



Referral Early Consultation

Date: August 25, 2025

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2025-0007 – MID VALLEY POWER

Respond By: September 12, 2025

******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: Tyler Ott, Chief Executive Officer (CEO), Mid Valley Power

Project Location: 3348 Howard Road and 0 Interstate 5 (I-5), between Henderson Road and Stark Road, in the Westley area.

APNs: 021-015-002, -021, -023, -024, -025, -026; and 021-013-001, -018, -020.

Williamson Act Contract: 71-0275 and 72-0690

General Plan: Agriculture

Community Plan: N/A

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

Project Description: Request to establish a photo-voltaic (PV) solar energy farm creating an aggregate peak power capacity of 115 megawatts (MW) of electricity across a 555.71± acre project site comprised of nine parcels located in the General Agriculture (A-2-40) zoning district. Eight of the nine parcels within the project area will be located east of I-5 (±484.18 acres) and one parcel (71.53± acres) will be located to the west of I-5. The project will also consist of a collector substation and battery energy storage system (BESS) on Assessor Parcel Number (APN) 021-015-021 with a 262-megawatt (MW) backup capacity for the electric grid within a 15± acre fenced compound. A

34.5Kw overhead line across the California Aqueduct is also proposed to tie-in the systems proposed on APNs 021-013-001 and 021-013-020. Underground lines will run beneath I-5 to tie-in the system proposed on APN 021-015-002 with the proposed systems on the parcels east of I-5. Two to three employees are expected to visit the site bi-monthly for two weeks at a time for routine maintenance and washing of the panels. Operation of the facility will be done remotely through control of inverters and on-site equipment through a cloud-based system. On-site wells are proposed to be used for washing the solar panels. The applicant proposes the following fencing and landscaping for the project: a six-foot-tall chain link fence with barbed wire around the perimeter of the 15± acre substation and battery storage compound; a six-foot-tall chain link fence around the perimeter of the project site; and screening comprised of six-foot-tall chain link fencing with slats and 10-foot-wide landscape strips with olive trees along the project site's frontages off Interstate 5 (I-5). The project will take access onto County-maintained Howard Road via a gated driveway and Needham Road via Kern Creek Road (a private road). The applicant proposes a 20-foot-wide emergency vehicle access perimeter road around each of the parcels within the project site. If approved, construction is anticipated to occur immediately following building and grading permits having been obtained within 18 months of project approval.

Three parcels totaling 290.39± acres within the project area (APNs 021-013-001, -020 and 021-015-021) are enrolled under active Williamson Act Contracts; however, because this request is for a Tier 3 Use Permit which prohibits the project site from being enrolled in a contract, a Williamson Act Cancellation for the 290.39± acres is included as part of this request. A Williamson Act Notice of Non-Renewal will be recorded for the proposed project prior to circulation of an Initial Study.

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



USE PERMIT APPLICATION NO. PLN2025-0007 – MID VALLEY POWER

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (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: DEL PUERTO 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: PATTERSON JOINT 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	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
	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. PLN2025-0007 – MID VALLEY POWER

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:

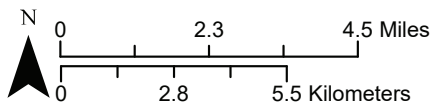
Name	Title	Date
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MID VALLEY POWER UP PLN2025-0007

AREA MAP

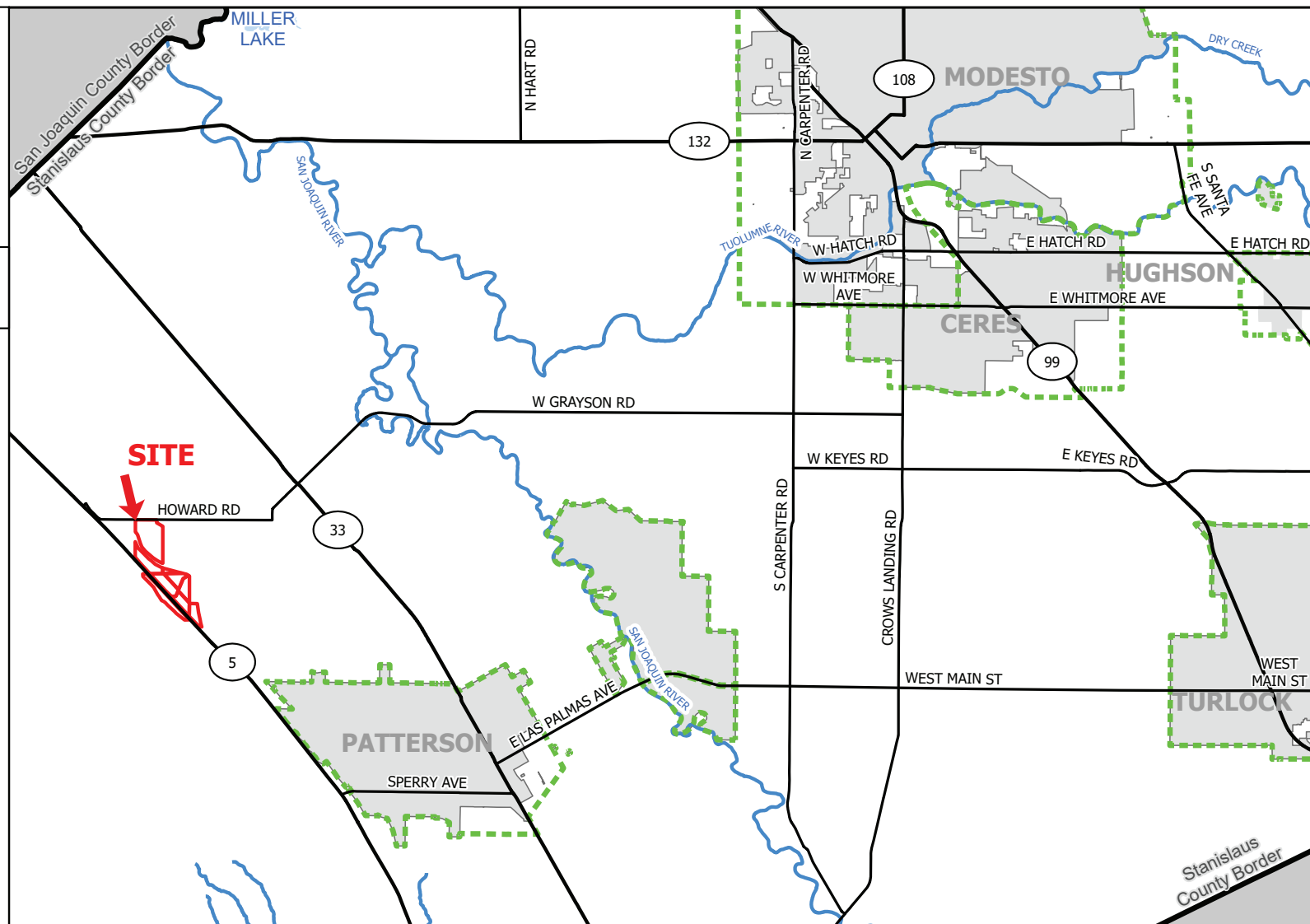
LEGEND

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



Source: Planning Department GIS




Date Exported: 6/23/2025



MID VALLEY POWER UP PLN2025-0007

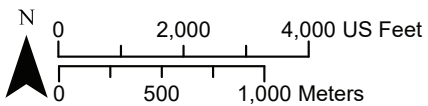
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal

