



Community and Economic Development Department – Planning Division

Memorandum

DATE: February 12, 2026
TO: Zoning Administrator
FROM: Alison Spells, Senior Planner
RE: Modification of Commercial Design Review for Pittsburg Data Hub, AP-25-0113 (CDR)

ORIGINATED BY: Ryan Bernal, (415) 652-1264, ryan.bernal@kimley-horn.com

SUBJECT: This is a public hearing on a request for Zoning Administrator (ZA) review to modify the Commercial Design Review approval of architectural and landscape plans granted for the Pittsburg Data Hub (PDH) project on December 11, 2025. This request also includes adoption of an updated Mitigation Monitoring and Reporting Program (MMRP) for the PDH project. The approved PDH project consists of a three-story data center, project substation, PG&E switching station and transmission lines, a generator yard, and related accessory structures and site improvements on an approximately 22-acre site located at 2242 Golf Club Road (Assessor Parcel Number: 095-160-008). The December 11, 2025, ZA approval also certified an Initial Study /Mitigated Negative Declaration (IS/MND) and adopted the associated MMRP for the project.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt a Resolution (Attachment 1) modifying the Commercial Design Review approval of architectural and landscape plans for the PDH project and adopting an updated MMRP for the PDH project.

BACKGROUND:

On March 1, 2018, the 175-acre Delta View Golf Course ceased operations and closed.

On March 19, 2018, the City Council directed staff to explore possible reuses suggested by the public for the site, and to bring options back for further consideration.

On May 7, 2018, the City Council held a public meeting related to potential options available for reuse of the site. At the conclusion of that meeting, direction was provided to pursue both economic development and multi-purpose recreational opportunities, with the idea that economic development would help generate the funds needed to develop new diverse recreational opportunities for the community.

The City subsequently entered into an Option Agreement with a developer for a conceptual technology park development on a portion of the former Delta View Golf Course which led to informational meetings in 2019 with the Land Use Subcommittee, Planning Commission and local residents.

On March 22, 2024, Pittsburg Data Hub, LLC, filed Planning Application No. AP-24-0028 (PD, SUBD, EIR) for the proposed Pittsburg Technology Park Specific Plan, Vesting Tentative Map for a 12-lot Major Subdivision and associated Environmental Impact Report.

On September 10, 2024, the Planning Commission adopted Resolution No. 10255 recommending approval of the proposal in its entirety.

On November 4, 2024, the City Council adopted Resolution No. 24-14560 certifying the Final Program Environmental Impact Report, adopting CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program; and approved a Vesting Tentative Map for a Major Subdivision for the "Pittsburg Technology Park Specific Plan."

On November 18, 2024, the City Council adopted Ordinance No. 24-1527, adopting the Pittsburg Technology Park Specific Plan and assigning zoning of Planned Development District to properties located within the Pittsburg Technology Park Specific Plan Area.

On November 18, 2025, Ryan Bernal of Kimley-Horn, on behalf of AVAIO, submitted Application No. 25-0113 requesting Commercial Design Review for the Pittsburg Data Hub (PDH) project.

On December 11, 2025, the Zoning Administrator (ZA) adopted Resolution No. 445:

- Approving Commercial Design Review Application No. AP-25-0113 allowing for a three-story data center, project substation, PG&E switching station and transmission lines, generator yard, and related accessory structures and site improvements; and
- Certifying the project's Initial Study /Mitigated Negative Declaration (IS/MND) prepared by the Lead Agency (California Energy Commission), adopted Responsible Agency findings under the California Environmental Quality Act (CEQA) and a Mitigation Monitoring and Reporting Program (MMRP) for the project.

On January 12, 2026, the applicant proposed minor revisions and modifications to the architectural and landscaping plans for the PDH project approved by the ZA on December 11, 2025.

The proposed minor modifications requested would: (1) relocate the interconnection location for the PG&E power line to the nearby Tesla line, and (2) adjust the project's site layout and grading plans to accommodate the creation of wetland features required by the Regional Water Quality Control Board (RWQCB) for on-site wetland mitigation.

