



Community Development Department

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NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Notice Date: August 9, 2024

The City of Gilroy the Lead Agency under the California Environmental Quality Act (CEQA) has prepared a Draft EIR (DEIR) for consideration by State Clearinghouse, State and Local Responsible Agencies, Other Public Agencies, and Interested Organizations and Parties, as follows:

Project Title: Gilroy Data Center (GDC) and GDC DEIR (SCH#2022110127)

Application No.: AS 20-23 (Architectural and Site Approval)

Project Location: 8050 Camino Arroyo, Gilroy CA 95020 (APN: 841-69-044)

Lead Agency: City of Gilroy **Division:** Community Development (Planning)

Project Description: Amazon Data Services (the applicant) proposes to build a data center (the project) at a 56-acre undeveloped parcel located at the southeast end of Arroyo Circle in the City of Gilroy. The project would be constructed in two phases, and support two data center buildings and one security building totaling approximately 438,500 square feet. Other improvements include a substation/switchyard, offsite transmission upgrades to the existing Pacific Gas and Electric transmission and distribution system, a potential future Battery Energy Storage System (Phase I BESS) of up to 50-megawatt (MW), and other utility interconnections. The project site is included on the Cortese List (Section 65962.5 of the California Government Code) as an Irrigated Lands Regulatory Program Site (Irrigated Lands Site); however, there are no known, open cases of hazardous materials or spills on the project site. Phase I, Building 1 data center is approximately 218,000 square feet requires a 49 MW connection to Pacific Gas & Electricity (PG&E) service and would be supported by twenty-five 2.5 MW emergency generators to power the servers in the event of an emergency, and one 600-kilowatt (kW) generator to power other essential building functions such as lighting, in case of a power outage.

Phase II would include a similar single-story, 35-foot-high data center building of 218,000 square feet (Building 2) would utilize utilities constructed in Phase I. Building 2 would not include diesel generators; instead, backup power would be provided via emerging battery or fuel cell technology in a standalone building constructed during Phase 2 (Phase II Backup Power (BP)). Building 2 would

also employ lithium-ion battery modules connected to each server rack in order to provide power while the Phase II BP facility starts up.

Significant and Unavoidable Environmental Impacts: The Draft EIR includes two Significant and Unavoidable Impact determinations. Therefore, ***the project will have a significant effect on the environment***. However, mitigation measures have been applied or added to the project by conditions of approval that will reduce potential impacts to the maximum extent possible. Despite the application of all feasible mitigation measures, the following significant and unavoidable impacts will remain.

- **Impact AG-1:** The project would convert Prime Farmland and Farmland of Statewide Importance to non-agricultural uses.
- **Impact TRA-1:** The project would result in exceedance of applicable VMT thresholds, and would conflict with CEQA Guidelines section 15064.3.

Draft EIR Availability: Copies are available for review at the Gilroy Planning Division office (7351 Rosanna Street, Gilroy), and Gilroy Public Library (350 W. Sixth Street). If you need assistance accessing the document, or have inquiries, you may contact staff by email or written correspondence as noted below, or by phone (408) 846-0440.

The draft environmental document may be reviewed online at
<https://www.cityofgilroy.org/1019/Amazon-Data-Center> or
https://www.opr.ca.gov/ceqa/docs/20210809-CEQA_101.pdf

Review and Comment Period: The public 45 day review period for the DEIR begins on **Monday, August 12, 2024 and ends on Thursday, September 26, 2024 at 5:00 p.m.** All comments should be provided in writing and received on or before the end of the review period; **5:00 p.m. September 26, 2024.**

Written comments may be emailed to gloria.sciara@cityofgilroy.org, or mailed to: City of Gilroy Planning Division, 7351 Rosanna Street, Gilroy, CA 95020 **Attn: Gloria Sciara / Cindy McCormick, Gilroy Data Center DEIR.**

General inquiries should be directed to Gloria Sciara, Senior Planner/Project Manager at gloria.sciara@cityofgilroy.org or (408) 846-0440. Email is the quickest form of communication.

All comments on the DEIR will be included in a Final EIR (FEIR) that will be considered at the Community Development Director Hearing and any subsequent hearings by the Planning Commission or City Council hearing (if appealed) that are open to the public.

The City of Gilroy will provide notification in advance of any action on the FEIR and entitlement applications (AS 20-23) for the data center project with separate published notices in accordance with City of Gilroy City Code and Ralph M. Brown Act.