RESOLUTION NO. 13-8024

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION (MND) AND THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE PROJECT LOCATED AT 2805 AND 2807 MISSION COLLEGE BOULEVARD, SANTA CLARA

CEQ2012-01148 (MND)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, Matt Tyndall, Quality Investment Properties, Santa Clara LLC ("Applicant") applied for a Rezoning of a 6.5 acre site located at 2805 and 2807 Mission College Boulevard, Santa Clara ("Project Site");

WHEREAS, the Project Site is currently zoned as PD (ML) (Planned Development);

WHEREAS, in order to implement the proposed development, the Project Site needs to be rezoned to PD (Planned Development) to facilitate the development of the existing building on both properties into free standing data centers ("Project") as shown on the Development Plans, attached as Exhibit "Plans";

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), and the regulations implementing the Act, specifically 14 Cal. Code of Regs § 15070, this project was determined after an initial study to potentially have a significant effect on the environment which could be avoided with the implementation of mitigation measures, resulting in the drafting of a Mitigated Negative Declaration ("MND");

WHEREAS, in conformance with CEQA, the MND was circulated for public review (for a 30-day comment period) from December 4, 2012, to January 3, 2013, where during that period no comment letters were received;

WHEREAS, the Planning Commission held a duly noticed public hearing on March 13, 2013 to consider the MND and MMRP and rezoning application;

WHEREAS, the Planning Commission recommended that the City Council approve the MND and adopt the mitigated negative declaration and mitigation monitoring and reporting program;

WHEREAS, pursuant to section 18.112.060 of the City of Santa Clara City Code, a notice of public hearing was posted in at least three conspicuous places within three hundred (300) feet of the affected property, and mailed to property owners within three hundred (300) feet of the Project Site ten days prior to the hearing; and,

WHEREAS, the City Council conducted a duly noticed public hearing on April 9, 2013, during which the Council invited and considered any and all verbal and written testimony offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less-than-significant level by the mitigation measures specified in the MND.

3. That the City Council hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the City Council.

4. That the City Council finds that the MND completed for this project, has been completed in compliance with CEQA, and that approval of this project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts

as mitigated would fall within the environmental thresholds identified by CEQA, and hereby adopts the MND.

5. That the City Council adopts the Mitigation Monitoring and Reporting Program as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074(d)).

6. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City of Santa Clara, California, hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

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7. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 9TH DAY OF APRIL, 2013, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Davis, Gillmor, Mahan, Marsalli and O'Neill and Mayor Matthews
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	Kolstad
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
ROD DIRIDON, JR.
CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Mitigation Monitoring and Reporting Program (Exhibit "MMRP")
2. Development Plans (Exhibit "Plans")

MITIGATION MONITORING OR REPORTING PROGRAM

QTS DATA CENTER REZONING PROJECT

CITY OF SANTA CLARA

December 2012

PREFACE

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study/Mitigated Negative Declaration (IS/MND) concluded that the implementation of the QTS Data Center Rezoning project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the IS/MND concluded that the impacts from implementation of the project would be less-than-significant.

MITIGATION MONITORING OR REPORTING PROGRAM QTS DATA CENTER REZONING PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
AIR QUALITY				
Construction-generated dust, if uncontrolled, could result in a significant air quality impact. **Significant Impact**	• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.	During all phases of construction and specifically during utility infrastructure installation.	Project applicant and contractors.	Director of Planning and Inspection

MITIGATION MONITORING OR REPORTING PROGRAM QTS DATA CENTER REZONING PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	Less Than Significant with Mitigation			
CULTURAL RESOURCES				
Although there are no known prehistoric or historic archaeological deposits on or directly adjacent to the site, future development under the proposed project could result in the exposure or destruction of as yet undiscovered subsurface prehistoric archaeological resources. If the exposure or destruction of subsurface prehistoric resources were to occur, it would be considered a significant impact. **Significant Impact**	• In the event that prehistoric or historic resources are encountered during construction on the site, all activity within a 50-foot radius of the find will be stopped, the Director of Planning and Inspection will be notified, and a qualified archaeologist or paleontologist will examine the find and make appropriate recommendations. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Director of Planning and Inspection. • In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the site shall be stopped. The Santa Clara County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. **Less Than Significant with Mitigation**	During all phases of construction with ground disturbing activities.	Project applicant and contractors.	Director of Planning and Inspection

