

DOCKETED

Docket Number:	22-SPPE-01
Project Title:	Bowers Backup Generating Facility
TN #:	250596
Document Title:	Report of Conversation with Scott Galati, DayZen, LLC, applicant's representative re lot coverage
Description:	ROC dated March 10, 2023
Filer:	Lisa Worrall
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	6/12/2023 10:09:35 AM
Docketed Date:	6/12/2023



**Siting, Transmission
 and Environmental
 Protection Division**

FILE: n/a

**PROJECT TITLE: Bowers Backup
 Generating Facility**

Docket: 22-SPPE-01

TECHNICAL AREA(s): Land Use

Telephone Email **X** Meeting Location: N/A

NAME(s): Andrea Koch, CEC **DATE:** 3/10/2023 **TIME:** 11:15 AM

WITH: Scott Galati, DayZen LLC, Applicant's Representative

SUBJECT: Bowers Lot Coverage

COMMENTS:

Andrea Koch of the CEC asked Scott Galati for lot coverage information for the project. Scott Galati replied by e-mail, stating that the building footprint is 60,737 square feet, and that the gross square footage of the site is 244,068 square feet.

<p>cc: Steve Kerr (Supervisor) CEC</p>	<p>Signed:</p> <p style="text-align: center;">_____/s/_____ /s/</p> <p>Name: Andrea Koch</p>
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From: [Scott Galati](#)
To: [Koch, Andrea@Energy](mailto:Koch.Andrea@Energy)
Cc: [Crisp, Ann@Energy](mailto:Crisp.Ann@Energy)
Subject: RE: Lot Coverage Question- Bowers Land Use
Date: Friday, March 10, 2023 11:15:04 AM
Attachments: [image001.png](#)

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Andrea,

Sorry it has taken me so long to get back to you. The lot coverage for Bowers is

Our drawing show a site area of 235,617 SF and a building footprint of 60,737 SF. Resultant coverage is 0.26

SITE STATISTICS

SITE AREA:	235,617 SF (5.4 Acres)
GROSS BUILDING AREA:	244,068 SF
ACTUAL SITE COVERAGE:	0.26 (zoning limit 0.75)

PARKING STATISTICS

PARKING REQUIREMENTS	1/4000 GSF OF BUILDING FOOTPRINT
BUILDING FOOTPRINT	60,737 SF
PARKING REQUIRED	62
PARKING PROVIDED	62
ADA STALLS	2
VAN ACCESSIBLE	1
EV PARKING	3
EV VAN ADA	1
LOADING BAYS	2
CAV	6

*TWO POINTS OF ENTRY TO THE PROPERTY

BUILDING STATISTICS

OUTLINE BOD	
CRITICAL POWER/DATA HALL:	4MW
CRITICAL POWER/FLOOR:	12MW
TOTAL CRITICAL POWER (4 FLOORS):	48MW
PEAK PUE:	1.5
TOTAL BUILDING POWER:	72MW
20 CAB/ROW X 20 ROWS:	400 CABS/DATA HALL
TOTAL CABS/BUILDING:	4,800
GROSS AREA/DATA HALL:	APROX. 13,767 SF (165,205 SF / 12 DH)
CRITICAL POWER DENSITY:	319 W/SF
GENERATORS:	32
ELECTRICAL BLOCKS:	32
GROSS BUILDING FOOTPRINT:	60,737 SF
GROSS BUILDING AREA:	244,068 SF
ACTUAL FAR	1.04

Yes there will be a lot line adjustment and I will get confirmation Monday of the purpose.

From: Koch, Andrea@Energy <Andrea.Koch@energy.ca.gov>

Sent: Friday, February 17, 2023 1:27 PM
To: Scott Galati <sgalati@dayzenllc.com>
Cc: Crisp, Ann@Energy <Ann.Crisp@energy.ca.gov>
Subject: RE: Lot Coverage Question- Bowers Land Use

Hi Scott.

Did you ever get information on Bowers lot coverage? Also, I wanted confirmation that there would be a lot line adjustment (and was wondering what the purpose was).

Thanks! I know you've got a lot of balls in the air!

Andrea

Andrea Koch
Environmental Planner II
California Energy Commission
Siting, Transmission and Environmental Protection Division
715 P Street, MS-40, Sacramento, CA 95814
Email: Andrea.Koch@energy.ca.gov

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My usual working schedule is Mondays, Wednesdays, and Fridays. However, I'm available as needed on Tuesdays and Thursdays for meetings or urgent issues. Just send me a chat on Teams or an email. Thanks!

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From: Scott Galati <sgalati@dayzenllc.com>
Sent: Wednesday, February 1, 2023 1:26 PM
To: Koch, Andrea@Energy <Andrea.Koch@energy.ca.gov>
Cc: Crisp, Ann@Energy <Ann.Crisp@energy.ca.gov>
Subject: RE: Lot Coverage Question- Bowers Land Use

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Hi Andrea,

I will make a call to the Architect and make sure I have the correct one. I should be able to get that pretty quickly, but might take until Monday. Thanks for reaching out.

Scott

From: Koch, Andrea@Energy <Andrea.Koch@energy.ca.gov>
Sent: Wednesday, February 1, 2023 1:13 PM

To: Scott Galati <sgalati@dayzenllc.com>
Cc: Crisp, Ann@Energy <Ann.Crisp@energy.ca.gov>
Subject: Lot Coverage Question- Bowers Land Use

Good afternoon, Scott.

Do you have the lot coverage calculation for Bowers? I wanted to include it in my Bowers land use section.

Thanks!

Andrea

Andrea Koch
Environmental Planner II
California Energy Commission
Siting, Transmission and Environmental Protection Division
715 P Street, MS-40, Sacramento, CA 95814
Email: Andrea.Koch@energy.ca.gov

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Thanks!

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