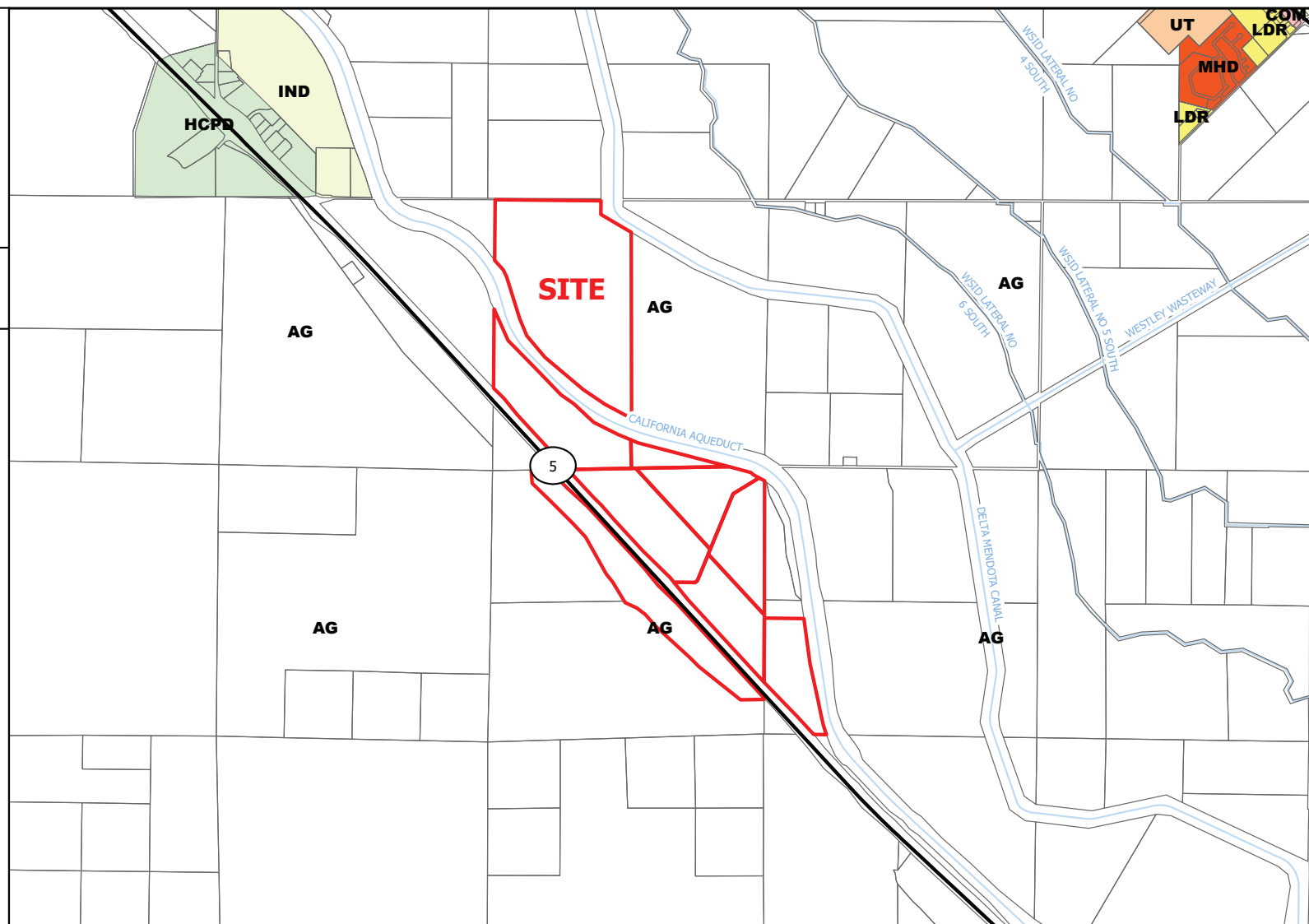
General Plan

-  Agriculture (AG)
-  Commercial (COM)
-  Highway Commercial/Planned Development (HCPD)
-  Industrial (IND)
-  Residential - Low Density (LDR)
-  Residential - Medium/High Density (MHD)
-  Urban Transition (UT)



Source: Planning Department GIS





Date Exported: 6/23/2025













MID VALLEY POWER UP PLN2025-0007

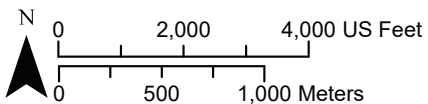
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal

