



## Referral Early Consultation

**Date:** April 2, 2025

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

**From:** Marcus Ruddicks, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2024-0119- WEST STANISLAUS  
IRRIGATION DISTRICT

**Respond By:** April 22, 2025

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**\*\*\*\*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.

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**Applicant:** Solar Moving Water, LLC on behalf of West Stanislaus Irrigation District

**Project Location:** 6930 River Road, between State Highway 33 and the San Joaquin River, in the Westley area.

**APN:** 016-025-043 and 016-025-042

**Williamson Act Contract:** N/A

**General Plan:** Agriculture

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

**Project Description:** Request to construct, operate, and maintain a 4.9 megawatt (MW) photovoltaic (PV) solar energy farm on a 27.4± acre portion of a 57.97± acre parcel (APN 016-025-043) in the General Agriculture (A-2-40) zoning district. The solar farm will generate power for the exclusive use of the existing West Stanislaus Irrigation District (WSID) facilities, powering its main canal system, pumping station, operations and maintenance facility on APN 016-025-042. The existing operations and maintenance facility operates Monday through Friday from 7:00 a.m. to 3:30 p.m. with 11 employees, which will not change as a result of the proposed solar facility. The solar facility will operate continuously, 24 hours a day and 7 days a week, and will be monitored remotely

by the applicant Solar Moving Water, with no full-time employees reporting to the site. Two to three site visits per year are expected for maintenance purposes. No permanent restrooms, offices, or other on-site structures related to the facility are proposed. Access will be taken from County-maintained East Stanislaus Road. The site is currently developed with two single-family dwellings and accessory structures along the River Road frontage of APN 016-025-043 and an orchard on the rest of the parcel. Approximately 7.42± acres of the proposed solar facility are located in the FEMA 1% annual chance flood hazard zone, and a further 10.2± acres are located in the 0.2% annual chance flood hazard zone. APN 016-025-042 is developed with an existing WSID existing 10,100± square-foot operations and maintenance building, corporation yard, and a storm drainage basin.

Subsequent to the use permit, if approved, WSID will proceed with subdividing the 27.4± acres from the balance of the parcel. As a qualifying local agency and pursuant Government Code Section 66428(a)(2), WSID has the ability to create a parcel outside the zoning authority of Stanislaus County. WSID will then enter into a purchase power agreement that includes a long-term lease of the project site.

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



**USE PERMIT APPLICATION NO. PLN2024-0119– WEST STANISLAUS IRRIGATION DISTRICT**  
Attachment A

Distribution List

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

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2024-0119- WEST STANISLAUS  
IRRIGATION DISTRICT

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).

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Response prepared by:







Name	Title	Date
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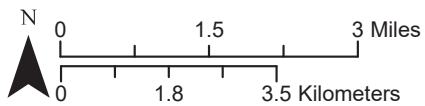


