

DOCKETED	
Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
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Document Title:	Bethelhem Telahun Comments - City of San Jose (Responsible Agency)
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City of San Jose (Responsible Agency) Comments

Additional submitted attachment is included below.

August 28, 2026

California Energy Commission
Attn: Elizabeth Huber
Elizabeth.Huber@energy.ca.gov

Dear Elizabeth Huber,

As Responsible Agency, the City of San José has reviewed the Notice of Preparation for the NorthTown Backup Generating Facility. Overall, the City requests that the EIR disclose and quantify site-specific effects relevant to the City's Conditional Use Permit findings, including noise, vibration, dust, drainage, erosion, stormwater runoff, odor, and effects on adjacent properties, even where the CEC ultimately determines such effects to be less than significant under CEQA. Per our review, we have the following comments:

- The City is currently reviewing a Conditional Use Permit, Planned Development Permit, and Vesting Tentative Map for this project (CP25-013, PD25-012, and T25-014). See the attached project description.
- Provide the draft CEQA documents for City's review prior to public circulation, including the Mitigation Monitoring and Reporting Program.
 - Where mitigation is needed for impacts related to areas under the City's land-use authority, the City requests that the mitigation measures be clear and specific enough to be included in the City's conditions of approval and mitigation monitoring program. The measures should clearly state what is required, when it must be completed, who is responsible, how it will be monitored, and how compliance will be confirmed.
- The project description and impact analysis include the whole of the action, including but not limited to:
 - Data center buildings and ultimate buildout
 - All backup generators
 - Generator testing and maintenance
 - Fuel storage and refueling
 - Cooling equipment/chillers/cooling towers
 - Electrical substation and switchyard
 - Transmission/distribution connections
 - Utility upgrades attributable to the project
 - Water, recycled and potable water
 - Off-site road improvements
 - Construction staging
 - All project phases and reasonably foreseeable expansion.
- City Standard Permit Conditions applicable to this project should be included in the impact

analysis. The conditions are available in the City's Environmental Review Handbook at:
<https://www.sanjoseca.gov/home/showpublisheddocument/132499/639166194376070000>

- The project is located adjacent to the Guadalupe River and Guadalupe Trail. The Biological Resources discussion in the Draft EIR should include analysis of the project's compliance with City Council Policy 6-34 for Riparian Corridor Protection and Bird-Safe Design. The full Policy can be found here:
<https://www.sanjoseca.gov/home/showpublisheddocument/12815/636669915138100000>
- Per the City's [Geohazards map](#), the project site is in a Liquefaction zone.
- Identify consistency with the General Plan, zoning code, development standards, allowable height/FAR/setbacks, design standards and applicable local policies. Clearly distinguish CEQA environmental impacts from separate local entitlement requirements.
- The following local tribes have requested to consult on projects within the City of San José:
 - Tamien Nation
 - Muwekma Ohlone Tribe
 - Amah Mutsun Tribal Band
 - Indian Canyon Mutsun Band of Costanoan
- The NOP did not include any information about the review that will be done regarding utilities and potential potable and recycled water usage.
 - San José Municipal Water is the Water Service Provider for the project site. A Water Supply Assessment was approved for this project at the August 19, 2025 City Council meeting. However, we will need to review the Draft EIR and final project design to ensure the information about water use is consistent with what was approved in the 2025 Water Supply Assessment.
- Here is a list of projects within the City located within 2 miles of the project site. In addition, we've include data centers and large energy-use projects nearby and within the San José Municipal Water service area:
 - 2256 Junction Avenue (CP25-012) – approved and under construction
<https://www.sanjoseca.gov/home/showpublisheddocument/129918/639102165894270000>
 - 0 Seely Avenue (PDC21-035) – approved and under construction
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/0-seely-ave-mixed-use-project>
 - San Jose Mineta International Airport Master Plan (ER25-259) – approved
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/2026-major-amendment-to-the-san-jose-mineta-international-airport-master-plan>
 - STACK Trade Zone Park (PDC22-001, PD22-001) – approved
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/2026-major-amendment-to-the-san-jose-mineta-international-airport-master-plan>

- [review/active-eirs/stack-trade-zone-park-project](#)
- San Jose Data Center (CP23-016) – approved
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents/cp23-016-er20-219-san-jose-data-center>
- 865 Embedded Way (SP26-020) – under review
<https://permits.sanjoseca.gov/search/permit?folderRSN=2197977>
- 5977 Silver Creek Valley Road (SP26-016) – under review
<https://permits.sanjoseca.gov/search/permit?folderRSN=2194506>
- 2549 Orchard Parkway (CP23-008) - under review
<https://permits.sanjoseca.gov/search/permit?folderRSN=1997144>
- 5087 Disk Drive (H26-005) – under review
<https://permits.sanjoseca.gov/search/permit?folderRSN=2174705>

Thank you for your consideration. Please let us know if you have any questions regarding this project and our comments. We look forward to working with you.

Sincerely,

Bethelhem Telahun
Environmental Review Team
Department of PBCE, Planning Division

Attachment: Project Description

Project Description

The proposed project consists of three development permits: a Conditional Use Permit, a Planned Development Permit, and a Vesting Tentative Map.

The Conditional Use Permit (CP25-013) would allow a baseline project and an Option 1 project:

- Baseline project: The baseline project is to allow the construction of an approximately 206,250-square-foot, 81.5-foot-high data center building, a 50-foot-high water tank, a pump station, a generator yard with 21 generators and screen walls, a private electrical substation, PG&E switching yard, the removal of 222 trees (56 ordinance-size, 166 non-ordinance-size with 325 replacement trees), and various site improvements on an approximately 18.1-gross-acre site. The site is located to the east and west of the existing Lumileds building. The data center building, water tank, pump station, and generators would be located west of the Lumileds building. The private electrical substation and the PG&E switching yard would be located east of the Lumileds building. Both areas are currently occupied by surface parking lots that would be removed to facilitate the project. The proposal is based on the assumption that the PG&E substation on the Microsoft site (to the south of the property line) will be developed at the same time with the proposed project.
- Option 1: This option is to include the required PG&E substation and its transmission lines needed for the proposed development entirely within the project boundary (not relying on the PG&E substation on the Microsoft site). The parcel to be deeded to PG&E for the switching station increases to approximately 2.6 acres. There is minor change on the layout of the parking lot located on the southeast corner of the site compared with the baseline project. A total of 254 trees, including 83 ordinance-size trees, will be removed, and 265 24-inch-box trees will be planted. The rest of the development component is the same as the baseline project.

The Planned Development Permit (PD25-012) would allow the construction of an approximately 207,954-gross-square-foot, 81.5-foot-high data center building, a 50-foot-high water tank, a pump station, a generator yard with 21 generators and screen walls, the removal of 49 trees (36 ordinance-size, 13 non-ordinance-size, and 175 replacement trees), and various site improvements on an approximately 10.3-gross-acre site. The site is located to the north of the existing Lumileds building, which is currently vacant land.

The Vesting Tentative Map would allow the overall approximately 45.8-gross-acre site, consisting of two lots, to be subdivided into six lots.

The project does not include the demolition of any existing buildings.