



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PREPARATION

To: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812

To: Responsible Agencies
Trustee Agencies
Local and Public Agencies
Interested Parties

From: City of Pittsburg, Planning Division
65 Civic Avenue
Pittsburg, CA 94565

Subject: Notice of Preparation of an Environmental Impact Report for the Pittsburg Technology Park Project

The City of Pittsburg is the lead agency for the preparation of an Environmental Impact Report (EIR) for the project identified below. The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA).

Once a lead agency makes a decision to prepare an EIR for a project, the lead agency must prepare a Notice of Preparation (NOP), such as this document, to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the project and its potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from any interested persons.

Project Title: Pittsburg Technology Park, AP-19-1471

Project Applicant: Energy Delivery Solutions

Date: April 7, 2020

Signature: 

Title: Planning Manager

Telephone: (925) 252-6941

PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL

A scoping meeting open to the public will be held to receive comments regarding the scope and content of the environmental information to be included in the EIR. During the scoping meeting, City staff will give a brief presentation of the EIR process and will accept oral and written comments.

Due to the Coronavirus (COVID-19) and the shelter-in-place orders currently in effect as of the date of this notice, this meeting date has not yet been scheduled. A public scoping meeting will be scheduled at a date yet to be determined. A separate notice will be sent to all who have received this notice, as well as anyone who has requested notice of proceeding related to the proposed project, along with direction on how to participate, when this meeting is scheduled.

Written comments on the scope of the project and the associated EIR are welcome and should be sent by e-mail, fax, or regular mail so as to be received no later than 5:00 p.m. on June 9, 2020, to:

City of Pittsburg
Attn: Kristin Pollot, Planning Manager
65 Civic Avenue
Pittsburg, California 94565

Email: kpollot@ci.pittsburg.ca.us
Fax: (925) 252-4814

Questions concerning the environmental review of the project should be directed to Kristin Pollot at phone number (925) 252-6941, or at the email address noted above; however, please note that comments on the scope of the EIR cannot be accepted over the phone. To be considered during preparation of the EIR, comments must be provided during the scoping meeting or received in writing by the deadline identified above.

INITIAL STUDY

An Initial Study (available online at <http://www.ci.pittsburg.ca.us/index.aspx?page=217>) has been prepared for the project based on preliminary review of potential environmental effects of the project. Pursuant to CEQA Guidelines Section 15063(c)(3), the Initial Study has been prepared to provide the City with information used to determine that an EIR will be prepared and to assist in the preparation of the EIR in part by: 1) focusing the EIR on effects determined to be potentially significant; and 2) identifying the effects determined not to be significant or that can be reduced to a less-than-significant level through standard mitigation measures or conditions of approval.

PROJECT LOCATION

The project is proposed to be developed on the eastern portion of the defunct Delta View Golf Course in the City of Pittsburg and would encompass approximately 105 acres of land, including Assessor's Parcel Numbers (APNs) 095-150-032, 094-080-011, 095-160-001, and 095-160-002, and portions of two additional parcels, APNs 094-090-001 and 094-080-002 ("Site"). The Site is located approximately three miles from the City's downtown area and less than two miles from the Pittsburg/Bay Point and Pittsburg Center BART (Bay Area Rapid Transit) stations. The Site lies south of West Leland Road and Golf Club Road. Additional golf course area borders the Site to the west, unincorporated lands border the Site to the south and a Pacific Gas &

Electric (PG&E) power transmission corridor borders the Site to the east. The Contra Costa Canal runs between some of the Site parcel boundaries, separating the Site into northern and southern areas (refer to Figures 1 and 2).

The Site was originally developed as the Pittsburg Golf and Country Club in the mid-1900s. In 1960, the United States federal government deeded the property to the City as part of the transfer of the Camp Stoneman Rifle Range Park Site. The City maintained the property as a public golf course until early 2018, when golf course operations ceased.

The Site encompasses a portion of the former golf course and has features that include sand pits, two constructed ponds, paved cart paths and fencing. There are six structures on the Site, plus a water storage tank and an asphalt-surfaced parking lot. Three of the structures were accessible to the public prior to closure of the golf course and included a pro shop, restaurant and golf course clubhouse. The remaining three structures, located just to the southwest of the restaurant and clubhouse, are utilitarian buildings that housed equipment, carts and other items in support of golf course maintenance and operations. The water storage tank is located near the east edge of the Site, just north of the Contra Costa Canal. The paved parking lot is located at the northeast corner of the Site, proximal to the restaurant and clubhouse buildings. Vegetation onsite primarily consists of ruderal grasses and small- to medium- sized trees within the developed golf course lands, and annual grassland in undeveloped areas. Some wetlands occur in larger drainage swales. Topography alternates between rolling hills and gently sloping areas with surface water drainage generally northward.