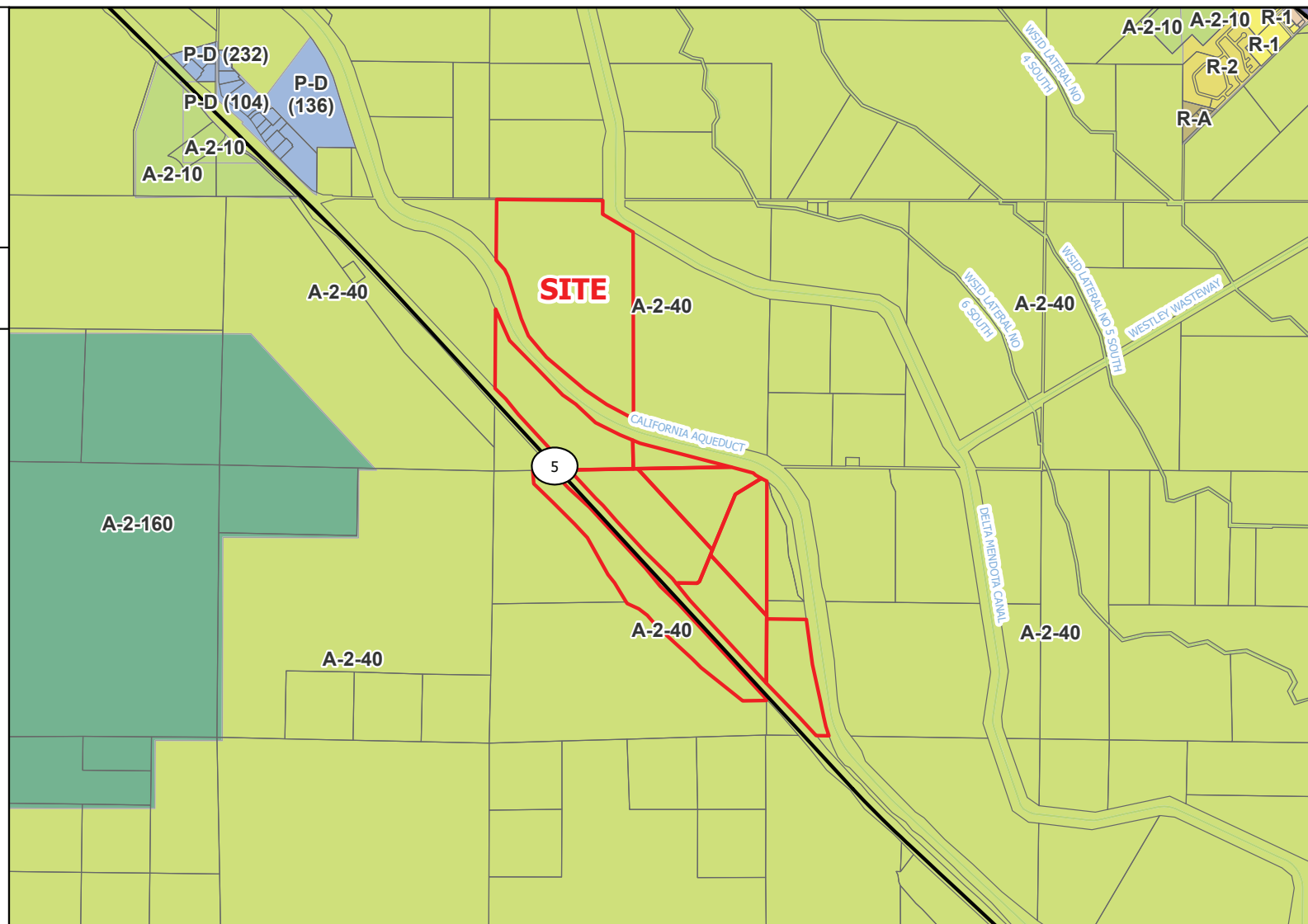
Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  General AG 160 Acre (A-2-160)
-  General AG 40 Acre (A-2-40)
-  Highway Frontage (H-1)
-  Industrial (M)
-  Medium Density Residential (R-2)
-  Planned Development (P-D)
-  Rural Residential (R-A)
-  Single Family Residential (R-1)



