



Community and Economic Development Department – Planning Division

**NOTICE OF AVAILABILITY AND NOTICE OF COMPLETION
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
PITTSBURG TECHNOLOGY PARK SPECIFIC PLAN**

State Clearinghouse No. 2024030184
July 3, 2024

PROJECT APPLICANT: Pittsburg Data Hub, LLC, 107 Elm St., Suite 501, Stamford, CT 06902

LEAD AGENCY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565, planning@pittsburgca.gov,
(925) 252-4920

PROJECT LOCATION: The Specific Plan project area (Plan Area) is located in the City of Pittsburg, approximately 45 miles southwest of Sacramento and 33 miles northeast of the San Francisco Bay Area, in Contra Costa County. The Plan Area generally encompasses the eastern half of the former Delta View Golf Course, south of West Leland Road, located at 2222 Golf Club Road (Figure 1). The Plan Area consists of three individual parcels totaling approximately 76.38 acres. Assessor Parcel Numbers (APNs): 095-160-001, 095-160-002 and 094-080-046.

The Plan Area is composed of two major project areas bisected by the Contra Costa Canal. The area north of the canal is approximately 22.05 acres and the area south of the canal is approximately 54.33 acres. The Plan Area is currently vacant with a variety of natural habitats including grasslands, wetlands, remnant patches of landscaping trees, golf cart paths and parking areas.

The Plan Area has a *2040 General Plan* land use designation of “Employment Center Industrial (ECI).” To achieve internal consistency between the *2040 General Plan* and the City’s Zoning Ordinance, as required by Government Code 65860, the City has proposed a Zoning Map Amendment to rezone the Plan Area from “Open Space (OS)” District to “Limited Industrial with an Overlay (IL-O)” District to allow for employment-generating and light manufacturing uses with specific development regulations.

PROJECT DESCRIPTION: The proposed Pittsburg Technology Park Specific Plan (Specific Plan) would serve as the overarching planning document for the Plan Area, providing policy guidance, implementation measures, development standards and design guidelines for future development of the Plan Area as a technology-focused business park. The proposed Specific Plan includes sections addressing circulation and mobility, and utilities and infrastructure for the Plan Area.

Specific Plan Uses

As described in the proposed Specific Plan, permitted uses in the Plan Area would accommodate uses that are consistent with the *2040 General Plan* ECI land use designation, such as: Administrative, Business, and Professional Offices, Data Centers, Energy Facilities, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), and Warehouse and Distribution (Interior and Exterior Storage).

Permitted uses within the Plan Area would be subject to development standards and design guidelines, and land use entitlement procedures and actions outlined in the proposed Specific Plan. Future project proposals within the Plan Area would be evaluated for consistency with the objectives and provisions of the Specific Plan through individual permit applications, as determined by the Zoning Administrator.

Project Phases

The proposed Specific Plan is based on a concept for development of the Plan Area in three phases. Phase I is assumed to be a data center project or other permitted use(s) allowed by the Specific Plan on the 22.05-acre portion of the Plan Area north of the Contra Costa Canal. The Pittsburg Data Hub (PDH) is one potential project that could be developed in Phase I. The potential Phase I data center CEQA compliance documentation would be completed by the California Energy Commission, as it has regulatory authority over data centers with over 49 megawatts (MW) or greater capacity.

Future Phases II and III, on the 54.33-acre portion of the Plan Area south of the canal, would be designed to accommodate up to 761,118 square feet of development for a dynamic employment center.

The Site Plan Concept for the Plan Area illustrates the potential building envelopes for each phase of development, planned infrastructure, and circulation throughout the Plan Area (Figure 2).

REQUIRED APPROVALS: The proposed Specific Plan is required to be adopted in the same manner as a General Plan, by ordinance of the Pittsburg City Council (Government Code 65452). The proposed Specific Plan would be accompanied by a Tentative Map to subdivide the Plan Area into 12 lots for future development phases. The Pittsburg Planning Commission is required to review and consider the Program Environmental Impact Report (PEIR) and make a recommendation to the City Council regarding: 1) adoption of the Specific Plan, 2) adoption of the Tentative Map, 3) certification of the Final PEIR and adoption of Findings, a Statement of Overriding Considerations (if applicable), and Mitigation Monitoring and Reporting Program for the proposed Specific Plan.