The current General Plan land use designation for the Site is *Park*. The zoning classification of the Site is OS (Open Space) District. Implementation of the project would require a General Plan amendment to change the Site's land use designation from *Park* to *Industrial*, and the Project would require a zoning map amendment to change the Site's existing zoning from OS District to IP-P (Industrial Park with a Master Plan Overlay) District. The zoning amendment would include a Master Plan of development for the Site.

PROJECT DESCRIPTION

The applicant seeks City approvals to demolish existing golf course structures and facilities on the approximately 105-acre Site and to redevelop the Site with a data center campus. Development could include up to 4.5 million square feet of floor space in up to 26 buildings. Buildings would be a maximum of 50 feet tall, excluding rooftop equipment and screening. Individual data center buildings would have a building footprint between approximately 40,000 and 500,000 square feet, depending on the needs of the customer at the time of phased construction. The interior of each data center building would include a lobby, data rooms, and support rooms including offices, electrical rooms, storage rooms, meeting rooms, break rooms and restrooms. Data rooms would house information technology hardware such as computers, servers, storage hardware, cables and racks. A loading dock and parking area would be provided at each data center building. A minimum of 15 percent of the Site would be landscaped area or open space consistent with the property development regulations applicable to properties with industrial park zoning (Pittsburg Municipal Code Section 18.54.115).

The project would include onsite improvements consisting of the following:

- Two Site access/egress routes provided from West Leland Road.
- A graded and landscaped earthen berm at the north end of the Site to separate the data center campus from the closest residences on Golf Club Road.

- Stormwater conveyance systems and bio-retention basins for management of runoff following the requirements of the Contra Costa County Clean Water Program.
- Electric switchyard and substation equipment to receive and step-down the voltage of electric power from the adjacent PG&E high voltage transmission system.
- Paved Site entry and access roads to each data center, and a paved parking area at each data center.
- Backup power systems for use in the event of an electric power outage.
- Environmental control systems including cooling systems for data center heat rejection.
- Security fencing and other security infrastructure.
- Landscaping of developed areas.

In addition to the onsite project elements listed above, the project would include offsite elements consisting of the following:

- A Site entrance from West Leland Road on City-owned property just west of the Contra Costa Canal.
- A road connecting the northern and southern areas of the Site crossing the Contra Costa Canal right-of-way near the PG&E transmission line corridor.
- An electric offtake connection from transmission lines in PG&E's regional transmission corridor abutting the eastern project boundary.
- A fiber optic communication connection either to one of PG&E's optical ground wires within their adjacent transmission line corridor, or to existing commercial fiber optic infrastructure in the vicinity.
- Utility connections for natural gas and sanitary sewer.

The proposed Master Plan will provide guidance for building specifications, materials, design guidelines and accent elements. The Master Plan design guidelines would allow detailed designs for each phase of development to be reviewed by City staff for conformance with Master Plan requirements.

Development would be completed in phases to meet market conditions over an estimated 15 or more years, with construction of the initial phase beginning in 2021.

REQUIRED APPROVALS

Implementation of the project would require the following discretionary approvals from the City:

- Adoption of a General Plan Amendment
- Approval of a Zoning Map Amendment
- Adoption of a Master Plan
- Approval of a Development Agreement
- Approval of a Vesting Tentative Subdivision Map
- Approval of a Tree Removal Permit

In addition to the City's approvals, subsequent approval from the National Park Service would be required for portions of the Site comprising APNs 094-080-011 and 095-150-032, which are subject to deed restrictions that currently limit use of the parcels to public recreational purposes; those deed restrictions would need to be removed before the project's development could occur on the affected parcels. Certain aspects of the project would also require permits or approvals from the California Department of Fish & Wildlife, the U.S. Army Corps of Engineers, and the

Bay Area Air Quality Management District, as well as encroachment authorization from the Contra Costa Water District for work in the canal right-of-way. If any individual data center building exceeds 50 megawatts of generating capacity, the California Energy Commission should also be consulted as a permitting jurisdiction.

EIR SCOPE

In accordance with CEQA Guidelines Section 15161, the EIR should focus primarily on the changes in the environment that would result from the development of the project and shall examine all phases of the project including planning, construction, and operation. As required by CEQA, the EIR will further examine those issues identified in the Initial Study as having potentially significant effects, will identify mitigation measures, and will analyze whether the proposed mitigation measures would reduce the environmental effect(s) to a less-than-significant level(s). The EIR also will evaluate a No Project Alternative, which will assume no change to the existing conditions on the Site, as well as additional alternatives to the project that could potentially reduce or avoid any significant environmental impacts associated with the project.

