE. SES also proposes to have a restroom trailer on-site that will be serviced at appropriate intervals. Due to drainage restrictions (which can be read about in the Drainage section of this Narrative) adding a septic system would be very difficult, and this property is not near enough to the city to be supported by a sewer system. Therefore, a restroom trailer seems to be an appropriate solution. This will be maintained on a regular schedule.

Flood drainage site elements will be engineered so as to allow SES to approach DWR for a quitclaim to the large Flood & Drainage Easement they currently hold for the site. Setbacks, landscaping, and parking will be designed per code requirements. Landscaping will be designed with the expressed purpose of being low maintenance, drought-tolerant, native species that can maintain or create linkages from Oak Flat Road through the property to Salado Creek.

The project will be provided with water for landscape irrigation purposes by Western Hills Water District on behalf of Oak Flat Water District, via the existing District facility that is situated within the property boundary. The connection is currently undergoing engineering review with Western Hills Water District. The water service will be used solely for irrigation and required fire suppression purposes. The on-site system will consist of a 10-inch fire loop serving several fire hydrants. Pressure (head) loss calculations will be performed during the design phase of this project. Fire hydrant spacing will be subject to review and approval by the appropriate fire prevention entity at time of design.

The groundwater level is high on this site, so the Owner's Engineer has devised an alternate solution to typical practices that will meet the County's requirements. All storm runoff will be conveyed via drainage swales, inlet structures, and piping to an on-site underground retention system. Said retention system will be sized to retain and percolate the 100-year, 24-hour storm event. The system more specifically is a StormTech® Chamber System designed and specified in conjunction with ADS design engineers. This solution was chosen for its low-profile design, which was a must due to shallow groundwater conditions at the project site. Preliminary details, geotechnical testing results, and percolation calculations have been included. Finalized details and calculations will be submitted as part of the design and improvement plan phase of this project.

HOURS, EMPLOYEES, CUSTOMERS

The site will be physically manned approximately 12 hours a day/6 days a week, but will receive remote supervision on off hours. The hours may change based on CAISO requirements, seasonality, or for other reasons. SES anticipates 2-4 employees being needed to maintain operations at the site.

The customer of the site will be the California Independent Systems Operator (CAISO) or a large Investor Owned Utility (IOU) or Community Choice Aggregator (CCA) who signs an offtake agreement with SES. No other customer will be serviced, and the site will be a secure, closed site.

After construction is completed and the batteries and substation are installed, there will not be substantial commercial traffic to the site. Traffic will consist of FTE and the occasional visitor.

BATTERY CHEMISTRY

The batteries contemplated for this location are manufactured by EOS Energy. The batteries are a Zinc-Bromide chemistry that is non-toxic and non-flammable. The batteries are made in the USA and they do not utilize any rare earth materials in their composition. The batteries do not produce toxic off-gassing and they do experience thermal runaway. The batteries can operate in ambient temperatures up to 130 degrees Fahrenheit and have built-in fans and ambient cooling solutions. They do not require HVAC installation, do not make noise over 66 dBA, and do not cause vibrations. This product was chosen as an

alternative to Lithium Ion batteries because SES is very aware and respectful of our neighbors and the property location. Risks that would normally be associated with Battery Storage, such as fire, thermal runaway, or toxic plumes, are mitigated with this choice. The batteries have a lifespan of approximately 20 years, which can be extended through replacement. At the end of the project lifespan, the property is designed to be able to have all equipment removed, gravel paths and concrete pads removed, and the site brought back to its previous status.

STORM DRAIN WRITE-UP

All storm runoff will be conveyed via drainage swales, inlet structures, and piping to an on-site underground retention system. Said retention system will be sized to retain and percolate the 100-year, 24-hour storm event. The system more specifically is a StormTech® Chamber System designed and specified in conjunction with ADS design engineers. This solution was chosen for its low-profile design, which was a must due to shallow groundwater conditions at the project site. Preliminary details, geotechnical testing results, and percolation calculations have been included. Finalized details and calculations will be submitted as part of the design and improvement plan phase of this project.

WATER WRITE-UP

The project will be provided water service by Western Hills Water District, via the existing District facility situated within its site boundary. The water service will be used solely for fire suppression purposes. The on-site system will consist of a 10-inch fire loop serving several fire hydrants. Pressure (head) loss calculations will be performed during the design phase of this project. Fire hydrant spacing will be subject to review and approval by the appropriate fire prevention entity at time of design.

Saltgrass Energy Storage LLC
17171 Central Avenue
Carson CA 90746

Dear Stanislaus County Planning Department Staff,

Saltgrass Energy Storage is applying for a Tier 3 Use permit for a Battery Energy Storage installation on 18.74 acres at Oak Flat Road and Highway 5, APN 025-006-064.

In late 2021, representatives from our organization spoke with Kristin Doud in the planning department regarding the best approach to permitting our project. A Tier 3 Use Permit was indicated as being the most logical application.