Figure 1. PLAN AREA

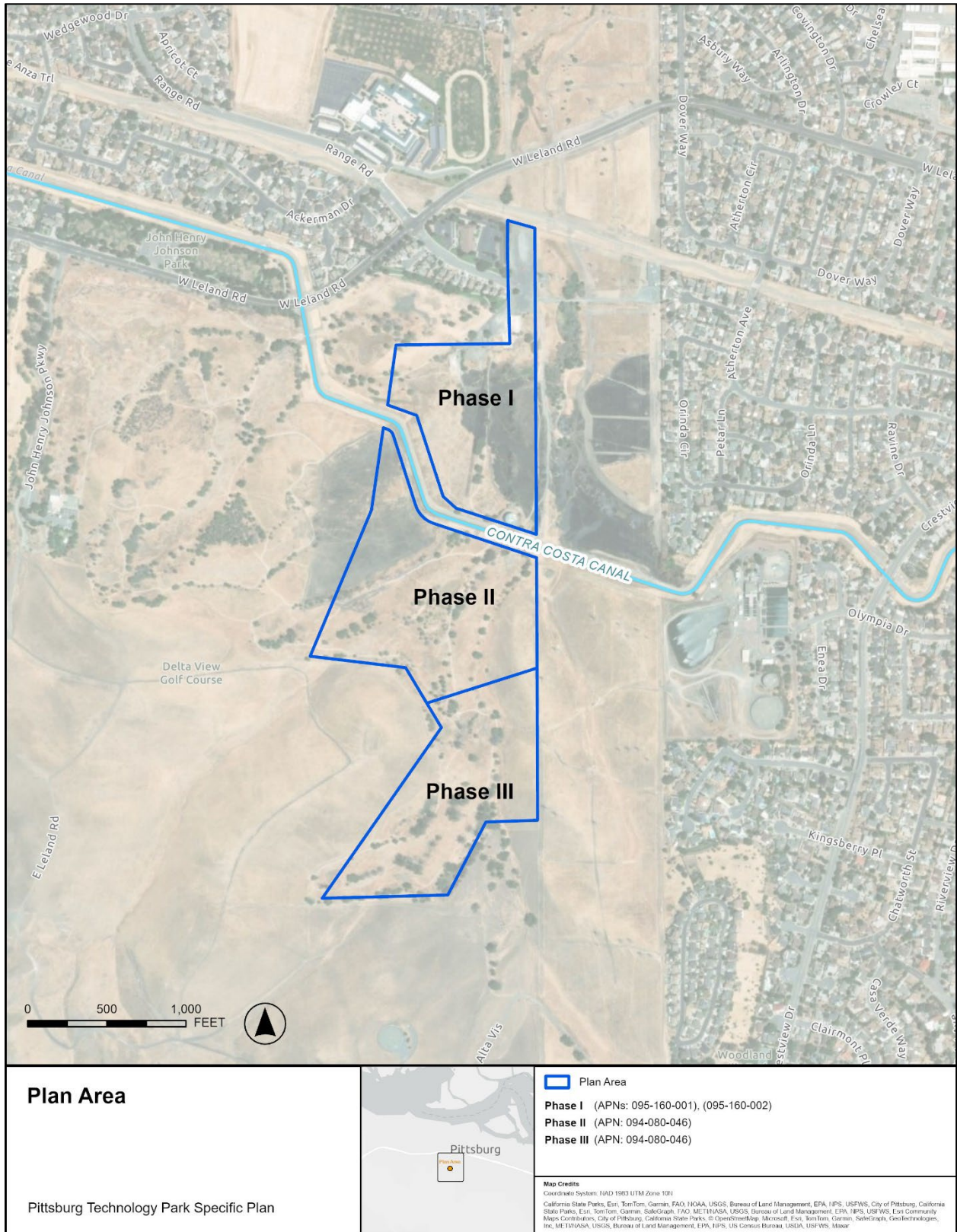
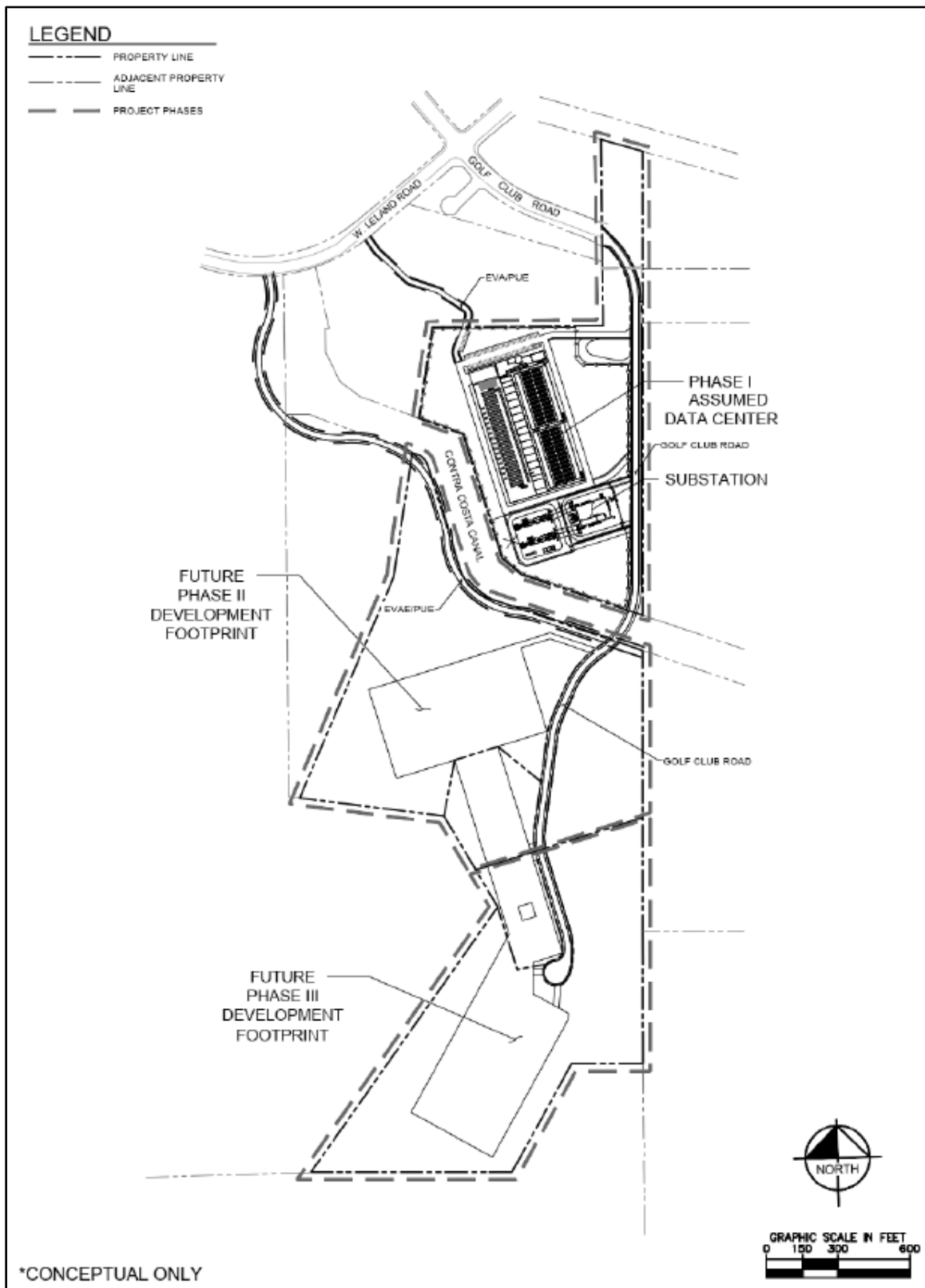