With the exception of the minor modifications described above, all other project information and all conditions of approval included in the original approval for AP-25-0113 (CDR) remain substantially unchanged.

See Attachment 2 for ZA Resolution No. 445, adopted by the ZA on December 11, 2025.

PROJECT DESCRIPTION:

Existing Conditions: The PDH project site is located at 2242 Golf Club Road, Pittsburg, just south of West Leland Road and is comprised of a single, approximately 22-acre parcel.

The property is irregularly shaped and is generally bound to the North by West Leland Road and existing residential development, to the East by an existing PG&E transmission easement, and to the South and West by the Contra Costa Canal.

Approved Project: The approved PDH project allows for construction and/or installation of:

- A three-story approximately 347,740 square foot data center building
- A Project Substation
- A PG&E Switching Station and Transmission Lines
- Emergency Backup Generating Facility (Generator Yard)
- Site Access and Surface Parking
- Landscaping
- Stormwater Controls and Features
- Water and Sewer Pipeline Interconnections

Proposed Modification: The proposed modification to the Commercial Design Review approval of architectural and landscaping plans for the PDH project involve: (1) relocating the interconnection location for the PG&E power line to the nearby Tesla line and (2) adjusting the project's site layout and grading plans to accommodate the creation of wetland features required by the RWQCB for on-site wetland mitigation.

1. Interconnection Location

The approved PDH project currently allows for a looped transmission interconnection between the existing Pittsburg–Eastshore transmission line and the project's on-site PG&E Switching Station. The currently approved interconnection requires installation of two steel monopoles and removal of one existing lattice tower. Conductors were planned to be suspended from the monopoles and routed into the PG&E on-site Switching Station via new takeoff structures.

The proposed modification involves changing the interconnection location for the PG&E powerline from the Pittsburg–Eastshore transmission line, approximately 50 feet east to the nearby Pittsburg-Tesla transmission line, as shown in Attachment 3. The proposed Tesla tie-in would require installation of two new steel H-frame dead-end structures located west of Golf Club Road. The H-frame dead-end structures would be constructed entirely within the project's approved boundaries and would not result in an expansion of the project footprint beyond what was analyzed in the approved PDH project.

The proposed modification would relocate the two steel monopole structures from within the previously approved Pittsburg-Eastshore transmission corridor to north and south of the Tesla line tie-in within the existing Pittsburg-Tesla transmission corridor. These relocated tangent monopole structures would be equipped with davit arms and riser insulators. Installation of the two steel monopole structures would allow the conductor to bypass an existing lattice transmission tower. The lattice tower would remain in place and would not be modified or removed as part of the proposed minor modification.

The proposed Tesla tie-in pole would be located approximately 50 feet from the originally identified tie-in location. This shift represents a minor adjustment in structure placement and area of direct impact. Accordingly, the proposed adjustment would not enlarge the project footprint beyond what was analyzed in the approved PDH project, and all applicable construction related mitigation measures would continue to apply to the modified interconnection facilities.

2. Site Development (Wetland Mitigation)

The approved PDH project currently allows cut and fill operations utilizing cut material as engineer fill. Maximum cut depths would be up to 15 feet below existing grade in the western portion of the site. Based on preliminary grading designs, it is anticipated approximately 29,500 cubic yards of material would be exported from the site. The data center foundation would consist of a cast-in-place aggregate pier system extending at least 10 feet into underlying formational material.

As part of implementing the project's original mitigation measures under the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP), the applicant coordinated with the Regional Water Quality Control Board (RWQCB) regarding the project's Clean Water Act Section 401 Water Quality Certification.

Following discussions with the RWQCB, it was determined that development of additional wetland mitigation ponds would satisfy RWQCB onsite mitigation requirements. The proposed modification involves rerouting a limited portion of runoff from the northern tail and roof areas to these mitigation wetlands rather than existing in-channel wetlands. The proposed modification to grading to accommodate the wetland mitigation pond creation would increase total earthwork by approximately 1,790 cubic yards of cut and 1,805 cubic yards of fill, the overall import/export condition of the site would remain effectively unchanged, with only 15 cubic yards of material requiring import. The creation of these wetlands is anticipated to enhance stormwater management, support groundwater recharge, and provide ecological and habitat benefits.