The property was the previous site of an almond orchard, but the orchard was demolished in 2016 and the waterline for irrigation was severed sometime prior to or around that time. Now, the property has shrubbery growing on it with no irrigation services. Because the property is small, with no active orchard or other agricultural use, and without any irrigation system, we believe this satisfies the requirement that the use is not located on the most productive agricultural lands in the County.

The project will consist of containerized battery storage units, installed on concrete pads, with gravel pathways around the battery blocks to allow for maintenance. There will be a substation which will look similar to the equipment found at the PG&E Salado Substation nearby, though perhaps smaller. Onsite, we propose no permanent structures – we imagine a pre-fabricated building unit for employees and conference site, and we propose a restroom trailer that is maintained appropriately. The lifespan of the project is imagined to be 25-30 years.

Due to the property location adjacent to the California Aqueduct and Salado Creek, there is a high floodplain and high water table which does not allow for sufficient drainage to County Code, so our civil engineer has suggested the StormTech Chamber System to allow for us to comply with 100-year storm event retainage and percolation.

Saltgrass Energy Storage has independently conducted a biological review, cultural review, and consulted the Native American Heritage Commission regarding the site to make sure there is not something that would preclude our project from coming online. We would be happy to share these reports with the Planning Department if requested.

Please feel free to contact me at 406-544-2476 or via email at ogoldstein@ches.biz with questions or to discuss.

Thank you,



Olivia Goldstein

Saltgrass Energy Storage, LLC

To Whom it May Concern,

Saltgrass Energy Storage LLC has reviewed *Reference Chapter 21.76 – Off Street Parking of the Stanislaus County Zoning Ordinance.*

Upon review of Chapter 21.76, the use case contemplated for this property, which is Battery Energy Storage, is not a listed use case. Therefore, it would fall under 21.76.210 USES NOT SPECIFIED. As indicated in this section, all uses not set forth in 21.76 shall be determined by the planning commission based on the intensity of use by motor vehicles.

The Saltgrass Energy Storage project is not anticipated to have extensive vehicle traffic. The project will have two to three FTE, with the potential to have five Saltgrass Energy Storage employees on-site at one time. With contractors and utility workers, we believe the maximum number of vehicles on-site at any one time would be 20. Therefore, we request the planning commission consider the request for 20 vehicle parking spots at this location.

Best,

[redacted]

Olivia Goldstein
CEO
Saltgrass Energy Storage, LLC

Saltgrass Energy Storage, LLC

To Whom it May Concern,

Saltgrass Energy Storage LLC acknowledges Appendix "A" Stanislaus County Buffer and Setback Guidelines. For the purposes of this project, Saltgrass Energy Storage LLC proposes the following;

South Boundary: Incorporate 150' setback per requirements at northern edge of Oak Flat Road. See site plan for more details. This boundary (and all boundaries) will incorporate a six foot or higher fence as allowed by local regulations.

North Boundary: Saltgrass Energy Storage LLC proposes the placement of its substation in this location. See site plan for more details. Although the amount of land required for this use does not allow for a full 150' setback, a substation does not intensify on-site activities, and the boundary will incorporate a six foot or higher fence as allowed by local regulations.

The substation will not interfere with the riparian area at Salado Creek, or be located within the existing DWR drainage easement. There will be an additional setback from the line of the easement to allow access to the site.

West Boundary: Saltgrass Energy Storage LLC proposes no setback on this side, as the boundary is not against an A-2 parcel, but instead against Interstate 5.

East Boundary: Saltgrass Energy Storage LLC proposes no setback on this side, as the boundary is not against an A-2 parcel, but instead against the California Aqueduct.

Best,

[redacted]

Olivia Goldstein
CEO
Saltgrass Energy Storage, LLC

Saltgrass Energy Storage, LLC

To Whom it May Concern,

Saltgrass Energy Storage LLC is requesting a Tier Three permit to construct Battery Energy Storage on our site at Oak Flat Road. The project will include batteries, inverters, and transformers set onto concrete pads. The project will not require water or sewer and therefore Saltgrass Energy Storage LLC will not pursue a "Will Serve" letter for water or sewer services.

Best,

[redacted]

Olivia Goldstein
CEO
Saltgrass Energy Storage, LLC

WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT

P.O. Box 565, Patterson, CA 95363
(209) 895-8130 fax (209) 895-8139

February 17, 2022

Carson Hybrid Energy Storage
Saltgrass BESS Project
Attn: Olivia Goldstein
Project Manager, Saltgrass BESS
17171 Central Avenue
Carson, CA 90746

Subject: "Will Serve" Letter for Fire Services for Proposed Saltgrass Battery Energy Storage Project.

Dear Ms. Goldstein:

In response to your request, this letter will serve as confirmation that the Patterson Fire Department has determined there will be no change in the service level required by our department to serve the proposed Saltgrass Battery Energy Storage System (BESS) which will be located at approximately 2900 Oak Flat Road in the City of Patterson, California.

The Patterson Fire Department is the responding agency for the site and we will serve it when the BESS facility is installed. We believe the level of service required by the addition of the BESS will not impact our Department and our Department has the necessary personnel, equipment, and facilities to support the Saltgrass BESS during and after the installation.

Sincerely,

Jeff Gregory
Fire Chief