Source: Planning Department GIS

Date Exported: 6/23/2025



**MID VALLEY
POWER**

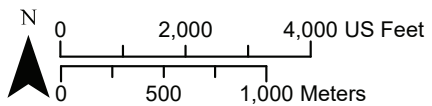
UP

PLN2025-0007

2023 AERIAL AREA MAP

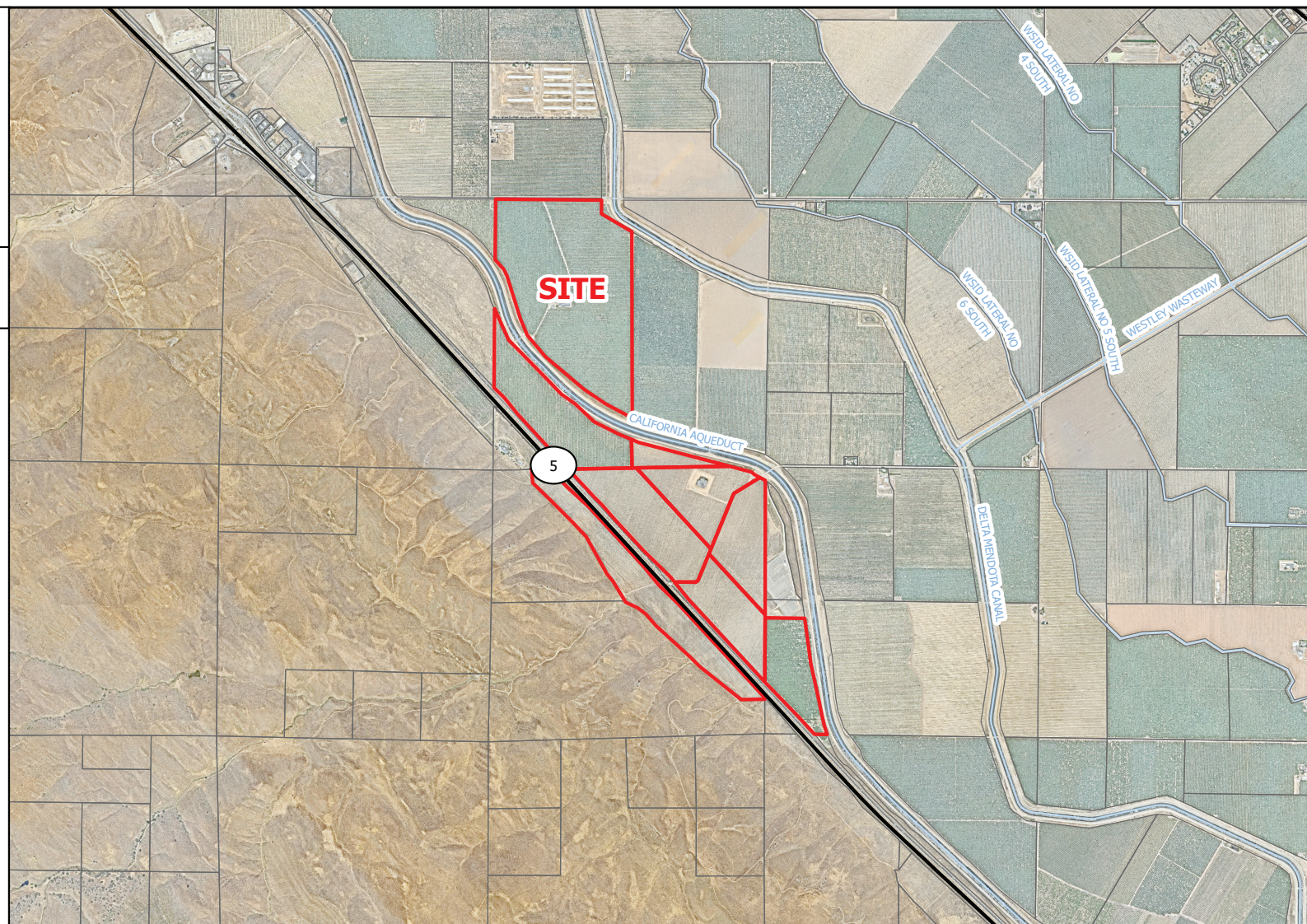
LEGEND

- Project Site
- Parcel
- Highway
- Canal



Source: Planning Department GIS


Date Exported: 6/23/2025

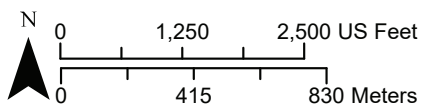


MID VALLEY POWER UP PLN2025-0007

2023 AERIAL SITE MAP

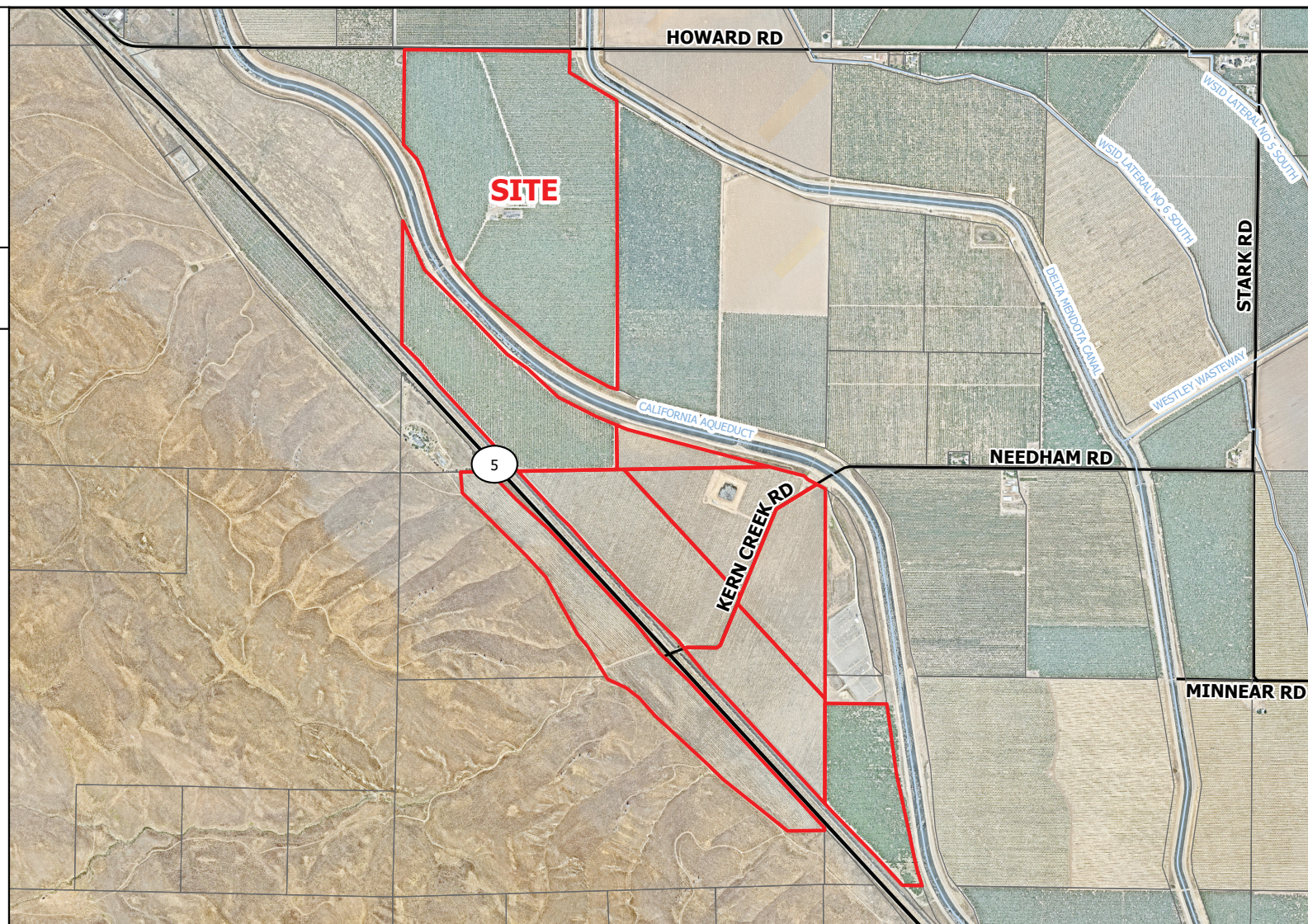
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS



