

# GI PARTNERS



## **Santa Clara Virtual Community Outreach: 2805 Bowers Development**

February 22, 2024

# Project Team

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## GI PARTNERS

Property Owner



Critical Power Consulting

Power Consultant

DayZen, LLC

California Energy  
Commission Consultant



Environmental



Civil Engineer



Data Center Consultant



Architect

# Summary of Planning Commission Process

## Activities Performed Since The January 31<sup>st</sup> 2024 Planning Commission Meeting

- GI Partners presented the project to the Planning Commission on January 31<sup>st</sup> 2024
- The Planning Commission asked GI Partners to conduct additional community outreach
- GI Partners conducted the community outreach per the Planning Commission guidelines
  - Community meeting notices were sent out via U.S. Mail by San Jose Mailing Company on Monday, February 12<sup>th</sup> 2024
    - The notices were sent to addresses within a 2000 foot radius of the project
    - A total of 1,198 notices were sent out
    - Additionally, City staff reached out directly to school administration to inform them of the meeting
  - The Community meeting was held, via Zoom, on Thursday, February 22<sup>nd</sup> 2024 at 6:00 PM pacific time
    - The GI Partners team presented the project and answered all questions asked
    - There were sixteen (16) participants in the meeting
    - 50% of meeting participants indicated that they heard about the meeting via the U.S. Mail notice
  - The Community meeting was recorded and made public by City Staff on the project website
  - GI Partners has complied with all City and State requirements

