



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV25967

ENVIRONMENTAL FILING

No. of Pages: 5

Total Fees: \$50.00

File Date: 01/21/2026

Expires: 02/25/2026

LOUIS CHIARAMONTE, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Filing Fee (new project)
 - ☐ Previously Paid F&W (must attach F&W receipt and project titles must match)
 - ☐ No Effect Determination (F&W letter must be attached)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Filing Fee (new project)
 - ☐ Previously Paid F&W (must attach F&W receipt and project titles must match)
 - ☐ No Effect Determination (F&W letter must be attached)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

1. LEAD AGENCY: City of San Jose
2. LEAD AGENCY EMAIL: charlotte.yuen@sanjoseca.gov
3. PROJECT TITLE: CP24-015 & ER24-139: 6150 San Ignacio Battery Energy Storage System Project
4. APPLICANT NAME: William Peregoy PHONE: (978) 995-3054
5. APPLICANT EMAIL: wperegoy@newleafenergy.com
6. APPLICANT ADDRESS: 55 Technology Drive, Suite 102 Lowell, Massachusetts, 01851, USA
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
8. NOTICE TO BE POSTED FOR 35 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

NOTICE OF EXEMPTION

To: County Clerk
County of Santa Clara County
70 West Hedding Street, East Wing
San Jose, California 95110
(408) 299-2481

From: Charlotte Yuen, Planner
Environmental Review Team
PBCE, Planning Division
200 East Santa Clara Street, T-3
San José, CA 95113
(408) 535-5658

Project File Number and Project Title: CP24-015 & ER24-139: 6150 San Ignacio Battery Energy Storage System Project

Applicant, Address: William Peregoy, 55 Technology Drive, Suite 102 Lowell, Massachusetts, 01851, USA

Project Location(s): 6150 San Ignacio Avenue, San José, CA (Assessor's Parcel Numbers: 706-01-091 & 706-01-092)

Description of Nature, Purpose, and Beneficiaries of Project:

Installation of a 100-megawatt battery energy storage facility with extended construction hours, including Saturdays from 8:00 a.m. to 5:00 p.m. The facility will be connected to PG&E's Santa Teresa substation, which is located on a site adjacent to the Santa Teresa light rail station. The facility will consist of 135 10-foot-tall metal enclosures housing battery modules, a collector substation consisting of electrical equipment with a height of approximately 25 feet, and fire suppression systems, including two onsite fire hydrants. The batteries will be charged from the grid during the day and will discharge power at night during peak electricity demand.

The project will not include new construction of buildings or removal of trees. The project site will be enclosed by seven-foot-high perimeter fence. Driveways on San Ignacio Avenue and Via del Oro will allow for vehicle ingress/egress to and from the site, and a 20-foot-wide gravel road on the site will allow for vehicle circulation and parking. Twenty-one pole lights will be located throughout the site to illuminate the premises.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: William Peregoy

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number:
- ☒ Statutory Exemptions. State code number: (Sec. 15183)

Reasons why project is exempt: In accordance with CEQA Guidelines Section 15183, the Project qualifies for an exemption because the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan, or General Plan policies for which an EIR was certified.
2. There are no project-specific effects peculiar to the Project or its site and that the GP EIR failed to analyze as significant effects.
3. There are no potentially significant off-site and/or cumulative impacts the GP EIR failed to evaluate.
4. There is no substantial new information not known at the time the GP EIR was certified that results in more severe impacts than anticipated by the GP EIR.

Lead Agency Contact Person: Charlotte Yuen

Telephone: (408) 535-5658

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Tina Gray **Date:** January 20, 2026 **Title:** Supervising Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

STATEMENT OF EXEMPTION

FILE NO.	CP24-015 & ER24-139
LOCATION OF PROPERTY	6150 San Ignacio Avenue, San José, CA
PROJECT DESCRIPTION	Installation of a 100-megawatt battery energy storage facility with extended construction hours, including Saturdays from 8:00 a.m. to 5:00 p.m. The facility will be connected to PG&E's Santa Teresa substation, which is located on a site adjacent to the Santa Teresa light rail station. The facility will consist of 135 10-foot-tall metal enclosures housing battery modules, a collector substation consisting of electrical equipment with a height of approximately 25 feet, and fire suppression systems, including two onsite fire hydrants. The batteries will be charged from the grid during the day and will discharge power at night during peak electricity demand. The project will not include new construction of buildings or removal of trees. The project site will be enclosed by seven-foot-high perimeter fence. Driveways on San Ignacio Avenue and Via del Oro will allow for vehicle ingress/egress to and from the site, and a 20-foot-wide gravel road on the site will allow for vehicle circulation and parking. Twenty-one pole lights will be located throughout the site to illuminate the premises.
ASSESSOR'S PARCEL NUMBER	706-01-091 & 706-01-092

