



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
 Staff Review with Notice**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400335 (A)**

PROPERTY OWNER: GWF Energy LLC
 1411Third St., Ste. A
 Port Huron, MI 48060

APPLICANT: Jon Boyer
 4350 Executive Drive
 San Diego, CA 92121

PROJECT DESCRIPTION: A Administrative Use Permit application to develop a 40 megawatt (MW), 8-hour duration, 320 MW hour battery energy storage system (BESS) project on approximately 12.8 acres within a 39-acre parcel that is adjacent to the Tracy combined cycle power plant (TCCPP). The project will consist of modular battery and inverter enclosures, transformers, switchyard, short 115 kilovolt gen-tie line, water line, and ancillary facilities. This property is not under Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is located south of West Schulte Road, 3,116 feet west of South Lammers Road, Tracy. (APN/Address: 209-240-32 / 14950 W. Schulte Rd., Tracy) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than June 4, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: May 7, 2025

TO:

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| SJC Supervisor: District 5 | Tracy Rural Fire District | US Army Corps |
| SJC Agricultural Commissioner | CA State Water Resources Control Board | Air Pollution Control District |
| SJC Assessor | CA Energy Commission | San Joaquin Council of Governments |
| SJC Building Division / Plan Check | CA Fish & Wildlife Region: 3 | PG&E |
| SJC Environmental Health | CA Native American Heritage Commission | Byron-Bethany Irrigation District |
| SJC Fire Prevention Bureau | CA State Lands Commission | Public Utilities Commission |
| SJC Mosquito Abatement | CA State Reclamation Board | Union Pacific Railroad |
| SJC Public Works | Bureau of Reclamation | Builders Exchange |
| SJC Sheriff Communications Director | Federal Emergency Management Agency | Farm Bureau |
| Lammersville Unified School District | US Fish & Wildlife | Buena Vista Rancheria |
| North Valley Yokuts Tribe | United Auburn Indian Community | Precessi Flying Service |
| Sierra Club | | |