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# Project Renderings

2805 Bowers Planned Data Center Development

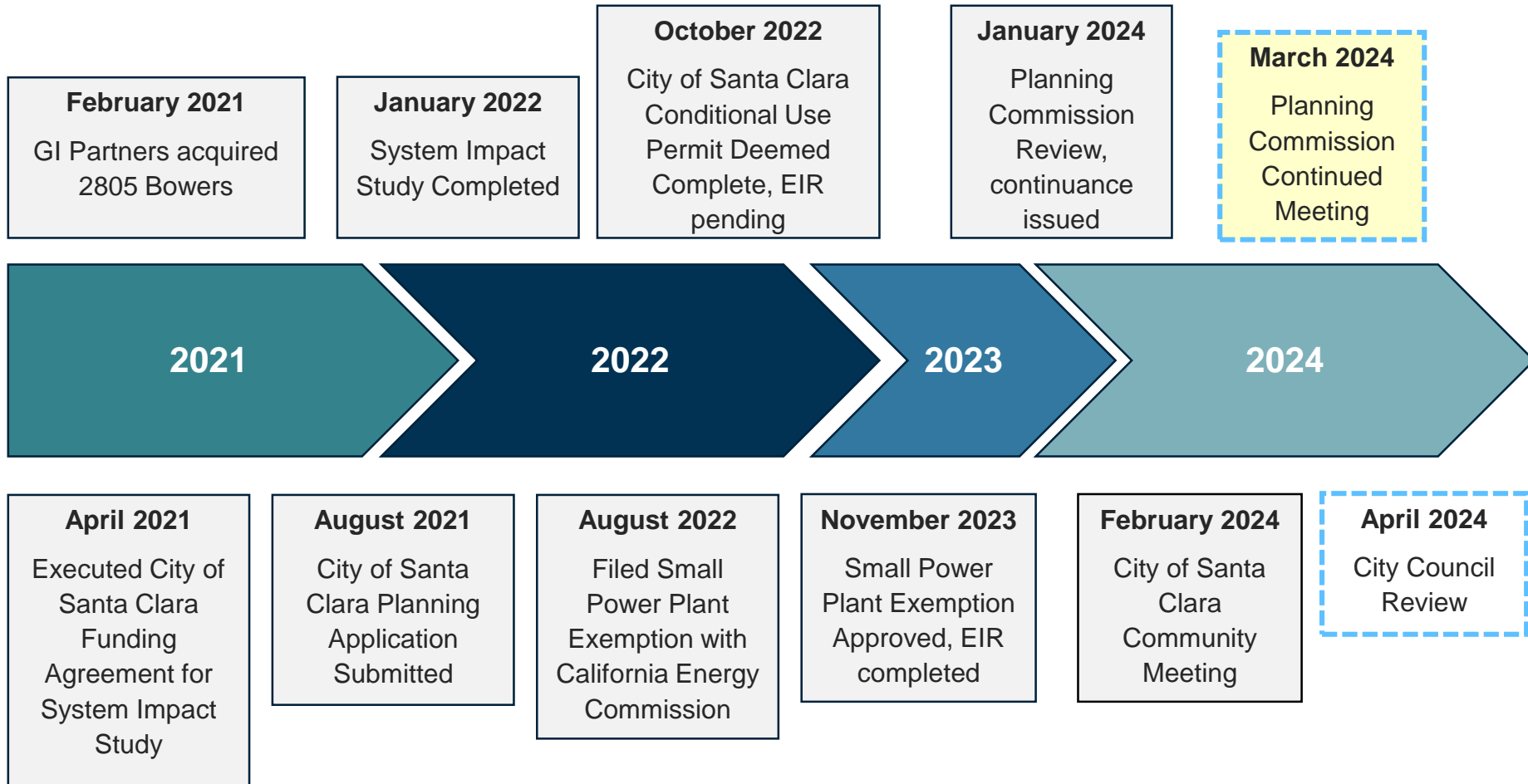








# Project Timeline





## Key Project Milestones and Considerations

- **GI Partners Filed Application** for a small power plant exemption (SPPE) – August 31, 2022
- **CEC Created a Public Notice** of list of all occupants and owners of **all properties 1000 feet from the boundary of the project** and 500 feet on either side of the proposed recycled water pipeline extension to be located in Walsh Avenue.
- CEC Created a Website that includes **every document filed with them by GI Partners**, other agencies, members of the public, and the CEC Staff. Each document has a link and can be downloaded by anyone.
- CEC Sent Notice of Receipt of the Application on October 27, 2022, **inviting comments and directing persons to the website** and the ability to receive electronic notices.
  - Notices also ran in the San Jose Mercury News (in English) on November 4, 2022, El Observador (in Spanish) on November 4-10, 2022, and the World Journal (in Chinese) on October 31, 2022
- **Notice of Preparation of an Environmental Impact Report (EIR) was circulated to the public** and public agencies, including responsible and trustee agencies, for a 30-day comment period from February 9, 2023 to March 10, 2023 (State Clearinghouse #2023020228)
  - **Four comments were received**, three from agencies and one from a member of the public
- **CEC published a Draft EIR** and sent a Notice of Availability on August 10, 2023 inviting public comments within 45 days
  - One comment was received, from an agency
- CEC published the Final EIR and its response to the one comment received on October 20, 2023
- The **CEC held a public hearing on November 8, 2023** and certified the EIR and granted the exemption.
  - There was **no public comment** at the public hearing
- The CEC filed its Notice of Determination with the State Clearing House on **November 9, 2023**.

# Summary of Final Environmental Impact Report (EIR) Evaluation Criteria and Determination

The Final EIR prepared by the CEC evaluated the potential direct, indirect and cumulative impacts (Project along with other foreseeable projects) environmental impacts from the construction and operation of the Project



- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy and Energy Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
- Environmental Justice



*The Final EIR, after taking into account the four public comments received throughout the process, determined that the Project would not result in significant direct, indirect, or cumulative impacts.*