# WEST STANISLAUS IRRIGATION DISTRICT UP PLN2024-0119

## AREA MAP

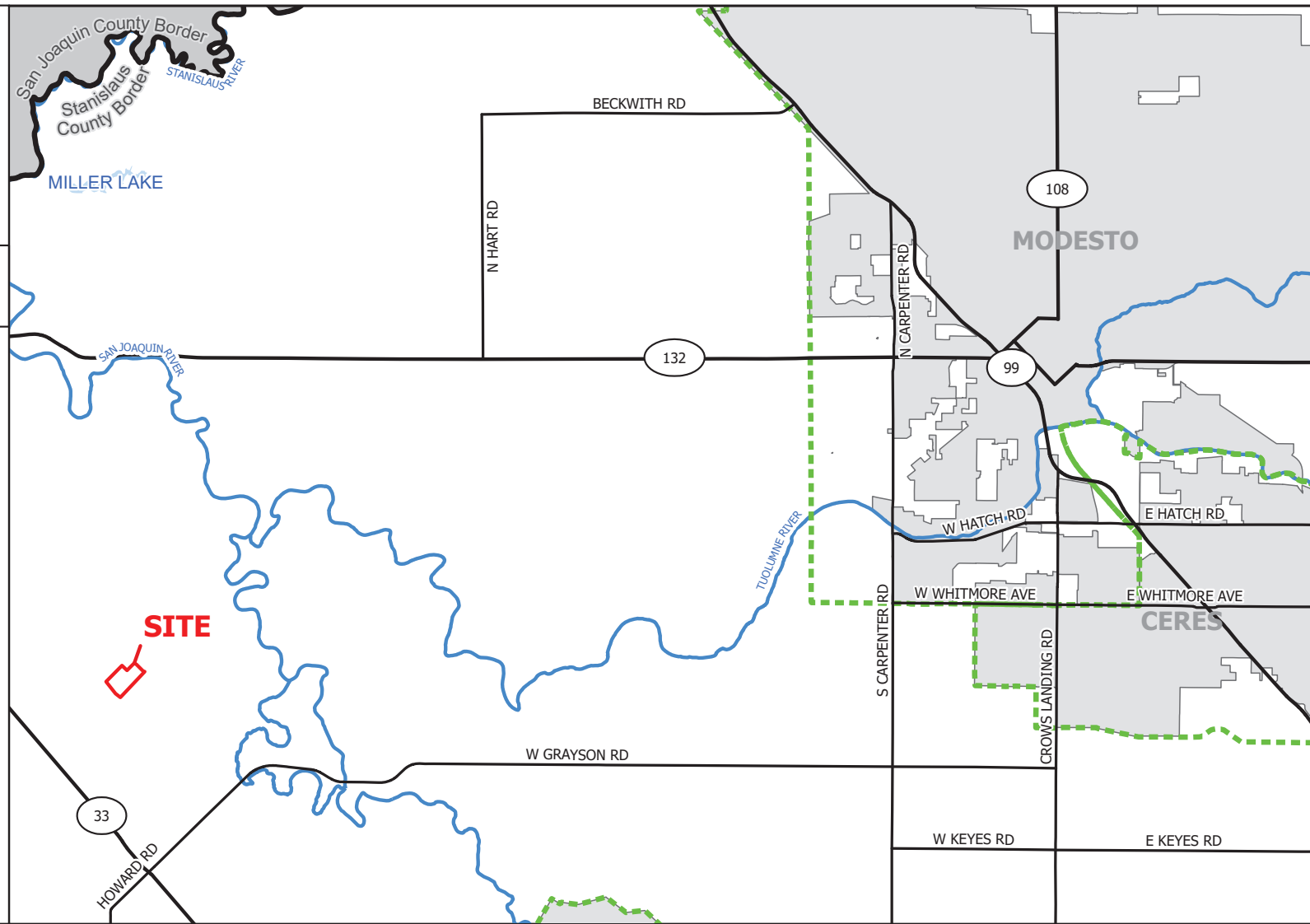
### LEGEND

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



Source: Planning Department GIS

Date Exported: 12/18/2024



**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
UP  
PLN2024-0119**

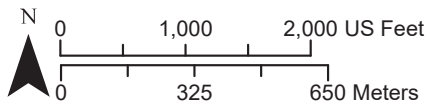
**GENERAL PLAN MAP**

**LEGEND**

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