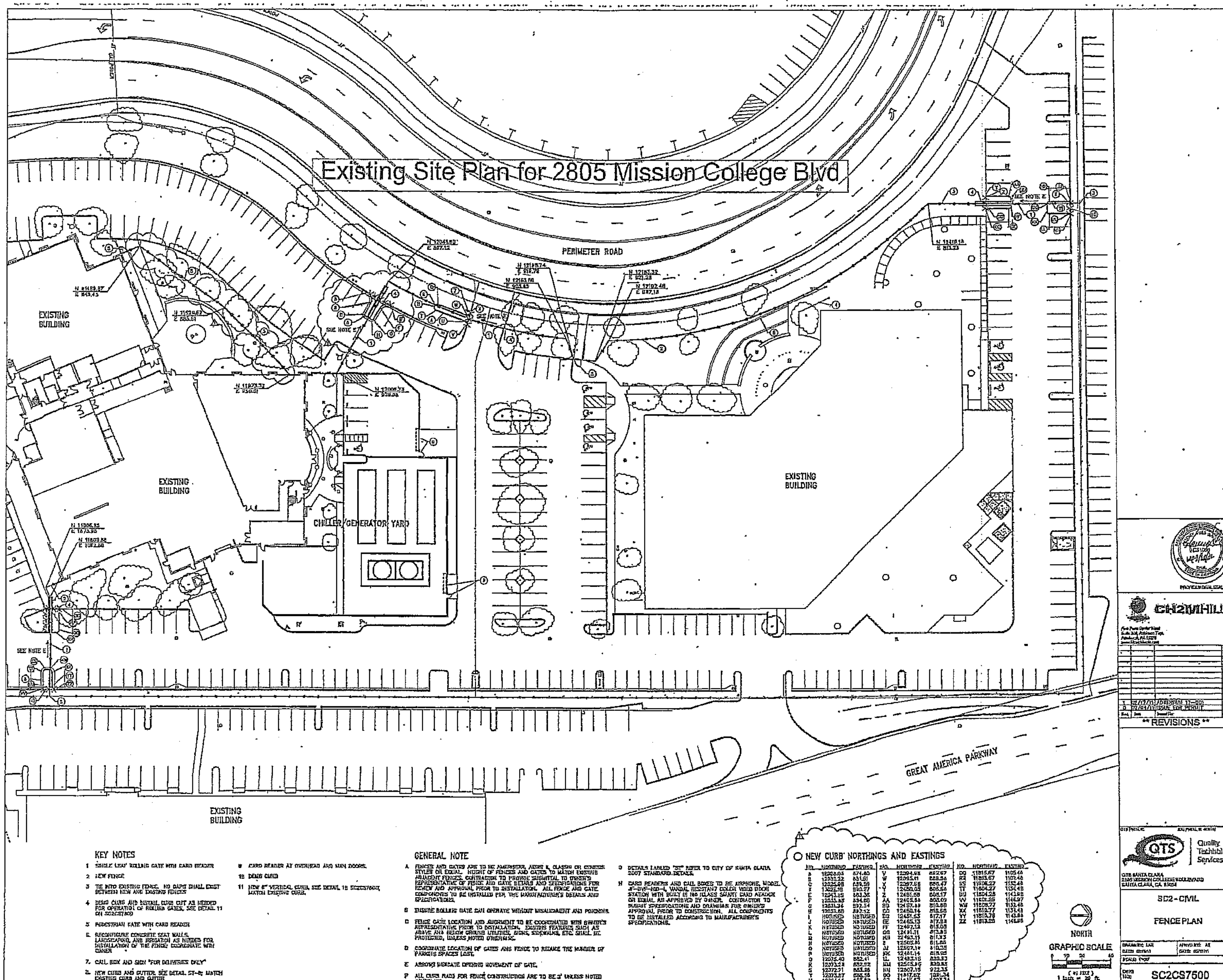
MITIGATION MONITORING OR REPORTING PROGRAM QTS DATA CENTER REZONING PROJECT				
Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
HAZARDS AND HAZARDOUS MATERIALS				
Utility trenching could expose construction workers or the public to contaminated soils or groundwater if contaminated soil and groundwater encountered under the site are not handled properly. **Significant Impact**	• Native soil excavated from the upper two to four feet of the site and proposed for off-site disposal shall be appropriately tested for chemicals related to agricultural activities (e.g., persistent pesticides and metals). If contamination is detected, soil materials will be disposed of in accordance with State regulations for hazardous waste. • The following measures provide guidelines for contractors to follow during construction activities where they may encounter contaminated soil and groundwater. The project and its contractors will adhere to the measures outlined below: – All excavations must be coordinated with on-site superintendents. All excavation will be completed in accordance with CAL/OSHA regulations and subcontractor policies and procedures. – In the event groundwater is encountered during excavation, the groundwater must be tested to determine if groundwater is contaminated and if so the level of contamination. Any water that is determined to be contaminated must be pumped, transported and disposed of properly by an approved and certified waste disposal company. Proper safety equipment/methods shall be employed by workers involved in the evacuation of contaminated water.	During all phases of construction and specifically during underground utility infrastructure installation.	Project applicant and contractors.	Director of Planning and Inspection

