

<b>DOCKETED</b>	
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<b>Project Title:</b>	AVAIO Pittsburg Backup Generating Facility
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<b>Document Title:</b>	Data Requests Set 2 for AVAIO Pittsburg Backup Generating Facility
<b>Description:</b>	Data Requests Set 2 for AVAIO Pittsburg Backup Generating Facility
<b>Filer:</b>	Renee Longman
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
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<b>Docketed Date:</b>	12/3/2024



December 2, 2024

STACK Infrastructure  
C/O Scott A. Galati  
1720 Park Place Drive  
Carmichael, California 95608

**Data Requests Set 2 for AVAIO Pittsburg Backup Generating Facility  
(24-SPPE-01)**

Dear Scott Galati:

Pursuant to California Code of Regulations, title 14, section 15084(b) and title 20, section 1941, the California Energy Commission (CEC) staff is asking for the information specified in the enclosed Data Requests Set 2, which is necessary for a complete staff analysis of the AVAIO Pittsburg Backup Generating Facility (PBGF) under the California Environmental Quality Act (CEQA).

This Data Requests Set 2 seeks further information in the areas of Aesthetics, Land Use and Planning, and Transmission System Design based on the contents of the application submitted thus far. While CEC staff has made a concerted effort to capture all outstanding data needs, additional subsequent data requests in these, and other resource areas are possible, based on further information received or as necessary for a complete analysis of the project. To assist CEC staff in timely completing its environmental review and to meet the requirements of CEQA (see Cal. Code Regs., tit. 14, §§ 15108, 15109), CEC staff is requesting responses to the data requests within 30 days. If you are unable to provide the information requested or need additional time, please send written notice to me within 10 days of receipt of this letter. If you have any questions, please email me at [renee.longman@energy.ca.gov](mailto:renee.longman@energy.ca.gov).

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Renee Longman  
Project Manager

Enclosure: Data Requests Set 2

## **AESTHETICS**

### **BACKGROUND**

The small power plant exemption (SPPE) application indicated that the PBGF will include:

- a three-story approximately 347,740 square foot data center building AVAIO Pittsburg Data Hub (PDH))
- a project substation
- a Pacific Gas and Electric (PG&E) switching station and transmission lines
- the PBGF
- site access and surface parking

In reviewing the SPPE Application, staff has found that adequate data to fully visualize the project impact was not provided. To analyze whether the proposed PDH and PBGF (project) would be consistent with the Pittsburg Technology Park Specific Plan, staff requires data.

### **DATA REQUESTS**

**DR VIS-1.** Please provide an Arborist Report.

**DR VIS-2.** Please provide the Tree Disposition Plan & Details.

**DR VIS-3.** Please provide the Preliminary Landscape Plan & Details.

**DR VIS-4.** Please provide before and after color photographic simulations illustrating one year after completion of the site (for all four sides). Clearly show the views of the project from adjacent housing along Golf Club Road.

**DR VIS-5.** Please provide building two-dimensional elevations for all sides.

**DR VIS-6.** Please provide project specific conceptual outdoor lighting control and management plan (lighting plan) and explain the control of reflectance from exterior surfaces offsite.

### **LAND USE AND PLANNING**

#### **BACKGROUND: Pittsburg Technology Park Specific Plan**

The project would be located within Phase I of the proposed Pittsburg Technology Park Specific Plan area. On November 4, 2024, the City Council for the City of Pittsburg approved the following actions:

- Certified the Final Program Environmental Impact Report for the Pittsburg Technology Park Specific Plan;
- Adopted the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program;
- Approved the Vesting Tentative Map for a 12-lot Major Subdivision on the approximately 76.38-acre site;
- Rezoned the Pittsburg Technology Park Specific Plan Area as a Planned Development District; and
- Adopted the Pittsburg Technology Park Specific Plan.

The Specific Plan provides the policy, zoning, and implementation framework for development with its planning area, which includes the project site.

