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# Notice of Availability and Opportunity to Comment on the Draft Environmental Impact Report (Included Within Staff Assessment) for the Proposed Potentia-Viridi Battery Energy Storage System (24-OPT-04)

You are receiving this notice as you have been identified as: (1) a property owner or occupant adjacent to the project site or a property owner within 1,000 feet of the project site or 500 feet of linear project components; (2) a responsible, trustee or other interested agency; or (3) an interested party who has requested to be included on the project mailing list.

Pursuant to California Code of Regulations, title 20, section 1879, the California Energy Commission (CEC) has prepared a Staff Assessment (SA) that includes a draft environmental impact report (EIR) for the proposed Potentia-Viridi Battery Energy Storage System (project), in accordance with the California Environmental Quality Act (CEQA) and Chapter 6.5 (commencing with Section 21178) of Division 13, including Sections 21183 and 21183.6, of the Public Resources Code. CEQA is found at Public Resources Code section 21000 et seq. and also includes the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.).

The applicant is seeking a certification from the CEC to construct and operate the project. The proposed project is a battery energy storage facility proposed on a 70-acre leased portion of approximately 102 acres in eastern Alameda County. Of the leased area, approximately 58.8 acres would be permanently disturbed for development of the BESS facility. Of the 32 acres evaluated for the associated generation intertie (gen-tie) line, 1.9 acres are expected to be permanently disturbed for installation of the transmission and interconnecting facilities, with 6.7 acres of temporary disturbance, yielding a total of 60.7 acres within the approximately 102-acre project area to be permanently disturbed as part of project implementation.

The SA describes the proposed project and evaluates the potential environmental impacts associated with its construction and operation, and the project's consistency with applicable plans, policies, and regulations. The SA analyzes project alternatives in addition to a "no project" alternative. Pursuant to CEQA, the SA includes sufficient information

about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

The SA, which includes a Draft EIR, was released for public review on January 26, 2026. The SA will be available on the CEC's webpage for the project, as listed below in this notice. Comments on the SA will be received for a period commencing on January 26, 2026, and ending at 5:00 P.M. on March 27, 2026.

## PROJECT DESCRIPTION AND LOCATION

Division 15, Chapter 6.2 of the Public Resources Code (sections 25545 - 25545.13) gives the CEC authority to permit certain clean and renewable energy facilities, including solar photovoltaic, onshore wind, and energy storage systems, and facilities that produce or assemble clean energy technologies or their components, in a timely and efficient manner. The Opt-In Certification Program, as it is known, is an optional permitting process through which developers can submit project applications through June 30, 2030. The CEC permit is in lieu of any permit that would normally be required by the local land use authority and most, but not all, state permits.

The major project components include:

1. 400-megawatt (MW)/3,200 MW-hour (MWh) battery energy storage system (BESS)
2. high-voltage project substation (34.5 to 500 kilovolt [kV])
3. 500 kilovolt (kV) gen-tie line
4. BESS enclosures
4. power conversion system (PCS)
5. medium voltage collection system
6. control building

The power stored by the project would be conveyed to the regional electrical grid through a new, approximately 2,884-foot-long, single-circuit 500 kV gen-tie interconnection to the Pacific Gas and Electric Company (PG&E) Tesla Substation. The applicant would construct and own the gen-tie segment from the project substation to the combined Point of Change of Ownership (POCO)/Point of Interchange (POI), while PG&E would construct and own the remaining segment from the POCO/POI to the Tesla Substation.

The site of the proposed project would be in Alameda County, California, within a portion of Assessor Parcel Number (APN) 99B-7890-002-04, at 17257 Patterson Pass Road, southwest of Interstate 580 and Interstate 205. Development of the BESS facility would be within a 70-acre leased area of Assessor Parcel Number (APN) 99B-7890-002-04. Of the approximately 70-acre lease area, approximately 58.8 acres would be permanently disturbed for development of the BESS facility. The gen-tie line would extend southeast from the project substation, crossing Patterson Pass Road, and then proceed east via the

POCO/POI, terminating at the Tesla Substation site (an approximately 2,500-foot run, total).