MITIGATION MONITORING OR REPORTING PROGRAM QTS DATA CENTER REZONING PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	– Soils from excavations should be used for backfilling trenches. In the event soils are to be off-hauled, they must be tested prior to leaving the site. – Prior to the start of any construction activity that involves below ground work (e.g. utility trenching), each contractor shall prepare a Health and Safety Plan (HSP) and Injury and Illness Prevention Plan (IIPP). The purpose of these documents is to provide general guidance to the work hazards that may be encountered during each phase of site construction activities. – If excavation de-watering is required, the ponded water will be sampled and analyzed prior to pumping to evaluate discharge alternatives. Pursuant to RWQCB Resolution 88-160, the preferred use of the ponded water is recycling or on-site reuse. If the pumped water is to be used for on-site dust control, concentrations of contaminants of potential concern (COPC) will be compared to the lower of the RWQCB's Environmental Screening Levels (ESLs) for fresh or estuarine surface water. If the concentrations detected exceed the ESLs, then RWQCB's staff will be consulted prior to using pumped water for on-site dust control. Discharge to the sanitary sewer or storm sewer, if any, will be performed under an approved permit from the City of Santa Clara or RWQCB, respectively. If required, water will be treated prior to discharge. **Less Than Significant Impact with Mitigation**			

MITIGATION MONITORING OR REPORTING PROGRAM QTS DATA CENTER REZONING PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
HYDROLOGY AND WATER QUALITY				
Although not a significant impact the following mitigation and avoidance measures are included in the project to reduce water quality impacts during construction and post construction periods to a less than significant level.	• Prior to issuance of a grading permit, the applicant shall be required to submit copies of an Erosion Control Plan to the City's Department of Public Works. • The development shall comply with City of Santa Clara ordinances, including erosion- and dust-control during site preparation and grading, and maintaining adjacent streets free of dirt and mud during construction. • The proposed development shall comply with the municipal National Pollutant Discharge Elimination System permit issued to the City of Santa Clara. **Less Than Significant Impact**	During all phases of design, construction, and operation.	Project applicant and contractors.	Director of Planning and Inspection and Director of Public Works

SOURCE: City of Santa Clara, *QTS Data Center Rezoning Project Initial Study and Mitigated Negative Declaration*, December 2012.