The following potential environmental effects of the project will be evaluated in the EIR along with feasible mitigation measures for any effects found to be adverse and significant:

- **Aesthetics:** The EIR will evaluate potential for significant adverse effects on the existing visual character of the Site.
- **Air Quality:** The EIR will describe potential construction and operational project emissions to air including: potential for conflict with existing air quality plans, standards, and requirements; potential for the project to result in significant increases in criteria pollutants; and potential for significant impacts on sensitive receptors.
- **Biological Resources:** The EIR will evaluate potential for significant impacts on biological resources resulting from the project including: potential impacts on special status species and sensitive habitats; potential interference with wildlife migration; and potential conflicts with biological resource protection plans and policies. It will also analyze the project's potential impact on the jurisdictional wetlands onsite.
- **Cultural Resources:** The EIR will evaluate whether the existing golf course or related facilities have significant historic value. The EIR will describe and evaluate the potential project impacts on any sensitive cultural and archeological resources that may be present on the Site.
- **Energy:** The EIR will evaluate the project's potential to result in wasteful, inefficient or unnecessary consumption of energy resources. It will also include evaluation of the proposed project in light of statewide, regional and local renewable energy and energy efficiency goals and programs.
- **Geology/Soils:** The EIR will describe the potential geologic hazards relevant to the project due to seismic shaking, seismic related ground instability, landslides, soil erosion, expansive soils, and unstable geology.

- **Greenhouse Gas Emissions:** The EIR will evaluate the potential impacts related to project greenhouse gas emissions and the potential for conflict with greenhouse gas emission control plans and policies following State and regional agency guidance.
- **Hazards & Hazardous Materials:** Existing regulations and standards will limit the potential for impacts from project hazards and hazardous materials, and a Phase I Environmental Site Assessment prepared for the Site did not identify any evidence of a past release of hazardous materials on the Site that could create a significant hazard to the public or the environment. The EIR will evaluate whether diesel exhaust emissions from the project could have a significant impact on sensitive receptors at the Rancho Medanos Junior High School located near the Site.
- **Hydrology/ Water Quality:** The EIR will evaluate whether the proposed project would: violate any water quality standards or otherwise substantially degrade surface or groundwater quality; substantially decrease groundwater supplies or substantially interfere with groundwater recharge; result in substantial erosion or changes in runoff patterns or volume; or conflict with any water quality control plan or sustainable groundwater management plan. The EIR will also evaluate whether changes to drainage could result in localized inundation that could result in a release of pollutants.
- **Land Use/ Planning:** The EIR will analyze whether the project could cause a significant environmental impact due to conflict with any land use plan, policy or regulation.
- **Noise:** The EIR will describe project-related construction and long-term operation (traffic, mechanical systems, etc.) vibration and noise impacts, and any related mitigation needs to achieve compliance with applicable noise standards.
- **Population/Housing:** The EIR will evaluate the potential for the project to have significant impacts due to growth in the area as a result of job creation from the data center campus.
- **Public Services:** The EIR will analyze the potential for project to have significant impacts of on public services, including parks.
- **Recreation:** The EIR will analyze the potential for the project to have significant impacts on recreational facilities as a result of job creation and/or population growth.
- **Transportation:** The EIR will describe the transportation and circulation impacts of the proposed project and evaluate the potential for significant impacts. This section will include estimates of the project's vehicle trips, network impacts, and evaluation of multi-modal accessibility.
- **Tribal Cultural Resources:** The EIR will evaluate the possible presence of sensitive cultural resources in the project vicinity and potential for significant impacts on such resources, if present.
- **Utilities/ Service Systems:** The EIR will identify the project's infrastructure demands, including increased water demands, wastewater disposal, and management of solid waste, along with physical changes to the environment that would result from those demands, and will evaluate the related potential for significant environmental impacts.