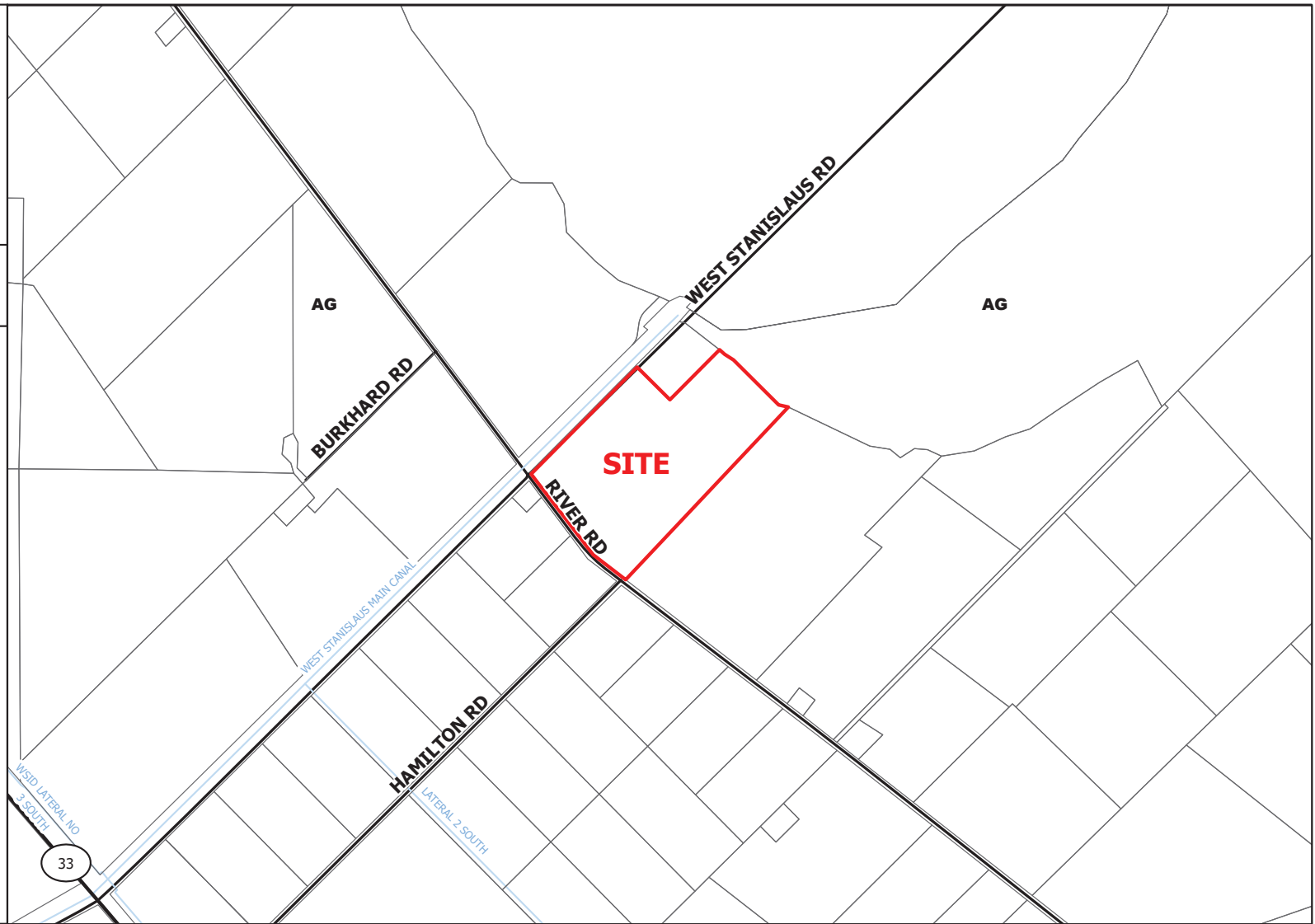
**General Plan**

-  Agriculture (AG)



Source: Planning Department GIS






Date Exported: 12/18/2024





**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
UP  
PLN2024-0119**

**ZONING MAP**

**LEGEND**

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

**Zoning Designation**

-  General AG 40 Acre (A-2-40)
-  Planned Development (P-D)