EXHIBIT "PLANS"



FUTURE / RESTORATION OFFICE USE PARKING REQUIREMENTS:

CODE REFERENCE PARKING REQUIREMENTS:

PURSUANT TO THE PROPOSED PO ZONING AMENDMENT, THE FOLLOWING RATIOS WILL APPLY FOR OFFICE USE:

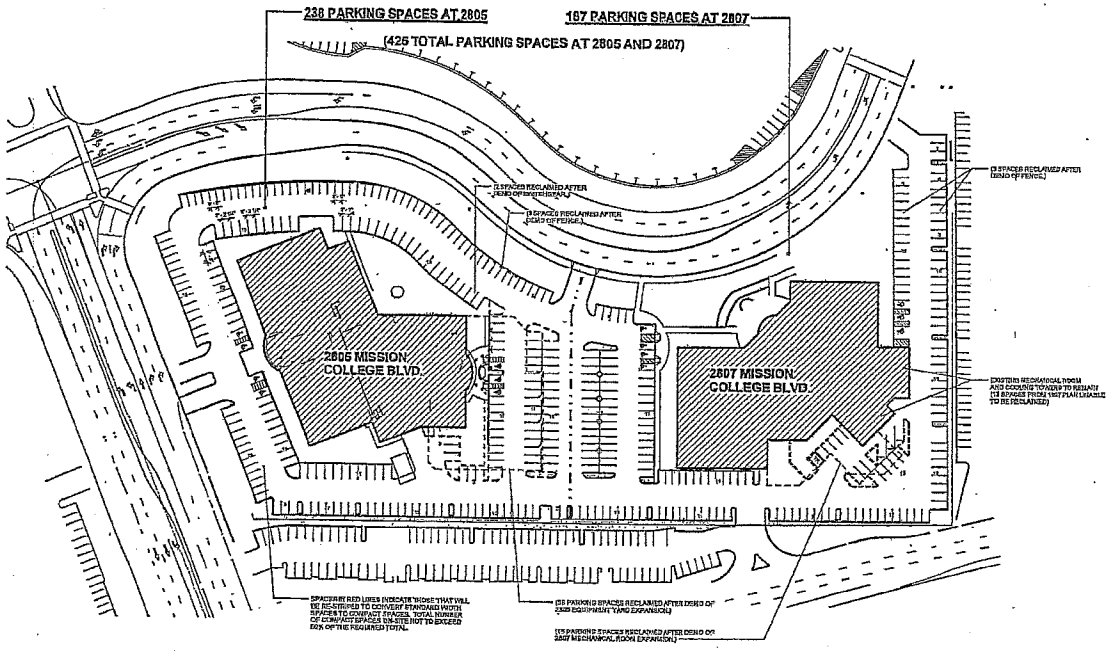
2805 MISSION COLLEGE BOULEVARD
- OFFICE USES: 1 SPACE PER 301 SF OF GROSS FLOOR AREA.
- LIGHT INDUSTRIAL/R&D/DATA CENTER: 1 SPACE PER 750 SF OF GROSS FLOOR AREA.
- COMPACT SPACES: 50% MAX.

2807 MISSION COLLEGE BOULEVARD
- OFFICE USES: 1 SPACE PER 350 SF OF GROSS FLOOR AREA.
- LIGHT INDUSTRIAL/R&D/DATA CENTER: 1 SPACE PER 750 SF OF GROSS FLOOR AREA.
- COMPACT SPACES: 50% MAX.

TOTAL GROSS S.F. AT 2805 MISSION COLLEGE BLVD. = 71,661 SF
OFFICE PARKING RATIO = 1 /301
TOTAL MAXIMUM SPACES REQUIRED = 238

TOTAL GROSS S.F. AT 2807 MISSION COLLEGE BLVD. = 65,353 SF
OFFICE PARKING RATIO = 1/350
TOTAL MAXIMUM SPACES REQUIRED = 187

Parking requirements shall be deemed satisfied if the parcels, in the aggregate, provide the total number of spaces required under the parking ratios stated above.