See Attachment 4 for the proposed modification to grading.

CODE COMPLIANCE:

Pittsburg 2040 General Plan:

The project site is designated as "Employment Center Industrial (ECI)" in the 2040 General Plan adopted by the Pittsburg City Council on May 6, 2024, under Resolution No. 24-14464.

Pittsburg Technology Park Specific Plan:

The Specific Plan serves as an extension of the *Pittsburg 2040 General Plan* and can be used as both a policy and regulatory document. The Specific Plan was analyzed to ensure it is consistent with all elements of the 2040 General Plan. Appendix A of the Specific Plan details the consistency between the Specific Plan and goals and policies from the *2040 General Plan* and *Sustainability Plan*.

The Specific Plan is enacted under Sections 65450 through 65457 of the California Government Code, which authorizes local governments with certified General Plans to prepare and adopt Specific Plans. The Specific Plan was adopted by the City Council by ordinance and thereby establishes zoning regulations for land use and development within the Plan Area.

On December 11, 2025, the ZA found the PDH project consistent with the findings in Section 8.2 of the Pittsburg Technology Park Specific Plan (Conformity Determinations and Development Application):

1. The project complies with all applicable development standards identified in the Specific Plan, the 2040 General Plan, and PMC.
2. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development.
3. The proposed project is in compliance with the Specific Plan, the 2040 General Plan and PMC in that the proposed project meets or exceeds the site design and development standards in sections 3.4 and 3.5 of the Specific Plan, is a permitted use within the ECI land use designation in the 2040 General Plan, and meets requirements of the PMC.

Pursuant to Section 8.3 of the Pittsburg Technology Park Specific Plan (Revisions to Approved Permits), any subsequent changes to approved permits that would modify approved development permits, shall be submitted to the Zoning Administrator. The Zoning Administrator shall determine whether the proposed modification to a previously approved permit is in conformance with the Specific Plan. If the Zoning Administrator determines that the proposed modification to the approved permit conforms with the Specific Plan, then the Zoning Administrator shall issue a Minor Revision to the previously approved permit.

Environmental:

An Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted for the project by the California Energy Commission (CEC) as the Lead Agency on December 8, 2025 (SCH# 2025100607). The City of Pittsburg (Responsible Agency) reviewed and certified the CEC IS/MND, adopted an MMRP and Responsible Agency Findings under CEQA for the project at a Zoning Administrator Hearing on December 11, 2025 (Resolution No. 445). An Addendum to the certified IS/MND has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed modifications to the project. The Addendum must be considered by the Zoning Administrator with Planning Application No. AP 25-0113 (CDR) – Pittsburg Data Hub – Modification to Commercial Design Review.

A link to the CEQA Addendum is attached to this report for review and consideration by the Zoning Administrator (Attachment 5).

Public Noticing: On or prior to February 2, 2026, notice of the February 12, 2026, public hearing (Attachment 6) was posted at City Hall and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice. The notice was also posted on Next Door.

STAFF ANALYSIS:

Staff believes the Zoning Administrator can make the finding that the proposed modification to Commercial Design Review for the PDH project is in conformance with the Specific Plan. The proposed revision/modification to the PDH project consists of minor technical refinements, including relocation of an electrical interconnection within a previously analyzed utility corridor and minor grading modifications to accommodate required wetland mitigation features, all of

which were evaluated in the CEQA Addendum and determined not to result in new or more severe environmental impacts.

See Attachment 1a for the updated Mitigation Monitoring and Reporting Program (MMRP).

REQUIRED ACTION:

Move to adopt a Resolution, approving a modification to Commercial Design Review Application No. AP-25-0113, subject to conditions and adopting the updated Mitigation Monitoring and Reporting Program (MMRP) for the PDH project.

ATTACHMENTS:

1. Proposed Resolution
 - a. Mitigation Monitoring and Reporting Program
2. ZA Resolution No. 445
3. Interconnection Location
4. Grading Exhibit
5. Link to CEQA Addendum
6. Public Hearing Notice/Vicinity Map