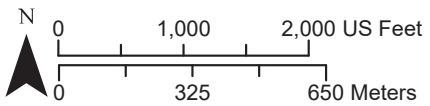


**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
UP  
PLN2024-0119**

*2023 AERIAL AREA MAP*

**LEGEND**

- Project Site
- Parcel
- Highway
- Street
- Canal



Source: Planning Department GIS

Date Exported: 12/18/2024







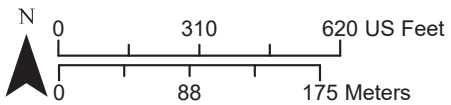


**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
UP  
PLN2024-0119**

**2023 AERIAL SITE MAP**

**LEGEND**

-  Project Site
-  Parcel
-  Street
-  Canal









Source: Planning Department GIS      Date Exported: 12/18/2024

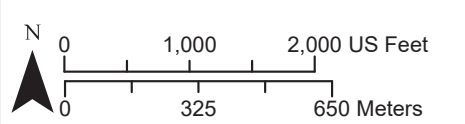


**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
UP  
PLN2024-0119**

*ACREAGE MAP*

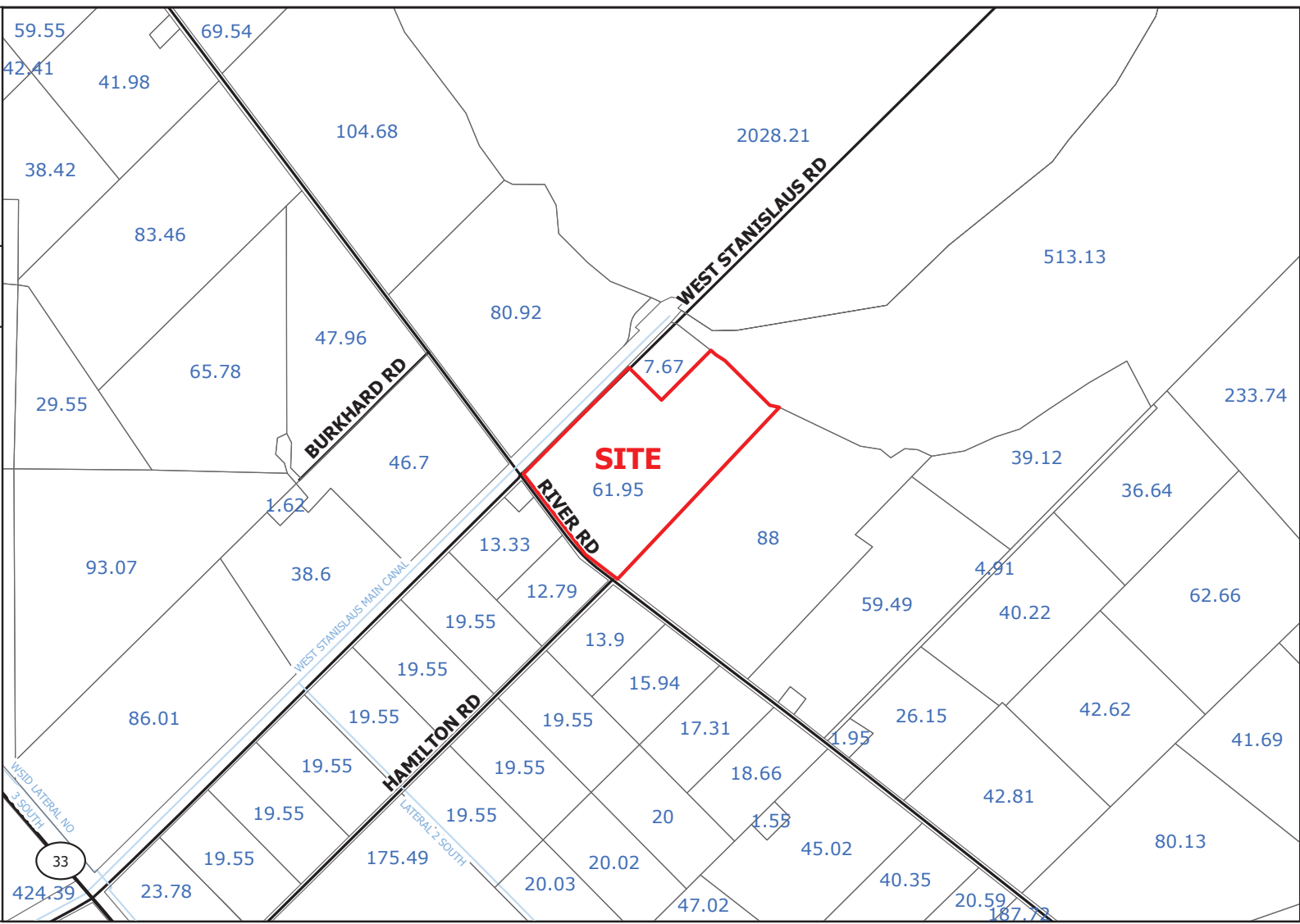
### LEGEND

-  Project Site  
 Parcel  
 Acres  
 Highway  
 Street  
 Canal

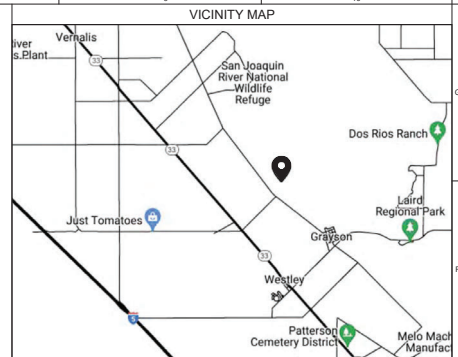
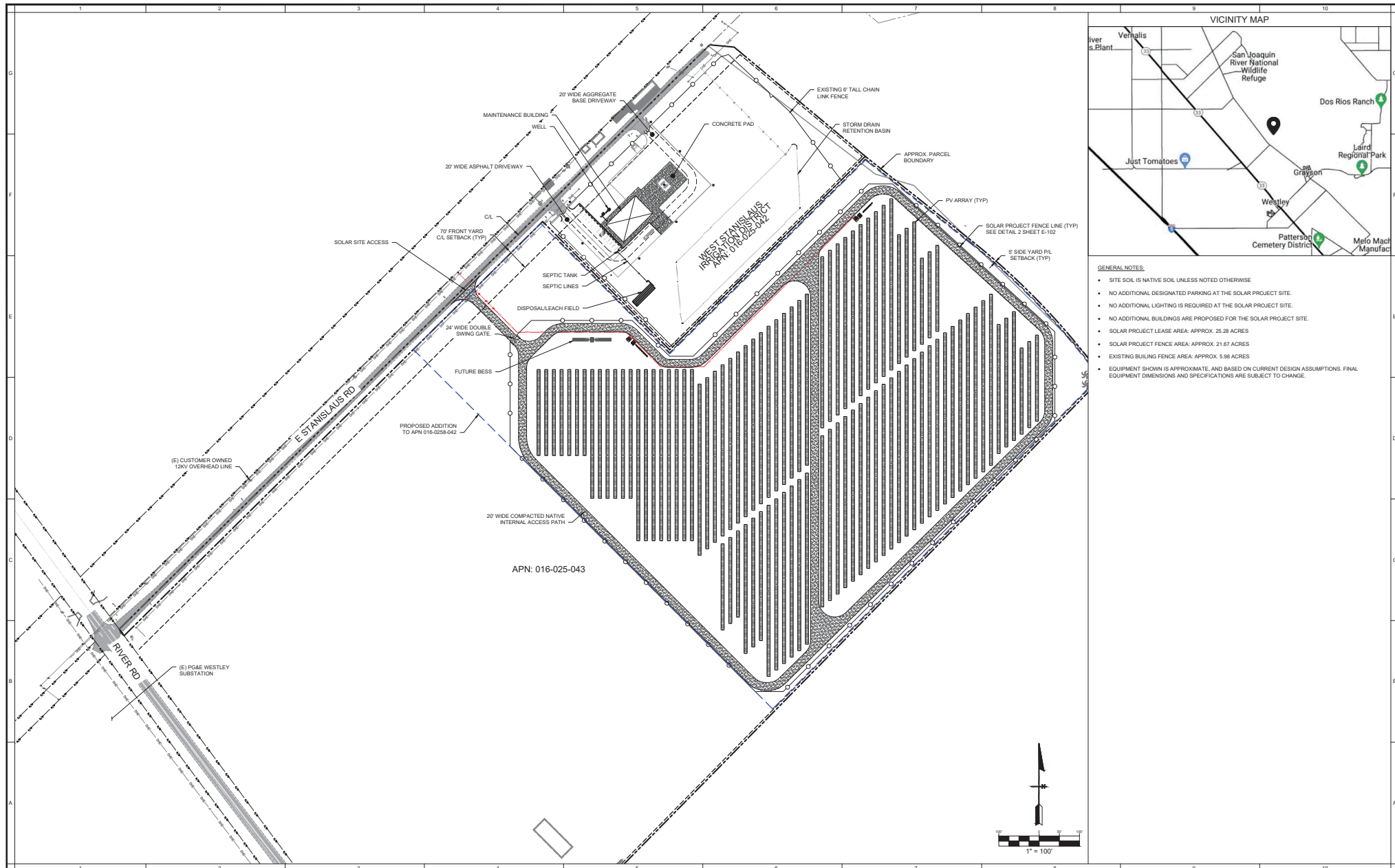


