

DOCKETED	
Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264508
Document Title:	NTBGF SPPE Application Appendix B - Part I of V
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	6/30/2025 8:37:54 AM
Docketed Date:	6/30/2025

APPENDIX B

DC West Conditional Use Permit Site Plan Package

CONDITIONAL USE PERMIT CUP25-XXX

370 W. TRIMBLE RD, SAN JOSE, CA 95131

NORTHTOWN DATA CENTER WEST



LOCATION MAP



VICINITY MAP



GENERAL SCOPE
THE SCOPE OF THIS CONDITIONAL USE PERMIT IS IMPLEMENTED UNDER THE PROPERTY'S COMBINED INDUSTRIAL COMMERCIAL (CIC) ZONING AS FOLLOWS:

1. (1) NEW BUILDING TO ACCOMMODATE APPROXIMATELY 206,250 GROSS SF OF USE AS FOLLOWS:

- DATA CENTER WITH ACCESSORY OFFICE
- BUILDING HEIGHT OF 55'-6" TO PARAPET, 81'-6" TO HIGHEST ROOF MOUNTED EQUIPMENT
- 2 HIGH GRADE LOADING DOCKS
- 50' HEIGHT WATER TANK AND PUMP/TREATMENT STRUCTURE FOR MECHANICAL/COOLING SYSTEM WITH W. TRIMBLE FRONTAGE SCREEN WALL
- GENERATOR YARD WITH SCREEN WALL
- PRIVATE ELECTRICAL SUBSTATION
- EXPANSION OF PG&E SWITCHING STATION (TO BE DEEDED TO UTILITY)
- SCREEN WALL AT PG&E SWITCHING STATION AND PRIVATE SUBSTATION

2. RETENTION OF EXISTING BUILDINGS

3. SITE MODIFICATIONS INCLUSIVE OF: SURFACE PARKING LOTS, PEDESTRIAN CIRCULATION, GRADING, STORM WATER MANAGEMENT, LIGHTING, AND LANDSCAPE IMPROVEMENTS

4. VEHICULAR ACCESS TAKEN FROM EXISTING DRIVEWAY ON WEST TRIMBLE ROAD, EXISTING SIGNALIZED INTERSECTION AT ORCHARD PARKWAY AND A NEW DRIVEWAY CUT ON ORCHARD PARKWAY. ACCESS TO THE DATA CENTER BUILDING WILL BE SECURED BY CONTROLLED GATES.

5. PUBLIC RIGHT OF WAY IMPROVEMENTS INCLUDING:

- W. TRIMBLE ROAD FRONTAGE SIDEWALK AND PROTECTED BICYCLE LANE
- ORCHARD PARKWAY FRONTAGE SIDEWALK AND PROTECTED BICYCLE LANE
- MISC DRIVEWAY MODIFICATIONS ON ORCHARD PARKWAY

ALL WORK PERFORMED UNDER THIS CONDITIONAL USE PERMIT IS TO OCCUR WITHIN AN APPROXIMATE 18.1-ACRE PRIVATE DEVELOPMENT AREA. SEE PLANNED DEVELOPMENT PERMIT PD25-XXX FOR A COMPANION DEVELOPMENT PERMIT.

BOUNDARY
THE SITE IS BODERED BY W. TRIMBLE ROAD TO THE NORTH, ORCHAD PARKWAY TO THE EAST AND EXISTING PRIVATE INDUSTRIAL DEVELOPMENT TO THE NORTH AND EAST AND THE GUADALUPE RIVER TO THE WEST.

USES
DATA CENTER, OFFICE AND EXISTING INDUSTRIAL USES

PARKING
PARKING SHALL BE ACCOMMODATED ON-SITE WITH A NEW SURFACE PARKING LOT. SEE SITE PLANS P5.0 AND P6.0 FOR DETAILS.

TREE REMOVAL/PLANTING
CIRCUMFERENCE 38" OR GREATER: 61
CIRCUMFERENCE 19"-38": 33
CIRCUMFERENCE 18" OR LESS: 130
TOTAL TREES REMOVED: 224
PROPOSED NEW TREE PLANTINGS PER PLANS: 325 @ 24" BOX

SCHEDULE
THE DEVELOPMENT WILL BE CONSTRUCTED IN 2 PHASES WITH THE COMPANION DEVELOPMENT PERMIT PD25-XXX AND BE SUBSTANTIALLY COMPLETED BY Q1 2029.

SITE DESCRIPTION

APN: 101-02-018, 101-02-021

ZONING: COMBINED INDUSTRIAL/COMMERCIAL (CIC)

USE AREA: 206,250 GSF

LOT SIZE: 34.85 ACRES

SHEET INDEX

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P 6.0	FIRE ACCESS PLAN	A 2.3	ENLARGED BUILDING EXTERIOR ELEVATIONS
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P 7.0	HAULER ROUTE PLAN	A 4.0	EXTERIOR RENDERINGS
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C 1.0	GRADING AND DRAINAGE	L 1.0	LANDSCAPE NOTES AND LEGEND
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C 2.0	UTILITY PLAN	L 2.1	LANDSCAPE AND ELEMENTS PLAN
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C 3.0	STORMWATER CONTROL PLAN	L 4.0	SHADE COVERAGE DIAGRAM
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C 4.0	FLOOD ANALYSIS	L 5.2	IRRIGATION DETAILS
C 5.0	FIRE HYDRANT PLAN	L 6.0	SITE LIGHTING PLAN AND FIXTURE SCHEDULE
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CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

LBA
REALTY

PROJECT TEAM:

ARCHITECT:

SNHA
A WOOLPERT COMPANY

PLANNER / LANDSCAPE ARCHITECT:

KAYVICTOR

CIVIL ENGINEER / ARBORIST:

HMM

LIGHTING / ELECTRICAL ENGINEER:

ALFATECH

NO.	DATE	REMARKS
1	06/16/2025	1st CUP Submittal

**NORTHTOWN
DATA CENTER
DC WEST**

370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:	Conditional Use Permit
PERMIT REF:	CUP25-TBD
AUTHORED BY:	Designed By
DRAWN BY:	Author
CHECKED BY:	Checker
JOB REF:	
TITLE:	

COVER SHEET

SHEET:

P 1.0



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DATA CENTER
DC WEST**
370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:
Conditional Use Permit

PERMIT REF: **CUP25-TBD**

AUTHORED BY: KAYVICTOR
DRAWN BY: GG
CHECKED BY: JV
JOB REF: 2404

TITLE:
**CUP AND PD PERMIT
CONTEXT PLAN**

SHEET:
P2.0