CERTIFICATION

Under the provisions of Section 15183 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, the proposed project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15183. EMERGENCY PROJECTS

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

ANALYSIS

The Project is consistent with the analysis performed for the City's Envision San José 2040 General Plan Final Environmental Impact Report (GP EIR), certified in November 2011. A comprehensive environmental evaluation has been completed for the Project. This evaluation concludes that the Project qualifies for an exemption from additional environmental review because it is consistent with the development density and land use characteristics established by the City's General Plan as analyzed by the GP EIR and all required findings listed below can be made.

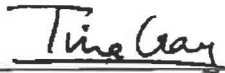
In accordance with CEQA Guidelines Section 15183, the Project qualifies for an exemption because the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan, or General Plan policies for which an EIR was certified.
2. There are no project-specific effects peculiar to the Project or its site and that the GP EIR failed to analyze as significant effects.
3. There are no potentially significant off-site and/or cumulative impacts the GP EIR failed to evaluate.
4. There is no substantial new information not known at the time the GP EIR was certified that results in more severe impacts than anticipated by the GP EIR.
5. The Project will undertake feasible mitigation measures specified in the GP EIR, as applicable.

Chris Burton, Director
Planning, Building and Code Enforcement

Date January 20, 2026

Charlotte Yuen
Environmental Project Manager


Deputy

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

ENV25967

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN JOSE

LEAD AGENCY EMAIL

CHARLOTTE.YUEN@SANJOSECA.GOV

DATE

01/21/2026

COUNTY/STATE AGENCY OF FILING

SANTA CLARA

DOCUMENT NUMBER

PROJECT TITLE

CP24-015 & ER24-139: 6150 SAN IGNACIO BATTERY ENERGY STORAGE SYSTEM PROJECT

PROJECT APPLICANT NAME

WILLIAM PEREGOY

PROJECT APPLICANT EMAIL

WPREGOY@NEWLEAFENERGY.

PHONE NUMBER

(978) 995-3054

PROJECT APPLICANT ADDRESS

55 TECHNOLOGY DRIVE, SUITE 102

CITY

LOWELL

STATE

MA

ZIP CODE

01851

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Mike Louie, Deputy County Clerk-Recorder



Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 26-9935

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	5
	Document #	ENV25967
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Paid By	CITY OF SAN JOSE	
Check #	1837183	
Paid By	CITY OF SAN JOSE	

PLEASE KEEP FOR REFERENCE

Santa Clara County Recorder - Official Records

110 West Tasman Drive

San Jose, CA 95134

408-299-5688

Source:	Phone Order (Card Keyed-In)	Authorization:	Paid in Full
Order Date/Time:	1/21/2026 04:05 PM PST	Agency Amount:	\$50.00
Order Number:	214588034	Other Agency Amount:	\$0.00
Operator:	MikeL	Shipping Amount:	\$0.00
Location Code:	*****615	LN Service Fee:	\$2.50
		Total Amount(USD):	\$52.50

Payment Information

Transaction Type:	Purchase	Expiration	###/###
Card Holder:	Theresa Peregoy	Transaction Ref #:	218913623
Payment Method:	Credit Card (VISA *****5131)	CVV2 Response:	
Approval Code:	06461I	Auth Txn Id #:	35602200348600
AVS Response:		Val Code:	7KKP

Merchant Copy

Agency Amount	Product	Product Detail
\$50.00	Clerk Payment	

Santa Clara County Recorder - Official Records

110 West Tasman Drive, San Jose, CA 95134

408-299-5688

VitalChek Receipt - Phone Order (Card Keyed-In)**Cardholder Copy**

Order Date/Time:	1/21/2026 04:05 PM PST	Transaction Type:	Purchase
Confirmation Number:	214588034	Approval Code:	06461I
Payment Applied towards:	Clerk Payment	Transaction Ref #:	218913623
Card Holder:	Theresa Peregoy	Payment Method:	VI(5131)

Bill To

Theresa Peregoy
United States of America

Authorization:	Paid in Full
Agency Amount:	\$50.00
Other Agency Amount:	\$0.00
LN Service Fee:	\$2.50
Total Amount(USD):	\$52.50

Refund Policy: Please contact the agency listed on the receipt to request a refund.