



**APPLICATION REFERRAL:
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-1700279 (SA)**

PROPERTY OWNER: William E. Jr. & Marilyn Van Tassel PO Box 683 Linden, CA 95236	APPLICANT: North Central Valley Energy Storage, LLC 700 Universe Blvd, E5E/JB Juno Beach, FL 33408
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PROJECT DESCRIPTION: A Site Approval application for the construction, operation, and decommissioning of the North Central Valley Energy Center (Project). The Project use type is classified as "Utility Services-Major" and would consist of a 132-megawatt (MW) battery energy storage system (BESS) on approximately 14.85 acres of a 57.28-acre parcel, which would include up to 300 battery storage containers (totaling up to 45,000 square feet) and associated on-site support facilities including a 11,000-square-foot Project collector substation, up to 50 inverters (totaling up to 6,500 square feet), collector lines, fencing, access roads, an operations and maintenance (O&M) building, a supervisory control and data acquisition (SCADA) system, and other ancillary facilities and equipment. Approximately 17 of the proposed inverters would include screening barriers for the purpose of attenuating inverter noise, should all inverters operate at maximum capacity. The screening barriers would be approximately 14-feet tall with respect to grade. The parcel upon which the BESS is proposed is currently under Williamson Act contract. The Project also includes 2 power poles and a 115-kilovolt (kV) overhead generation transmission line (gen-tie line), to connect the BESS to the adjacent Pacific Gas and Electric (PG&E) Bellota substation. A 1.52-acre expansion of the Bellota Substation footprint would also be required to support grid interconnection of the Project. The Project would include 2 retention ponds to retain stormwater on site (Figure 4). The entire Project area is 16.37-acres. The Project Site is located at 23670 East Flood Road, Linden, California 95236, in unincorporated San Joaquin County, approximately 15 miles east of the City of Stockton, California, and approximately 1.5 miles south of State Route 26. Refer to Appendix A for a full description of the Project. Refer to Figure 1, Project Location; Figure 2, Vicinity Map; Figure 3, Zoning; and Figure 4, Site Plan for additional information. The project description and site plan were provided to County agencies on July 16, 2021, for review during the project application referral period. The project site is under a Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is on the south side of E. Flood Rd., 0.8 miles west of Escalon-Bellota Rd., Linden. (APN/Address: 093-100-20, -24 / 24300 E. Flood Rd., Linden) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: 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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than December 10, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis.



AGENCY REFERRALS MAILED ON: November 12, 2021

TO:

SJC Supervisor: District 4	San Joaquin Council of Governments	PG&E
SJC Agricultural Commissioner	Caltrans – District 10	Public Utilities Commission
SJC Assessor	CA Highway Patrol	Frontier Telephone
SJC Building Division / Plan Check	CA Regional Water Quality Control Board	US Fish & Wildlife
SJC Environmental Health	CA Dept. of Conservation	US Army Corps
SJC Fire Prevention Bureau	CA Dept. of Recycle and Recovery	Building Industry Association
SJC Mosquito Abatement	CA Energy Commission	Carpenters Union
SJC Public Works	CA Fish & Wildlife Region: 2	Farm Bureau
SJC Sheriff Communications Director	CA Food & Agriculture	Haley Flying Service
Linden Unified School District	CA State Lands Commission	Precissi Flying Service
Linden-Peters Fire District	Stockton East Water District	Sierra Club
Air Pollution Control District		