Figure 2. SITE PLAN CONCEPT



SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed Specific Plan would result in potentially significant impacts related to air quality, biological resources, cultural and tribal cultural resources, geology and soils, transportation and circulation, and wildfires. However, all impacts would be reduced to less-than-significant levels through implementation of identified mitigation measures, as specified in the Draft PEIR. In accordance with CEQA Guidelines Section 15126(a), the PEIR includes an alternatives analysis and identifies the environmentally superior alternative.

PUBLIC COMMENT PERIOD: Written public comments on the Draft PEIR for the Pittsburg Technology Park Specific Plan Project will be accepted during the 45-day public review period, beginning **Wednesday, July 3, 2024**, and continuing through **Monday, August 19, 2024**.

Written comments may be mailed or faxed to the attention of Alison Spells, Associate Planner, 65 Civic Avenue, Pittsburg CA 94565, or via email at aspells@pittsburgca.gov, or via fax at (925) 252-4814.

All comments must be submitted no later than 5:00 PM, on Monday, August 19, 2024.

PUBLIC MEETINGS: The City of Pittsburg, acting as Lead Agency for the proposed Specific Plan, will hold two public meetings to accept comments on the Draft PEIR:

- **Zoom Meeting – 11:00 AM on Thursday, July 25, 2024**
Link: <https://us02web.zoom.us/j/81286265305?pwd=G1oV8nQDKbCcbUcYhz0cWZel3xOfgn.1>
Meeting ID: 812 8626 5305
Meeting Passcode: 300434
- **In-Person Meeting – 6:00 PM on Thursday, July 25, 2024**
Location: Pittsburg City Hall, Third Floor, 65 Civic Avenue, Pittsburg CA 94565

AVAILABILITY OF THE DRAFT PEIR: The Draft PEIR may be downloaded online at: <https://www.pittsburgca.gov/services/community-development/planning/public-reviews>.

A hardcopy of the Draft PEIR for this project is available at Pittsburg City Hall (65 Civic Avenue) and the Pittsburg Library (80 Power Avenue). Special arrangements may also be made to view a hard copy by contacting the project planner directly via email (see above) or by telephone at (925) 252-6987. Any persons requiring additional accommodation to review this notice, including visually impaired persons, may contact the Planning Main Line at (925) 252-4920.

AVAILABILITY OF THE PROPOSED SPECIFIC PLAN: The proposed Specific Plan is available on the Pittsburg Technology Park Specific Plan Project Website at: <https://www.pittsburgca.gov/services/community-development/planning/advanced-planning-special-projects/pittsburg-technology-park-specific-plan-project>

GOVERNMENT CODE SECTION 65962.5 SITE: One site listed under Government Code Section 65962.5 is present within the Plan Area. See Section 3.7 of the Draft PEIR for further discussion.

*Para información en
español:
(925) 252-4920*