



Community and Economic Development Department – Planning Division

2026-00059

NOTICE OF DETERMINATION

FILED

February 17, 2026
KRISTIN B. CONNELLY
CLERK-RECORDER

TO:

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

FROM:

City of Pittsburg (Lead Agency)
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

By *F. Shepard*
F. Shepard
Deputy Clerk

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

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 Modification), including Backup Generating Facility and Project Substation

State Clearinghouse #: 2025100607

Lead 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: 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. 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.

This is to advise that the City of Pittsburg as Lead Agency has approved the above-described project on February 12, 2026, and made the following determinations regarding the project:

1. The Project will not have a significant effect on the environment beyond what was analyzed within the Initial Study /Mitigated Negative Declaration (IS/MND).
2. On December 11, 2025, the Pittsburg Zoning Administrator certified the project's IS/MND prepared by the Lead Agency (California Energy Commission), adopted Responsible Agency findings under CEQA and a Mitigation Monitoring and Reporting Program (MMRP) for the project in Resolution No. 445.
3. The proposed modifications to the project are within the scope of the adopted IS/MND.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Mitigation measures were made a condition of the approval of the project.
6. A Mitigation and Monitoring Reporting Program was adopted for this project.
7. Pursuant to the provisions of the State CEQA Guidelines contained in section 15164, subd. (a), an Addendum to the previously certified IS/MND was prepared supporting the conclusion that none of the conditions described in CEQA Guidelines Section 15162, calling for preparation of a Subsequent EIR or ND have occurred, and that no further environmental analysis is required.
8. Findings were made pursuant to the provisions of CEQA for this project.

A copy of the final IS/MND, Addendum to the IS/MND 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

February 17, 2026

Date