



**Jennifer Jolley**, Director

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**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Administrative Use Permit No. PA-2400335 (A)

**PROJECT LOCATION:** The project site is located south of West Schulte Road, 3,116 feet west of South Lammers Road, Tracy., San Joaquin County. (APN/Address: 20-240-32 / 14950 W. Schulte Rd., Tracy) (Supervisory District: 5)

**PROJECT DESCRIPTION:** An 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).

**PROPONENT:** GWF Energy LLC / Jon Boyer

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: May 7, 2025

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