City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF DETERMINATION

TO:

X Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

X County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

FROM:
City of Pittsburg (Responsible Agency)
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 or 21108 of the Public Resources Code

Project Title: Pittsburg Data Hub, AP-25-0113 (CDR), including Backup Generating Facility and Project Substation

State Clearinghouse #: 2025100607

Lead Agency: California Energy Commission
Ali Jahani, (279) 226-1175
715 P St., Sacramento CA 95814
Ali.jahani@energy.ca.gov

Responsible Agency Contact: Alison Spells, Senior Planner, Community and Economic Development Dept, 65 Civic Ave., Pittsburg CA 94565 aspells@pittsburgca.gov, (925) 252-6987

Project Applicant: Pittsburg Data Hub, LLC, 107 Elm St., Suite 501, Stamford CT 06902, john.delacio@avaiocapital.com, 724-777-6814

Project Location: The Pittsburg Data Hub is located in the City of Pittsburg, in Contra Costa County, south of West Leland Road at 2232 Golf Club Road, Assessor Parcel Number: 095-160-008. The project site is in the PD-1527 (Planned Development Ordinance No. 24-1527) district.

Project Description: The proposed Pittsburg Data Hub (PDH) project includes commercial design review of a three-story data center building (347,740 square foot), backup generators to support the data center building, an onsite project substation, a Pacific Gas and Electric Company switching station, and an onsite transmission line. The backup generators would only serve the Data Hub, by providing up to 92 MW of emergency generation to replace the maximum electricity needs of the Data Hub in case of a loss of utility power. On December 8, 2025, the Applicant for the Pittsburg Data Hub received a Small Power Plant Exemption from the CEC for the PDH Backup Generating Facility.

This is to advise that the City of Pittsburg as Responsible Agency has approved the above-described project on December 11, 2025, and made the following determinations regarding the project:

1. The Project will not have a significant effect on the environment.

2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were made a condition of the approval of the project.

4. A Mitigation and Monitoring Reporting Program was adopted for this project.

5. A Statement of Overriding Considerations was not adopted for this project.

6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Initial Study (IS) / Mitigated Negative Declaration (MND) with comments and responses, and record of project approval, is available to the General Public at: City of Pittsburg, Community and Economic Development Department (Planning Division), 65 Civic Avenue, Pittsburg CA.

Alison Spells

Alison Spells, Senior Planner
City of Pittsburg

December 12, 2025
Date