Date Exported: 6/23/2025

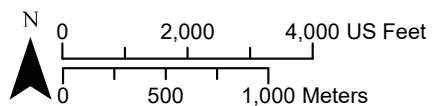


MID VALLEY POWER

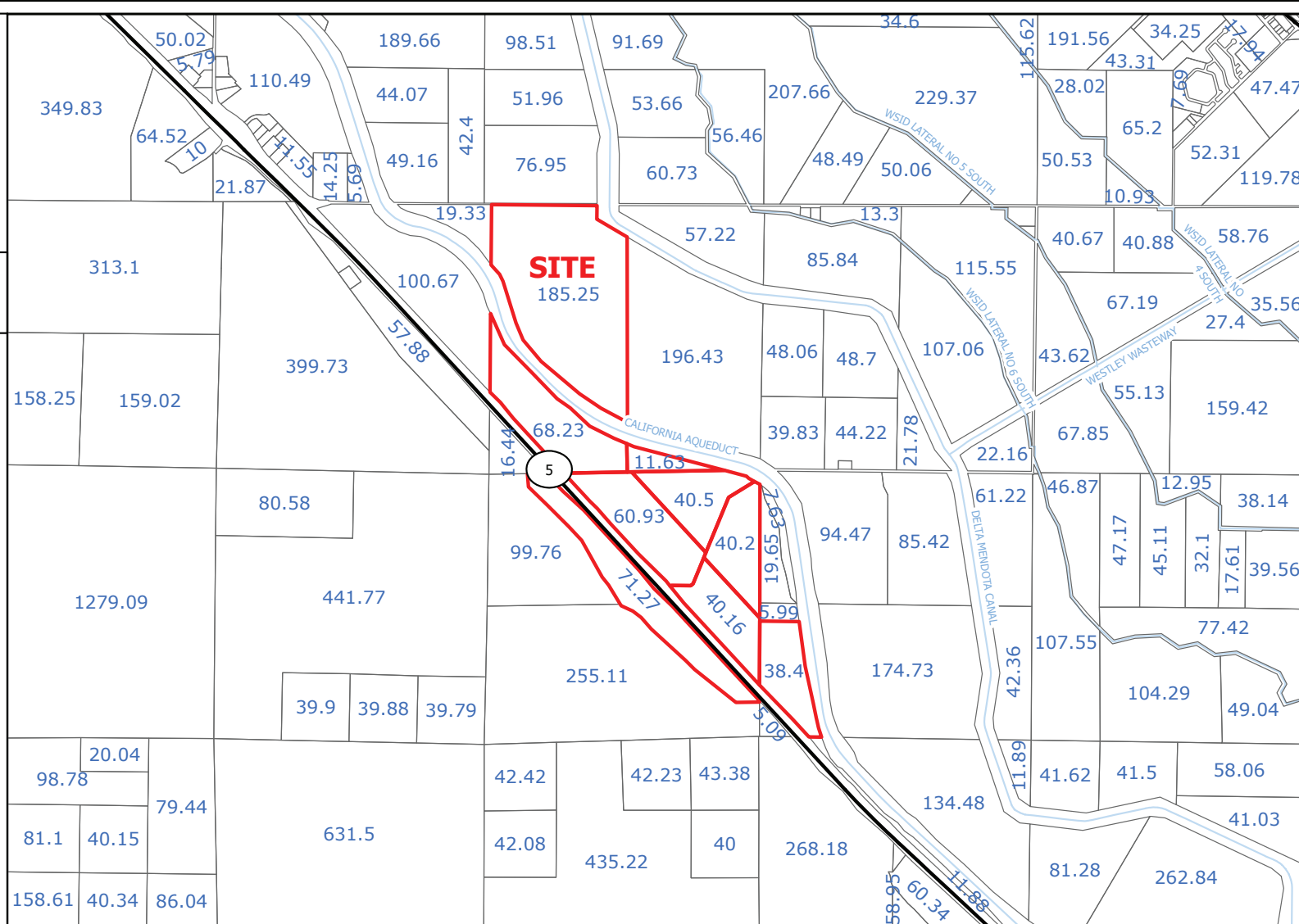
ACREAGE MAP

LEGEND

-  Project Site
 Parcel
 Acres
 Highway
 Canal

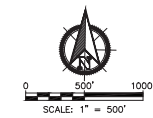


Source: Planning Department GIS Date Exported: 6/23/2025





PROPERTY LINES




REV	DATE	BY	CHKD	APP	DESCRIPTION	REV	DATE	BY	CHKD	APP


DESIGNED:
M. SAINI
DRAWN:
G. FERRER
CHECKED:
APPROVED:
R. YAMOU
DATE:
05/22/2025

MID VALLEY POWER

AURIGA CORPORATION



SUBMITTED



APPROVED

PROJECT NAME

**HONDEVILLE ENERGY CENTER
CIVIL IMPROVEMENTS**

CADD FILENAME
KEY PLAN

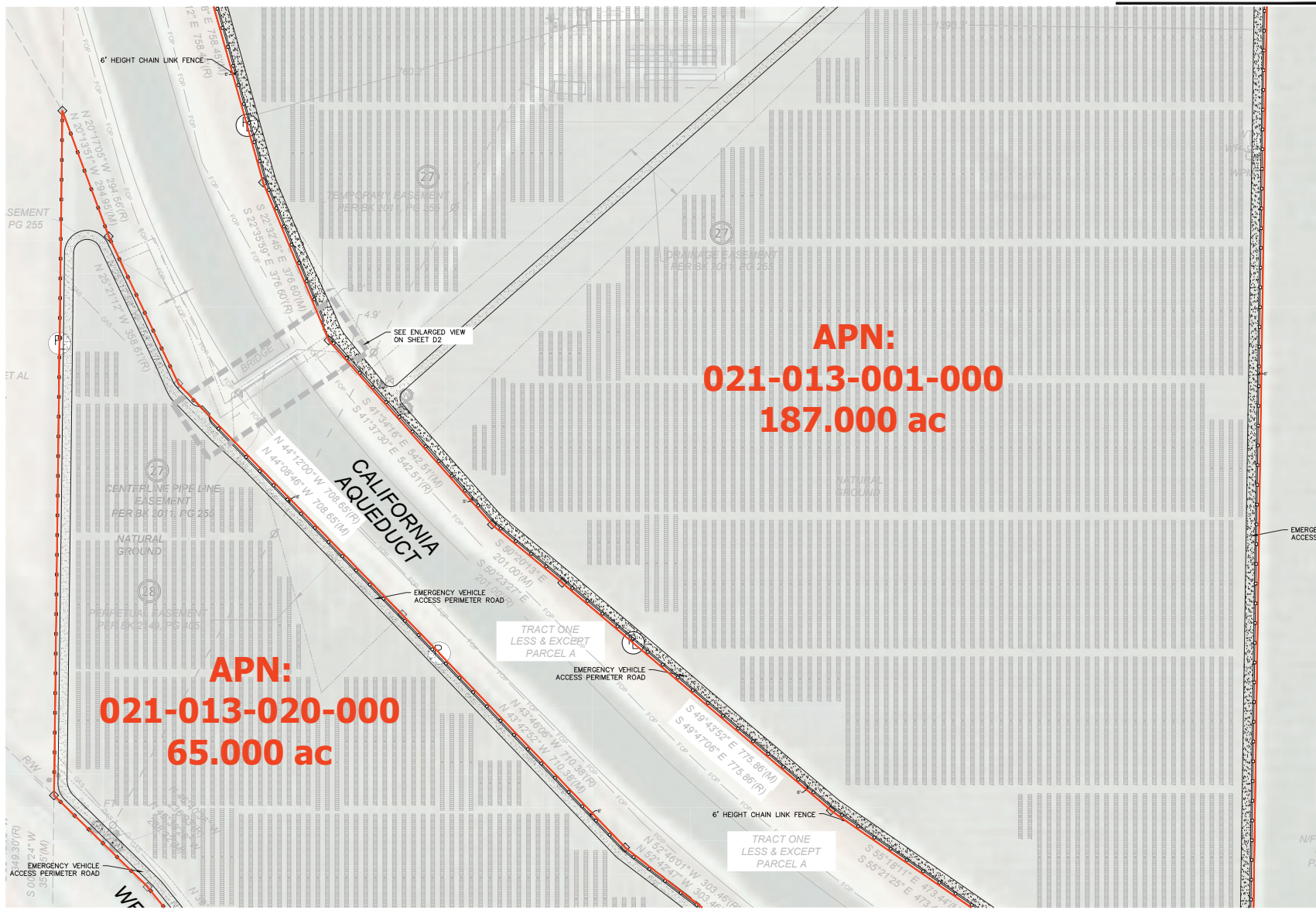
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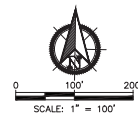
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REV. **0**