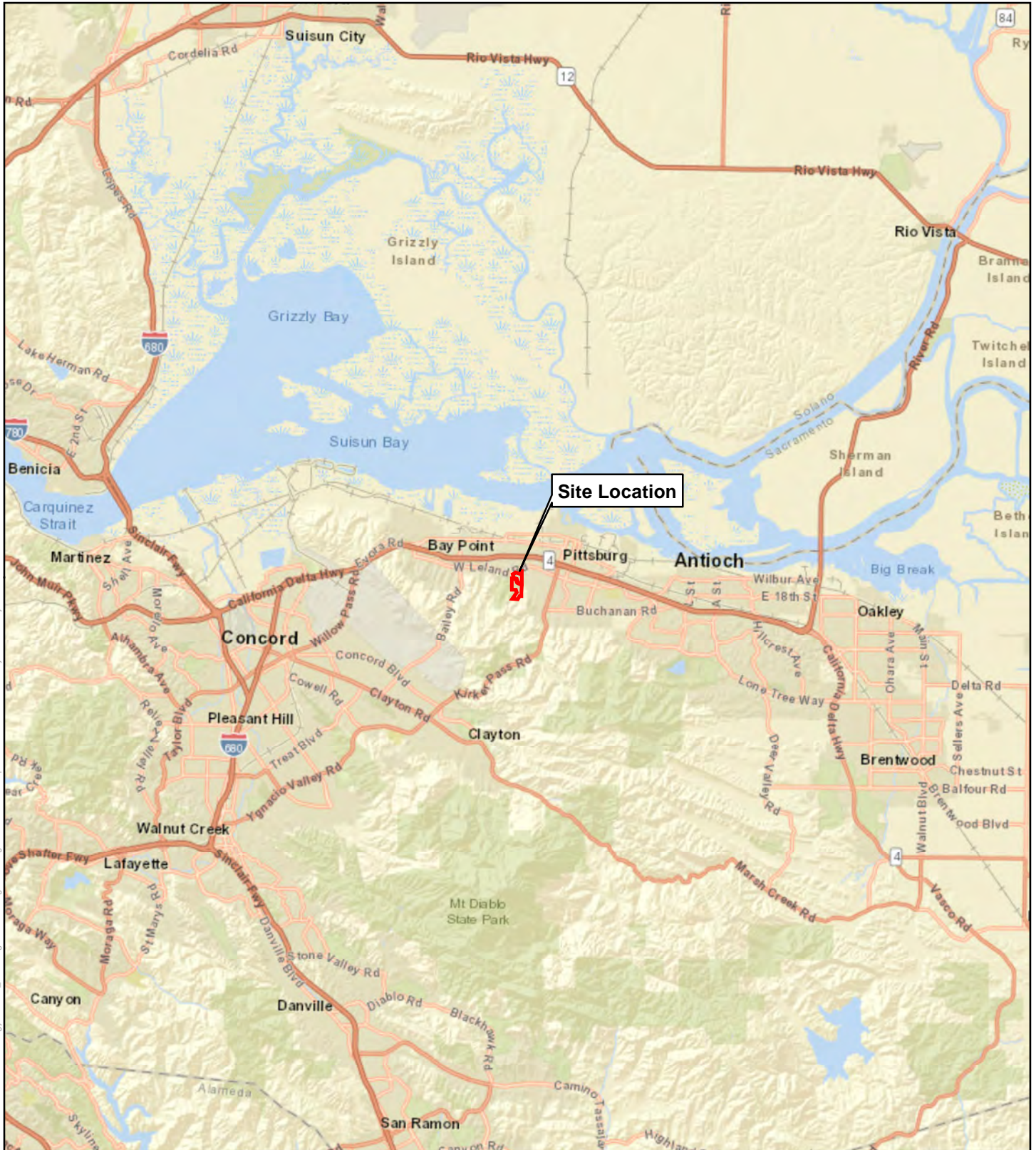
- **Wildfire:** The EIR will evaluate the potential for the project to expose people or structures to significant risks from wildfire.

Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR will summarize potentially significant, unavoidable, significant irreversible, growth-inducing, and cumulative impacts. The chapter will summarize the cumulative impacts that will be contained in each technical section and will be qualitative in nature.

Alternatives to the Proposed Project

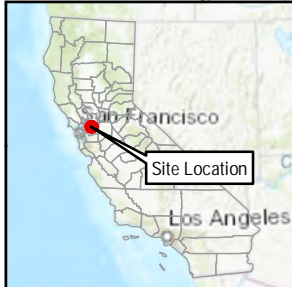
In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an Alternatives analysis. The Alternatives chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative. Alternatives will be selected when more information related to project impacts is available so the alternatives can be designed to reduce significant project impacts. Any additional alternatives shall be developed during preparation of the EIR to respond to identified significant impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the three alternatives will also be included.




