

To: Office of Planning and Research
 PO Box 3044
 1400 Tenth Street, Room 113
 Sacramento, CA 95812-3044

From: California Energy Commission
 715 P Street
 Sacramento, CA 95814

Project Applicant: FC Tracy Holding, LLC

Project Title: Five Crowns Solar Microgrid Project

Project Location – Specific: 3590 W Lehman Rd

Project Location – City: Tracy 95304 **Project Location – County:** San Joaquin County

Description of Nature, Purpose and Beneficiaries of Project:

This project will install a solar-powered microgrid at a produce processing facility in Tracy, CA. The microgrid system will consist of rooftop mounted solar photovoltaic panels, battery energy storage, inverters, and respective interconnection equipment. This project will reduce grid electricity consumption, enable on-peak demand reductions, and reduce greenhouse gas (GHG) emissions. The project is consistent with the California Energy Commission's mission of leading the state to a 100 percent clean energy future.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: FC Tracy Holdings, LLC

Exempt Status: *(check one)*

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number
Cal. Code Regs., tit. 14, § 15301
- Statutory Exemptions. State code number. PRC § 21080.35
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

California Code of Regulations, title 14, section 15301: The project falls under this categorical exemption because the BESS installation will be a minor alteration to existing paved areas within the interior of the property, with no expansion beyond the existing operations. The project will involve the installation of rooftop-mounted solar panels and ground mounted BESS on the grounds of a developed facility in Tracy, CA. The BESS and solar panels will allow the facility to reduce their total grid energy usage by about 50% percent. The BESS will also allow the facility to continue operations in the event of a utility blackout. The project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; does not involve any cumulative impacts of successive projects of the same type in the same place that might be considered significant does not involve unusual circumstances that might have a significant effect on the environment; will not results in damage to scenic resources within a highway officially designated as a state scenic highway; the project site is not

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

FC Tracy Holding, LLC

included on an any list compiled pursuant to Government Code section 65962.5; and the project will not cause a substantial adverse change in the significance of a historical resource. Therefore, none of the exceptions to categorical exemptions listed in CEQA Guidelines section 15300.2 apply to this project, and this project will not have a significant effect on the environment.

Pub. Resources Code § 21080.35: This project will involve the installation of solar energy systems on the roofs of two existing buildings. The installation of the solar photovoltaic panels will enable the generation of energy for onsite use at a produce processing facility. Associated equipment of the solar energy system will not occupy more than 500 square feet of ground surface and will be located on the same parcel as the solar panels. The project will also involve the installation of a ground mounted battery energy storage system (BESS) within the existing facility. The project will not involve the removal of trees. The project does not involve a federal Clean Water Act permit; waste discharge requirements pursuant to the Porter-Cologne Water Quality Control Act; an individual take permit for species protected under the federal Endangered Species Act or the California Endangered Species Act; streambed alteration permit pursuant to the California Fish and Game Code; or removal of protected or native trees.

Public Agency

Contact Person: Claire Sweeney Area code/Telephone/Ext: 916-232-8182

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: Claire Sweeney Date: 01/26/2026 Title: Energy Commission Specialist I

Signed by Public Agency

Signed by Applicant

Date received for filing at OPR: _____