LEGEND

- PROPERTY BOUNDARY
- CHAIN LINK FENCE
- ENTRANCE GATE
- 20' WIDE ACCESS ROAD




REV	DATE	BY	CHKD	APP	DESCRIPTION	REV	DATE	BY	CHKD	APP


DESIGNED:	M. SAINI
DRAWN:	G. FERRER
CHECKED:	
APPROVED:	R. YAMOU
DATE:	05/22/2025

MID VALLEY POWER

AURIGA CORPORATION



SUBMITTED



APPROVED

PROJECT NAME

**HONDEVILLE ENERGY CENTER
CIVIL IMPROVEMENTS**

CADD FILENAME
SITE PLAN-2

SIZE: SCALE
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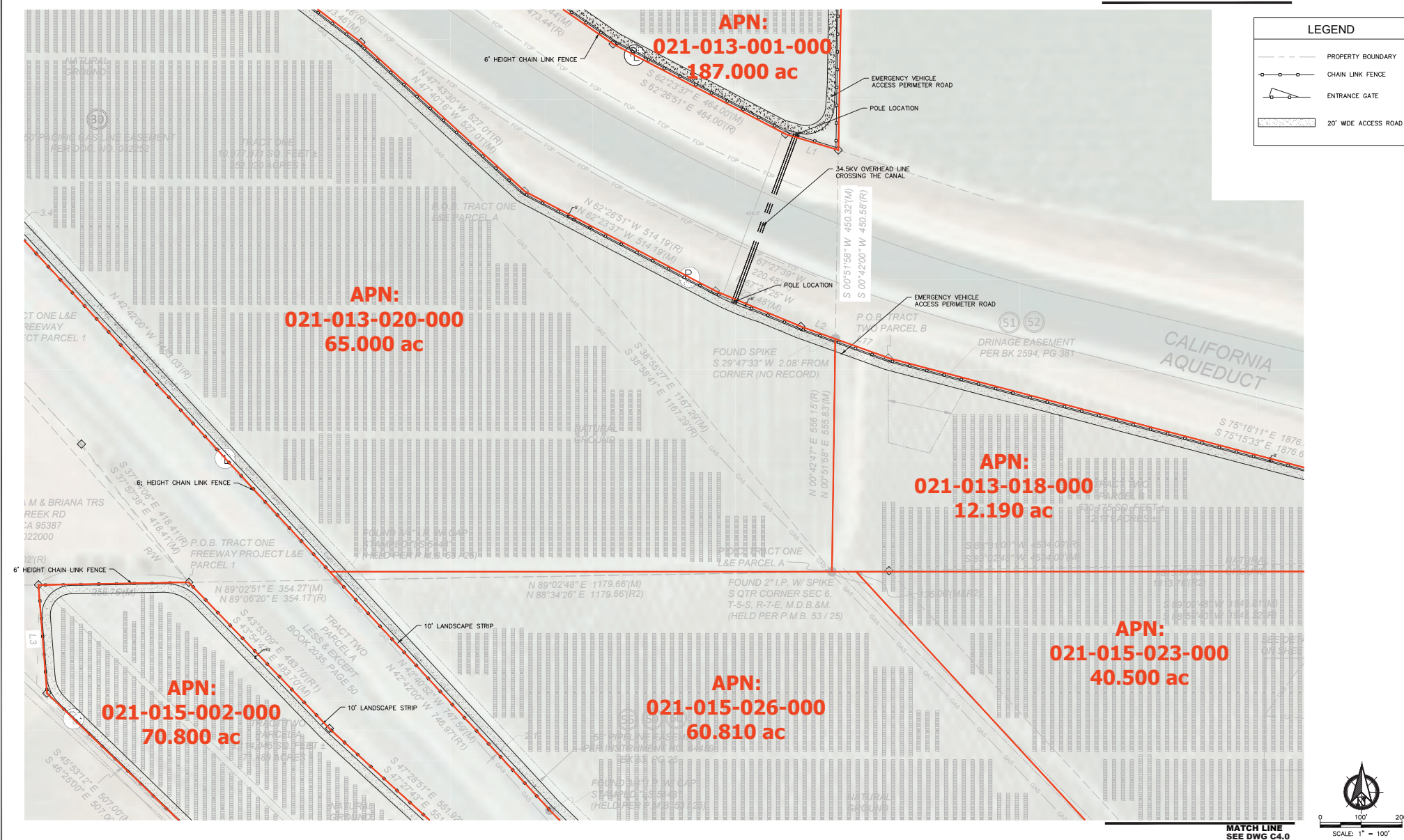
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LEGEND

- PROPERTY BOUNDARY
- CHAIN LINK FENCE
- △ ENTRANCE GATE
- ▭ 20' WIDE ACCESS ROAD

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DESIGNED:	M.SAINI
DRAWN:	G.FERRER
CHECKED:	
APPROVED:	R.YAKOU
DATE:	05/22/2025

MID VALLEY POWER

AURIGA CORPORATION



SUBMITTED



APPROVED

PROJECT NAME

HONDEVILLE ENERGY CENTER CIVIL IMPROVEMENTS

CADD FILENAME

SITE PLAN-3

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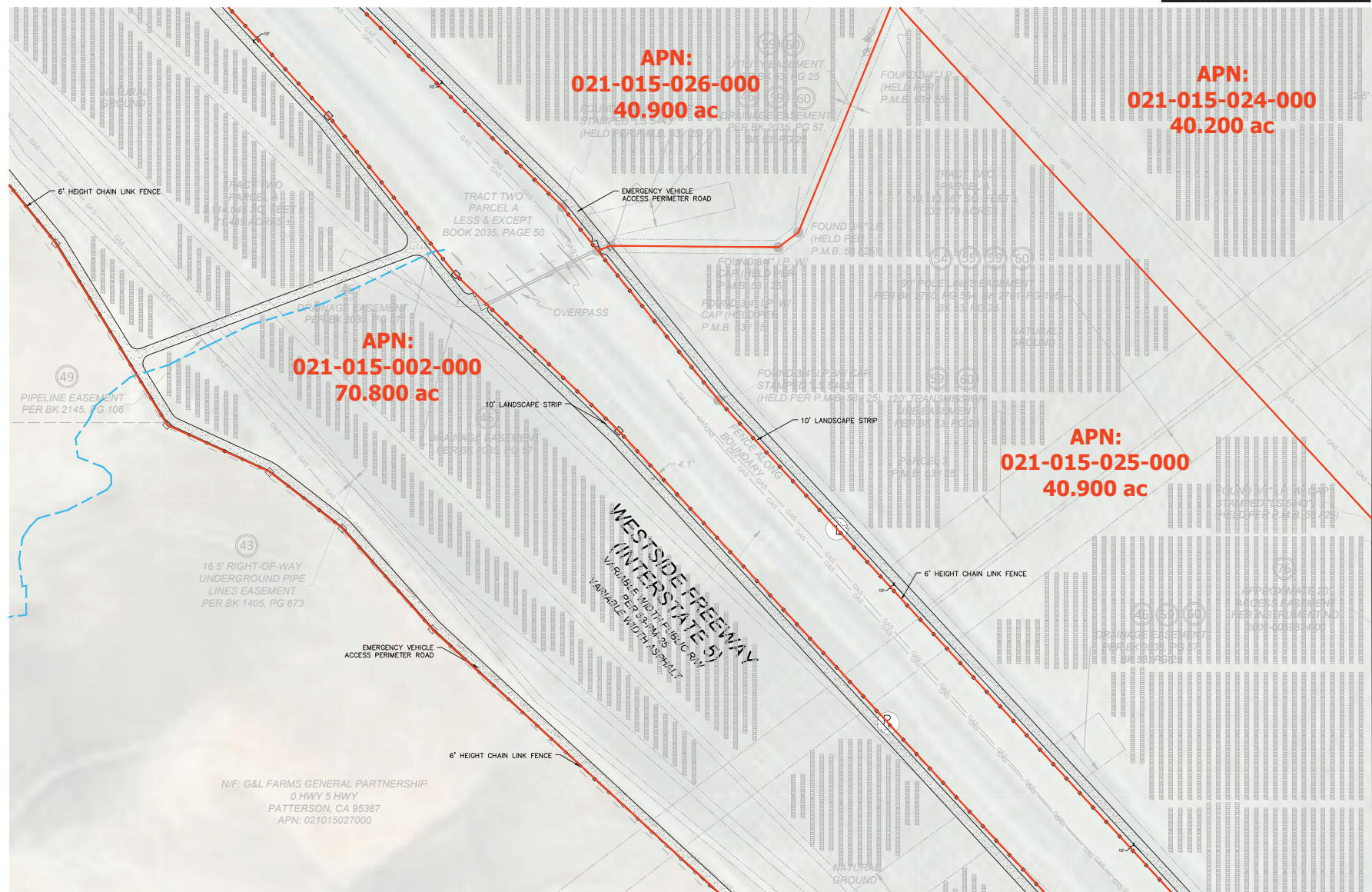
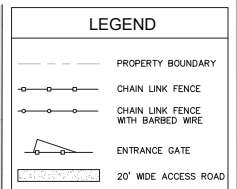
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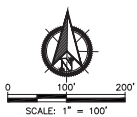
REVIEW