PRELIMINARY AND CONCEPTUAL ONLY
-
NOT FOR CONSTRUCTION

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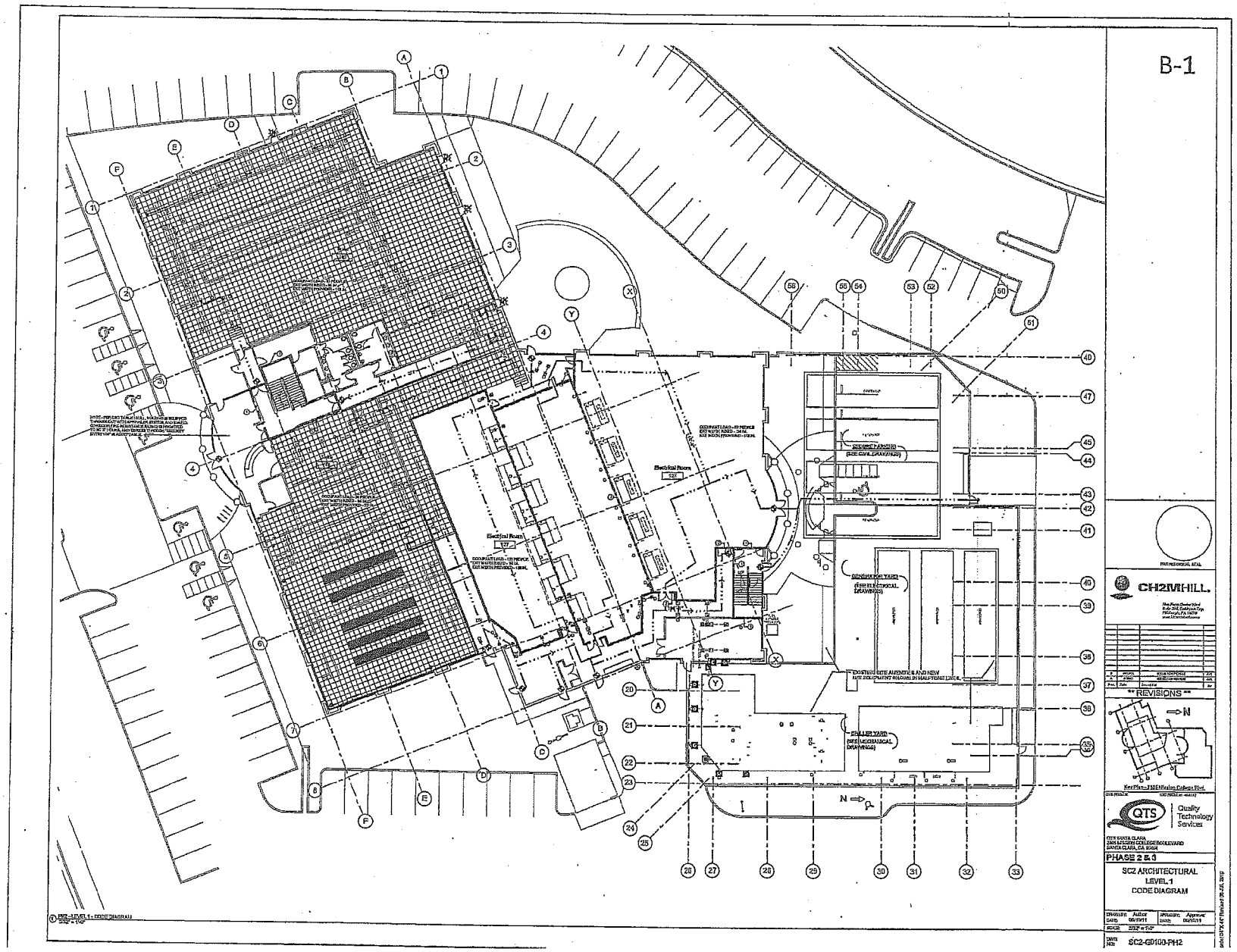
REVISIONS