In reviewing the SPPE Application, staff has found that the following descriptions for the proposed project site are inconsistent with the Pittsburg Technology Park Specific Plan description of the Phase I site:

- The SPPE Application describes the proposed project site as follows:
  - 22.31 acres in size (SPPE Application section 2.2.1);
  - Includes three parcels: APN 095-160-001, APN 095-160-002, and APN 095-150-032 (SPPE Application section 2.2.1); and
  - The Project site would be subdivided into four parcels (SPPE Application Appendix A, Figure C2.0, Preliminary Site Plan).
- The Pittsburg Technology Park Specific Plan describes the Phase I plan area as follows:
  - 22.05 acres in size (Pittsburg Technology Park Specific Plan Draft PEIR section 2.3);
  - Includes two parcels: APN 095-160-001 and APN 095-160-002 (Pittsburg Technology Park Specific Plan Draft PEIR Figure 2-1); and
  - The Phase I plan area would be subdivided into five parcels (Specific Plan Vesting Tentative Map: <https://onbaseweb.pittsburgca.gov/OnBaseAgendaOnline/Documents/DownloadFile/ATT%201%20-%20EXH%20A%20-%20TENTATIVE%20MAP.PDF.pdf?documentType=1&meetingId=1160&itemId=14391&publishId=13345&isSection=False&isAttachment=True>).

To analyze whether the proposed project would be consistent with the Pittsburg Technology Park Specific Plan, staff requires correct data on the size of the project site and the parcels to be included in the project site.

## **DATA REQUEST**

**DR LU-1** Please clarify the following characteristics of the project site:

- What is the exact acreage of the proposed PDH and PBGF, and the project site as a whole?
- Please clarify which assessor parcel numbers (APNs) are included in the project site. Please provide this information for the current APNs and for the vesting tentative tract map.

## **BACKGROUND: Consistency with Site Zoning Requirements**

The following City of Pittsburg planning and zoning regulations currently apply to the project site:

- Land Use Designation: Employment Center Industrial (ECI), per City Council adoption of 2040 General Plan on May 6, 2024
- Zoning: Planned Development District Per the Pittsburg Technology Park Specific Plan, the following development standards apply to all development projects with the Plan Area:
  - Minimum lot area: 5,000 square feet
  - Minimum lot width: 70 feet
  - Maximum height of structure(s): 99 feet (Note: Height shall be calculated from the proposed finished grade to top of roof membrane. This excludes screening and architectural facades, i.e., parapet)
  - Maximum lot coverage: 60%
  - Maximum floor area ratio (FAR): 0.5
  - Minimum site landscaping: 7%

The SPPE application states the following:

- Section 2.3.1 states that the PDH would be 347,740 square feet, while Appendix A (Figure C2.0) states the PDH would be 745,771 square feet;
- Section 2.2.1 states that the project site would be 22.31 acres; and
- Section 4.11.2.1 states that the project FAR would be 0.47.

Using the applicant's square footage and site acreage numbers provided in the SPPE application, staff is unable to produce the same FAR calculation as the applicant. Also, the SPPE application, section 4.11.2.1, states, "The GP Update designates the project site as Employment Center Industrial, which expressly

allows data center uses and establishes a FAR of up to 1.5.” Please note that the Pittsburg Technology Park Specific Plan has a maximum FAR of 0.5.

## **DATA REQUEST**

**DR LU-2** Please clarify the following data for the project:

- What is the exact square footage of the proposed PDH?
- Please explain what numbers were used by the applicant to calculate a Project FAR of 0.47.

## **TRANSMISSION SYSTEM DESIGN**

### **BACKGROUND**

The SPPE application indicated that the PBGF would deliver electricity to PDH. The PBGF includes an onsite substation with two electrical supply lines that would connect to a new PG&E switchyard. Staff requires a complete description of the both the PBGF interconnection to the PG&E transmission grid and the reliability of the PG&E grid to understand the potential operation of the back-up generators.

### **DATA REQUESTS**

**DR TSD-1** Please provide pole configurations that would support the 230 kilovolt (kV) overhead line which would loop into the new PG&E switching station.

**DR TSD-2** Please provide pole configurations that would support the 230 kV overhead line which would connect the new PG&E switching station to the on-site substation.

**DR TSD-3** Please provide description and maps showing the Pittsburg-Eastshore 230 kV line “looped” into the new switching station. Provide the length of the route.

**DR TSD-4** Please provide information that reviews the frequency and duration of historic outages of the Pittsburg-Eastshore 230 kV line and related facilities that would likely trigger the loss of electric service to the proposed onsite substation and could lead to the emergency operations of the backup generators. This response should identify the reliability of service historically provided by PG&E to similar customers in this part of its service territory.

**DR TSD-5** Please explain whether adding the PBGF would result in overloads or otherwise result in upgrades to the PG&E transmission system.

**DR TSD-6** Please provide the following information regarding Public Safety Power Shutoff events:

- a. Would historical Public Safety Power Shutoff events have resulted in the emergency operations at the proposed PBGF?
- b. Have there been changes to the PG&E system around the PBGF that would affect the likelihood that future Public Safety Power Shutoff events would result in the operation of emergency generators at the proposed PBGF?