PAGE NO. 4

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SEE DWG C5.0**



**MATCH LINE
SEE DWG C7.0**

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DESIGNED:	M.SAINI
DRAWN:	G.FERRER
CHECKED:	
APPROVED:	R.YAKOU
DATE:	05/22/2025

MID VALLEY POWER

AURIGA CORPORATION



SUBMITTED

PROJECT NAME

**HONDEVILLE ENERGY CENTER
CIVIL IMPROVEMENTS**

APPROVED

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SITE PLAN-5

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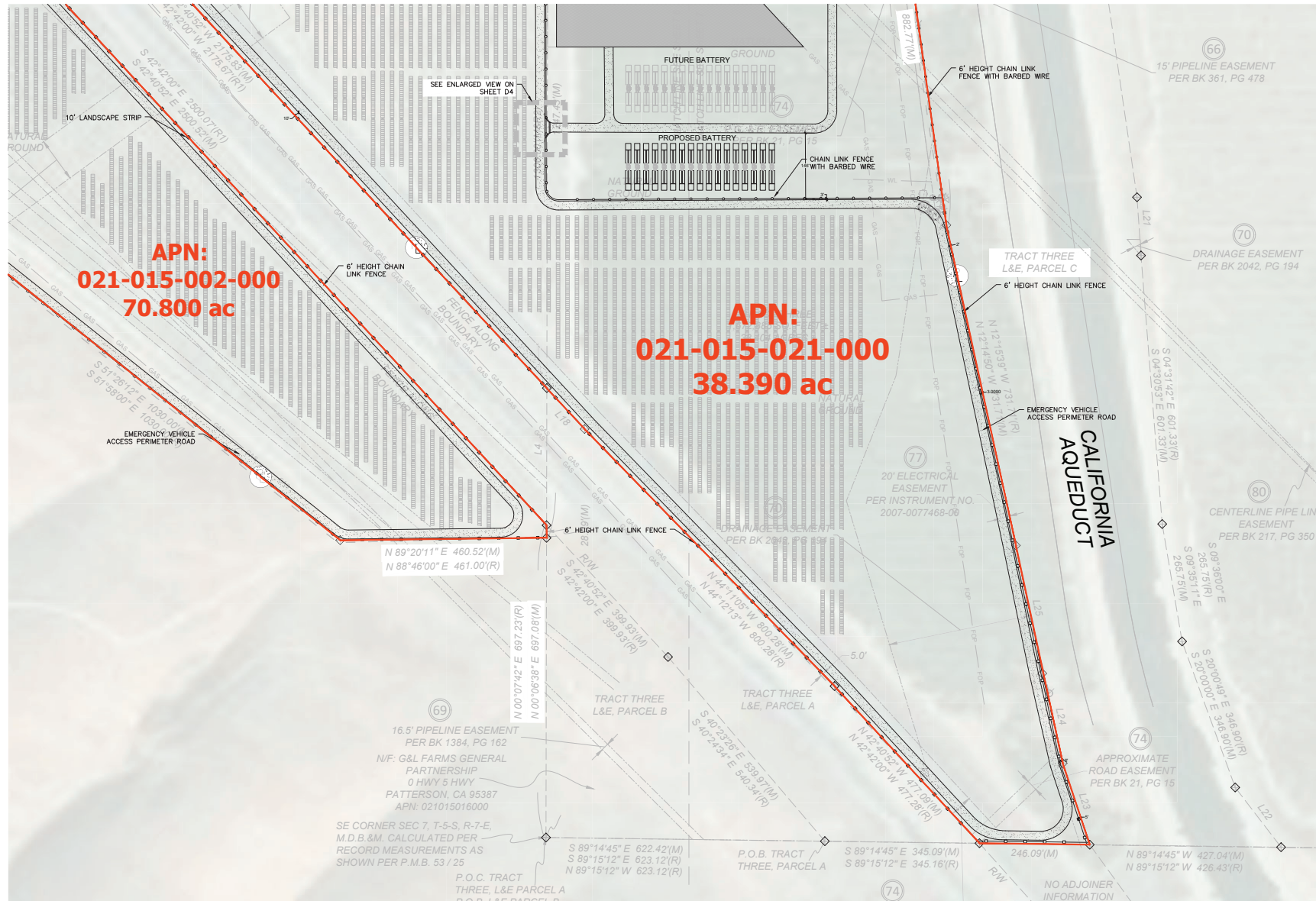
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MATCH LINE
SEE DWG C6.0