S:\1-PROJECTS\DiabloEnergy\311386_Pittsburg\Tech\Park\Figure 1 Regional Location Map.mxd saved: 3/25/2020 by: DSweeney

Sources: TRC, Diablo Energy; Basemap: ESRI "World Street Map" Online Service Layer

3/25/2020



 Project Site Boundary



*Energy Delivery Solutions
Pittsburg Technology Park
Pittsburg, CA*

1:250,000

Regional Location Map

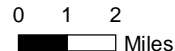
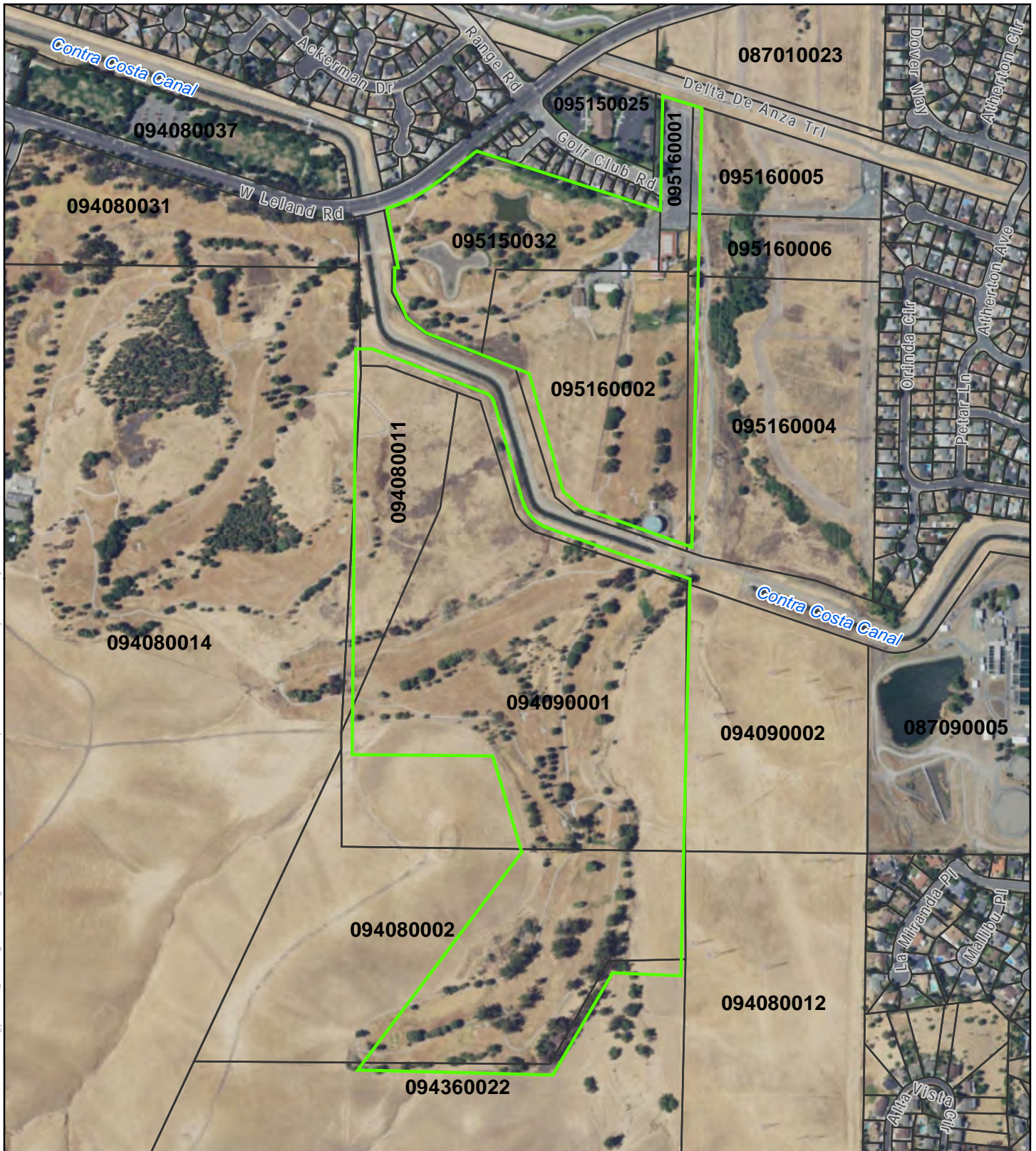


Figure 1





S:\1-PROJECTS\DiabloEnergy\311386_PittsburgTechPark\Figure 2_Site Boundaries and Parcel Map.mxd saved: 3/27/2020 by: DSweeney

Sources: TRC, Contra Costa County, Esri; Basemap: NAIP CA, July 2018.

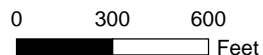
3/27/2020



- Project Site Boundary (Not Surveyed)
- Contra Costa County Parcel Boundary (Not Surveyed)



1:7,200



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Pittsburg Technology Park
Pittsburg, CA*

Site Boundaries and Parcel Map
Figure 2