Source: Planning Department GIS      Date Exported: 12/18/2024

Source: Planning Department GIS      Date Exported: 12/18/2024







- GENERAL NOTES:**
- SITE SOL IS NATIVE SOL UNLESS NOTED OTHERWISE
  - NO ADDITIONAL DESIGNATED PARKING AT THE SOLAR PROJECT SITE.
  - NO ADDITIONAL LIGHTING IS REQUIRED AT THE SOLAR PROJECT SITE.
  - NO ADDITIONAL BUILDINGS ARE PROPOSED FOR THE SOLAR PROJECT SITE.
  - SOLAR PROJECT LEASE AREA: APPROX. 25.26 ACRES
  - SOLAR PROJECT FENCE AREA: APPROX. 21.67 ACRES
  - EXISTING BUILING FENCE AREA: APPROX. 5.98 ACRES
  - EQUIPMENT SHOWN IS APPROXIMATE, AND BASED ON CURRENT DESIGN ASSUMPTIONS. FINAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE.



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FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
1	01.14.25	PLANNING SUBMITTAL

PROJECT:	DATE: 1/14/2025
WEST STANISLAUS IRRIGATION DISTRICT	DRAWN BY: WEB
WESTLEY, CA 95387	CHECKED BY: MS
STANISLAUS COUNTY	SOLAR
LAT: 37.5824° , LONG: -121.2029°	SITE PLAN
	E-101

PRINTED ON: 1/14/2025 2:25 PM



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> 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

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

**PLANNING STAFF USE ONLY:**

Application No(s): PLN 2024 0119

Date: 11/20/2024

S 16 T 4 R 7

GP Designation: Agriculture

Zoning: A-2-40

Fee: \$5703

Receipt No. 580106

Received By: MR

Notes: \_\_\_\_\_

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).

To construct, operate and maintain a solar farm and a potential battery energy storage system (BESS) facility for the exclusive use of the West Stanislaus Irrigation District (WSID). The solar farm arrays and potential BESS are adjacent to and would be included as part of the District's main canal system, first pumping station, and operations and maintenance facility, expanding the current facility from a 7.67 acre parcel to a total of a 35.17 acres.



# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book 016 Page 025 Parcel 043

Additional parcel numbers: \_\_\_\_\_

**Project Site Address**

**or Physical Location:**

6930 River Road, Westley CA. 95387

**Property Area:** Acres: 57.97 or Square feet: \_\_\_\_\_

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

Almond orchard and supporting agricultural structures

**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)

On or about May 17, 2018, a Use Permit was approved by the Planning Commission for the construction of the

West Stanislaus Irrigation District operations and maintenance facility (PLN2017-0131).

**Existing General Plan & Zoning:** A-2-40 Zoning District

**Proposed General Plan & Zoning:** No change proposed  
(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:** WSID's main canal, orchards, vinyards and open land

**West:** WSID's main canal, orchards, row crops and a single family farm house with several barns.

**North:** WSID's operations & maintenance facility, the main pumps and canal.

**South:** Orchards and vinyards.

## 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: \_\_\_\_\_

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.) The exact amount of grading is still to be determined based upon design. Total parcel subject to grading is approximately 27.5 acres.