**The CEC Commissioners adopted the findings of the EIR.**

# Noise Study – Rooftop HVAC

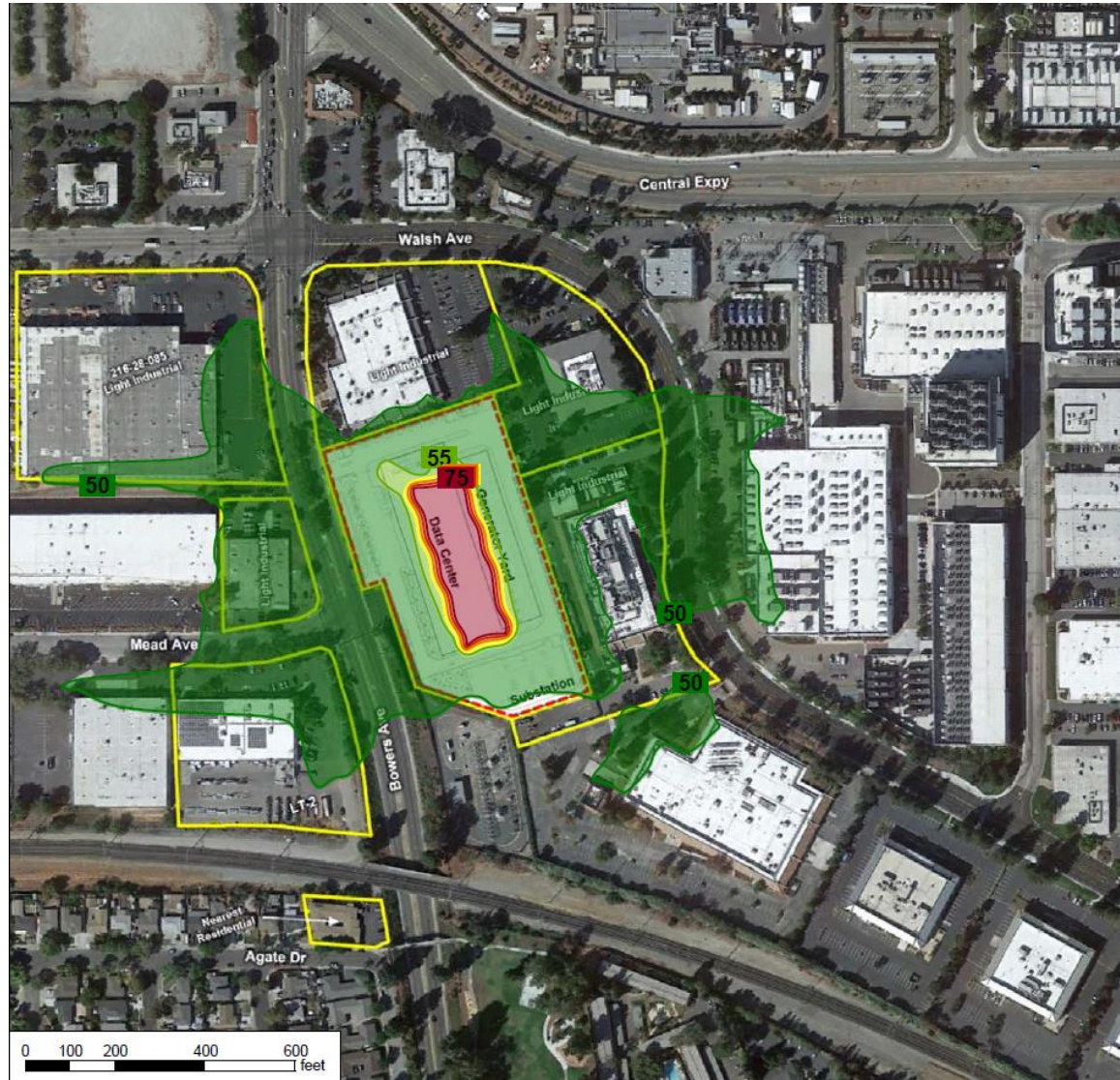


Figure 5  
Walsh-Bowers Data Center  
Rooftop HVAC Equipment  
Noise Contours

Contours reflect all rooftop mechanical equipment operating concurrently.