The proposed site currently consists of rolling hills of fallowed annual grasslands suitable for grazing. Land uses in the immediate vicinity of the project include undeveloped rural agricultural lands, electrical infrastructure, rural roads, two railroad lines, and a few single-family residences, the nearest about 1,500 feet away. The nearest municipality to the project site is the city of Tracy approximately 2.5 miles to the northeast.

**HAZARDOUS WASTE SITES**

The project site is not listed on the California Hazardous Waste and Substances Sites List (also known as the Cortese List), published under Government Code section 65962.5 or a list of hazardous waste facilities, hazardous waste property, or hazardous waste disposal site.

## ANTICIPATED ENVIRONMENTAL EFFECTS

For impacts on visual resources, CEC staff evaluated the potential for the project to substantially degrade the existing visual character or quality of public views of the site and its surroundings. Staff concluded that this impact remains significant even after implementation of mitigation (conditions of certification) (see **Section 5.15, Visual Resources,** in the staff assessment).

The project would have less than significant impacts with mitigation incorporated in the areas of air quality, biological resources, climate change and greenhouse gas emissions, cultural and tribal cultural resources, efficiency and energy resources, geology, paleontology, and minerals, hazards, hazardous materials/waste, and wildfire, land use, noise and vibration, public health, socioeconomics, solid waste management, transmission line safety and nuisance, transportation, and water resources.

The SA evaluates the potential for the proposed project to result in growth inducing effects and associated secondary environmental impacts. This SA also considers whether the proposed project would result in a cumulatively considerable contribution to significant cumulative environmental effects when combined with other past, present, and reasonably foreseeable future projects.

To approve the project under CEQA, the CEC must find that the specific economic, legal, social, technological, or other benefits of the project outweigh its unavoidable environmental impacts. These determinations require specific findings regarding benefits of the project, supported by substantial evidence.

While staff concludes there is a significant and unavoidable impact to visual resources, staff concludes there is substantial and compelling evidence in the record to support a CEC decision to approve the project by issuing a statement of overriding considerations. As set forth in **Section 3, Project Description, Section 4.1, Facility Design, Section 4.3, Transmission System Engineering, Section 5.1, Air Quality, Section 5.3, Climate Change and Greenhouse Gas Emissions, Section 5.11, Socioeconomics,** and

**Section 7, Public Benefits,** the project provides regional economic benefits, construction and engineering jobs, grid reliability benefits, support for California's renewable energy and greenhouse gas emission reduction goals, and displacement of fossil fuel generation and corresponding air pollution.

## PUBLIC REVIEW PROCESS

The purpose of this Notice of Availability is to provide public notice of the availability of the Draft EIR, consistent with the Public Resources Code section 21092 and CEQA Guidelines (California Code of Regulations, title 14, section 15087). The SA, which includes the Draft EIR, is being circulated for review and comment by state agencies via the California State Clearinghouse and via direct mail to federal, regional and local agencies (including the county clerk), as well as organizations and individuals who have requested notification. Consistent with CEQA Guidelines section 15087, this Notice of Availability of a Draft EIR has also been mailed to owners and occupants contiguous to the project site and linear project components. In accordance with Public Resources Code section 25545.7.6(b), the CEC has scheduled a public review period for the SA (which includes a Draft EIR), ending on March 27, 2026.

Access to the SA and other project information/reports will be available electronically through the CEC's project docket website at: https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=24-OPT-04 and at the State Clearinghouse through the CEQANet Database at: https://ceqanet.opr.ca.gov/.

Persons who cannot access the materials through the link above are encouraged to email Eric Veerkamp at the CEC at: STEPsiting@energy.ca.gov with a subject line "Potentia-Viridi Battery Energy Storage System" or call (916) 661-8367 to arrange for alternative means of access to project materials.

The preferable method to submit responses is via the CEC's electronic commenting (e-commenting) system. To access this system, go to the CEC's webpage for this proceeding: https://www.energy.ca.gov/powerplant/battery-storage-system/potentia-viridi-battery-energy-storage-system, click on the "Submit e-comment" link, and follow the instructions in the online form. Please be sure to include the project name in your comments. Once filed, the comments will become part of the proceeding's public record. Alternatively, comments may be submitted to Eric Veerkamp at: STEPsiting@energy.ca.gov.

Dated: January 26, 2026
Eric Veerkamp
Project Manager, Senior Environmental Planner