**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: \_\_\_\_\_ 0 \_\_\_\_\_ 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) The solar project will consist of single axis tracking solar arrays and a potential BESS.

Number of floors for each building: 0

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 0

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) The solar arrays will stand at their highest point of operation approximately 12 feet tall.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) There is no new surface parking proposed. Parking at the WSID currently in existence will be used.

The project will abide by all required dust control measures during the construction of the project.

## 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: <u>Existing WSID poles will be used</u>	Sewer*: <u>None required</u>
Telephone: <u>None required</u>	Gas/Propane: <u>None required</u>
Water**: <u>Existing WSID water will be used</u>	Irrigation: <u>None required</u>



**\*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:)

There will be no special or unique sewage waste 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): No new buildings are being proposed.

Type of use(s): The solar arrays will operate and track the sun during sunlight hours of the day.

Days and hours of operation: The project will operate each day of the year, converting solar resource into electricity.

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 2 (Minimum Shift): 2

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

Other occupants: 0

Estimated number of truck deliveries/loadings per day: During construction, no more than three trucks per day

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 0 Warehouse area: 0

Sales area: 0 Storage area: 0

Loading area: 0 Manufacturing area: 0

Other: (explain type of area) N/A

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

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## 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)

Access to the project for construction and maintenance will be from east Stanislaus Road.

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- 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) In general the project is fully permeable and will allow all water to pass into the soils.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**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.

The project will receive all relevant permits from the California State Water Resources Control Board and comply with all storm water management and erosion control requirements.

**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)

All of the power generated by the project will be used by WSID to operate their physical infrastructure for moving water. The developer is purchasing the land from the current landowner and as part of the project will transfer the property to WSID who will be the long term owner of the land.



## **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: October 10, 2024

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.

## Project Description

The solar project facility will be monitored remotely using AlsoEnergy's industry leading software to collect data on the hourly, daily, and monthly production compared to the expected production. This will allow Solar Moving Water, LLC to identify any malfunctioning or underperforming equipment in real time and replace or repair equipment as needed to improve and maintain the performance of the system. Once the system is constructed and operational, there will be no regular on-site activity, the only reasons for onsite work will be to wash and maintain the solar panels which will occur ~2x annually and any ad hoc equipment maintenance.

Operations at the existing WSID facility will not change as a result of this project. This project has been specifically sized to support the existing operations of the WSID facility, not expand them in any way. The number of employees, shifts, hours and days of operation, and vehicle trips will remain the same once the project is completed.

The Power Purchase Agreement is between the Power and Water Resources Pooling Authority (WSID entity) and Solar Moving Water, LLC (Project Company). The agreement outlines that Solar Moving Water, LLC, acting as the Seller, will install and operate a solar photovoltaic system for the purpose of providing solar services to WSID as the Purchaser. The agreement also includes that WSID as the Purchaser must purchase 100% of the electrical energy produced by the system for the duration of the term of the contract, which is 34 years.

Once we have approval of the Use Permit from the County; the Applicant, the current landowner, and West Stanislaus Irrigation District will enter into a tri-party purchase agreement whereby Applicant is the Buyer of the land and West Stan is the grantee of the deed. Following the land purchase, WSID will sign a long-term ground lease with the Applicant that is coterminous with the duration of the project's operating life.

Solar Moving Water, LLC is the project company for the proposed project, and wholly owned by White Pine Development, LLC

The solar project site will be made up of native soils and stormwater will be able to filter through the permeable soils.

There will be no access via a gate between the proposed solar facility and the existing WSID facility in the northeast corner of the property. The project will obtain an access easement from the irrigation district to use E Stanislaus Rd in order to access the public right of way S River Rd to the west of the project.

The battery system will not be part of the initial project design but rather may be added to the proposed solar project at a later time. We are simply making note that it is likely that a battery will be added in the next 5 to 8 years. Based on our most recent calculations the proposed potential battery system will be sized to 16MWh of storage. The batteries will be Tesla Megapacks or equivalent, which are currently the best rated for their safety specifications and manufactured in Lathrup California.