LEGEND	
	PROPERTY BOUNDARY
	CHAIN LINK FENCE
	CHAIN LINK FENCE WITH BARBED WIRE
	ENTRANCE GATE
	20' WIDE ACCESS ROAD



REV	DATE	BY	CHKD	APP	DESCRIPTION	REV	DATE	BY	CHKD	APP

DESIGNED:	M. SAINI
DRAWN:	G. FERRER
CHECKED:	D.
APPROVED:	R. YAMOU
DATE:	05/22/2025

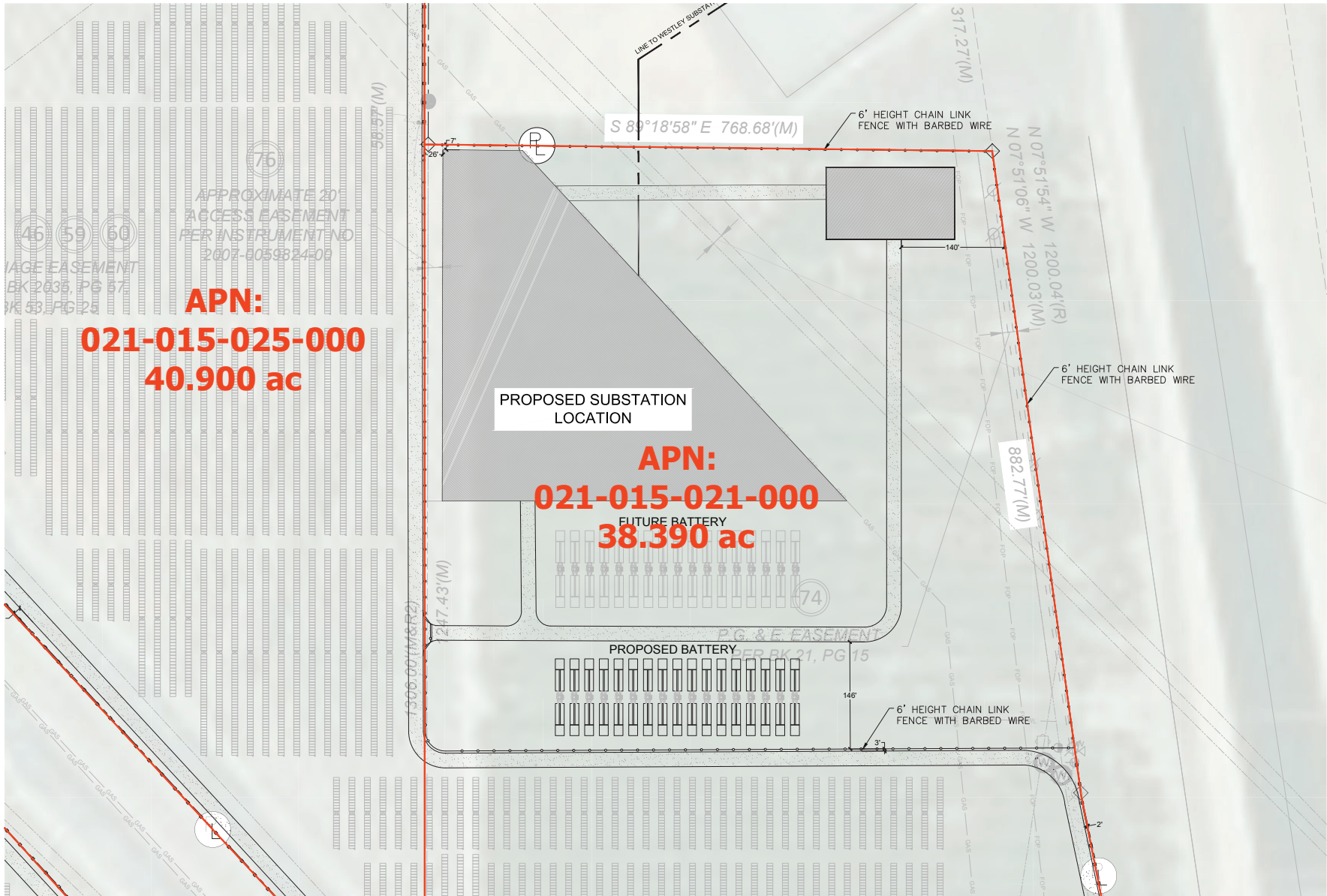
MID VALLEY POWER

AURIGA CORPORATION

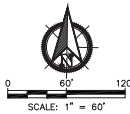
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APPROVED

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LEGEND	
	PROPERTY BOUNDARY
	CHAIN LINK FENCE
	CHAIN LINK FENCE WITH BARBED WIRE
	ENTRANCE GATE
	20' WIDE ACCESS ROAD



REV	DATE	BY	CHKD	APP	DESCRIPTION	REV	DATE	BY	CHKD	APP

DESIGNED:	M. SAINI
DRAWN:	G. FERRER
CHECKED:	
APPROVED:	R. YAMOU
DATE:	05/22/2025

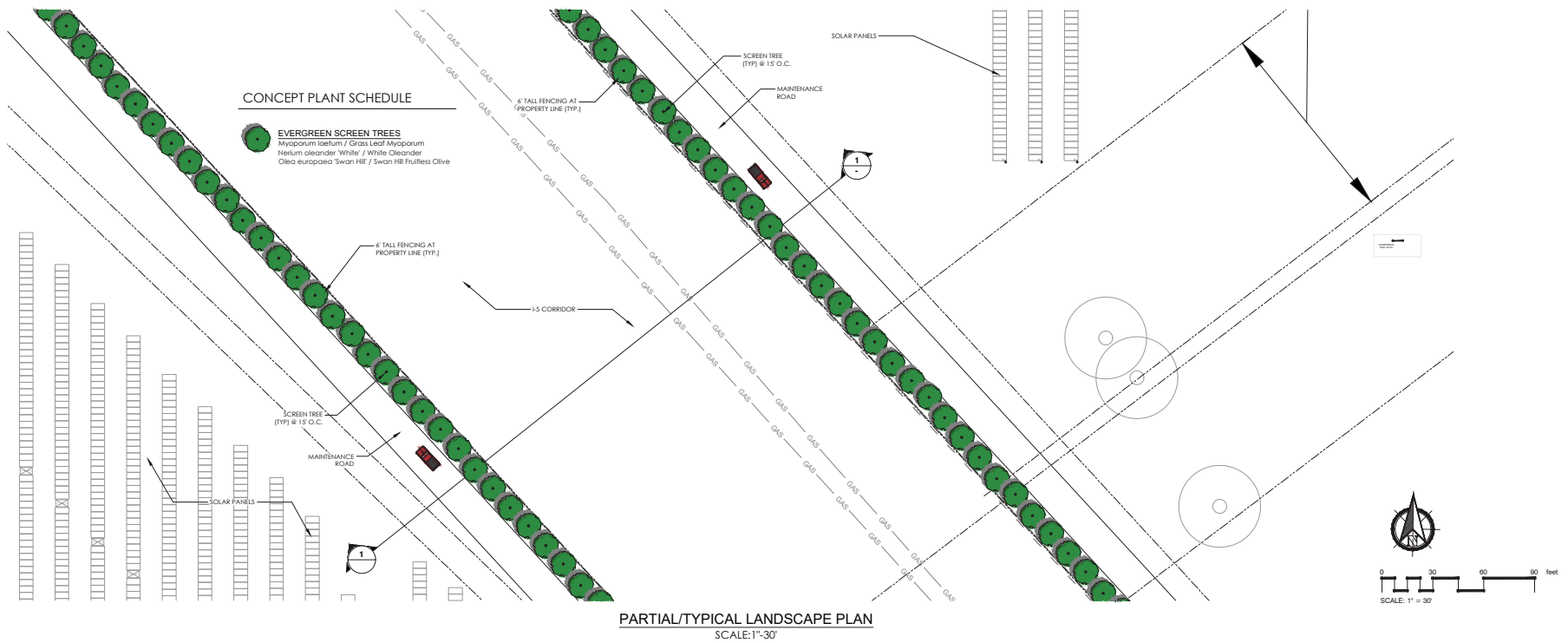
MID VALLEY POWER

AURIGA CORPORATION

SUBMITTED

APPROVED

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C-8.0			



TREE NOTE
 THE OLIVE TREES FOR SCREENING WILL BE PLANTED ALONG THE ENTIRE SECTION OF THE PROJECT PROPERTY LINE ALONG I-5 ON BOTH SIDES