Leq, dB(A)

	>= 75
	70 - 75
	65 - 70
	60 - 65
	55 - 60
	50 - 55





# Noise Study – Emergency Generators

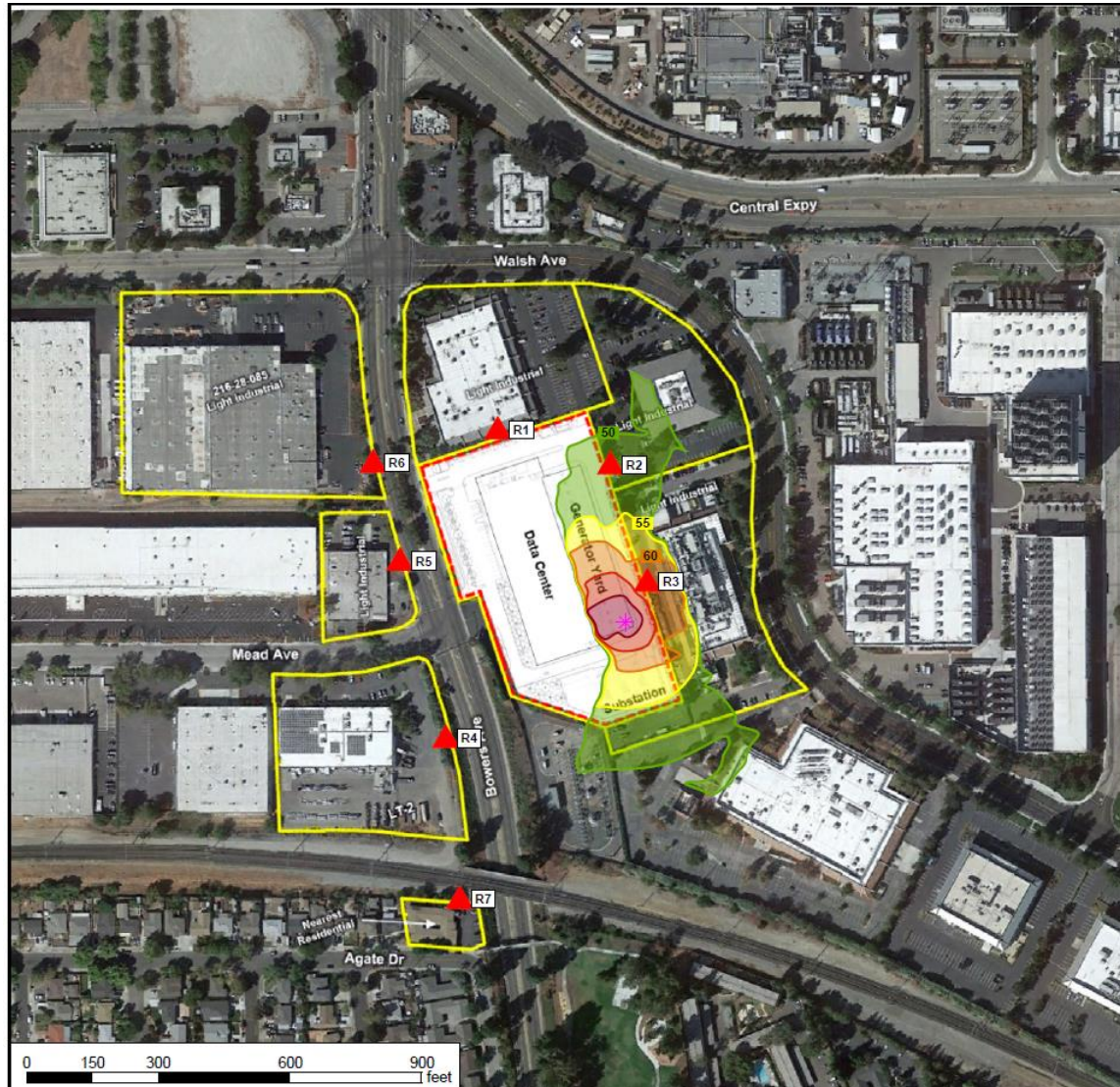


Figure 6  
Walsh-Bowers Data Center  
Emergency Generator  
Noise Contours

Test conditions with  
1 generator operating  
during daytime hours  
(contours for generator  
nearest to southern  
residences shown)

Leq, dB(A)

- >= 70
- 65 - 70
- 60 - 65
- 55 - 60
- 50 - 55





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**Questions?**









