



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2025050381

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: 209-240-32 / 14950 W. Schulte Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: 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 to advise that the San Joaquin County Community Development Department has approved the above described project on July 11, 2025, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  Date: 7/19/2025

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 7/19/2025