QTS Quality Technology Services

PHASE 2 & 3

SC2 ARCHITECTURAL
OFFICE USE RESTORATION ZONING PARKING DIAGRAM

SC2G-0001


B-1
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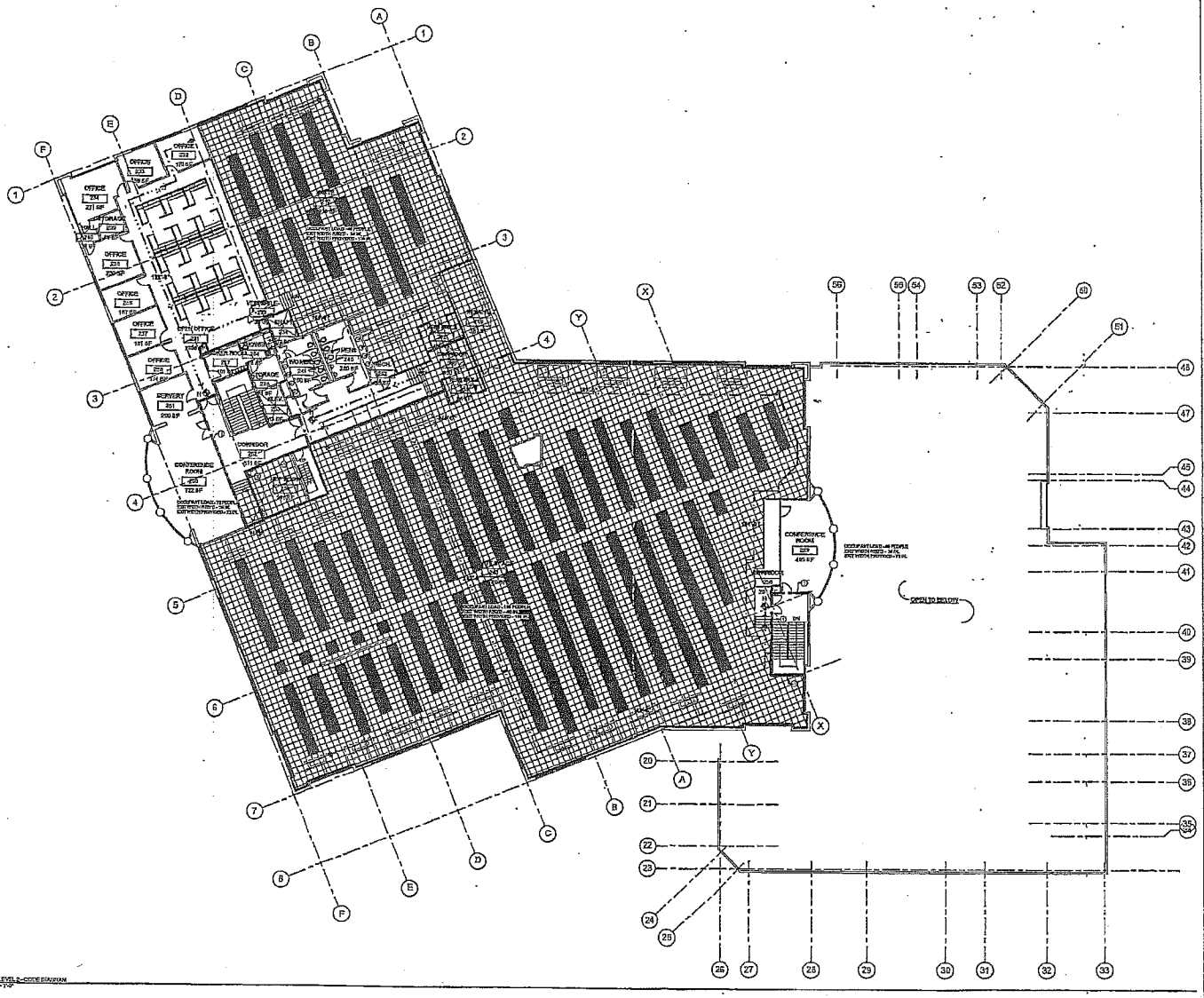
REVISIONS
QTS
Quality Technology Services
PHASE 2 & 3
SC2 ARCHITECTURAL
LEVEL 1
CODE DIAGRAM
SC2-GD100-PH2



B-2

PROGRESS PRINT
NOT FOR
CONSTRUCTION
07 JUN 2011

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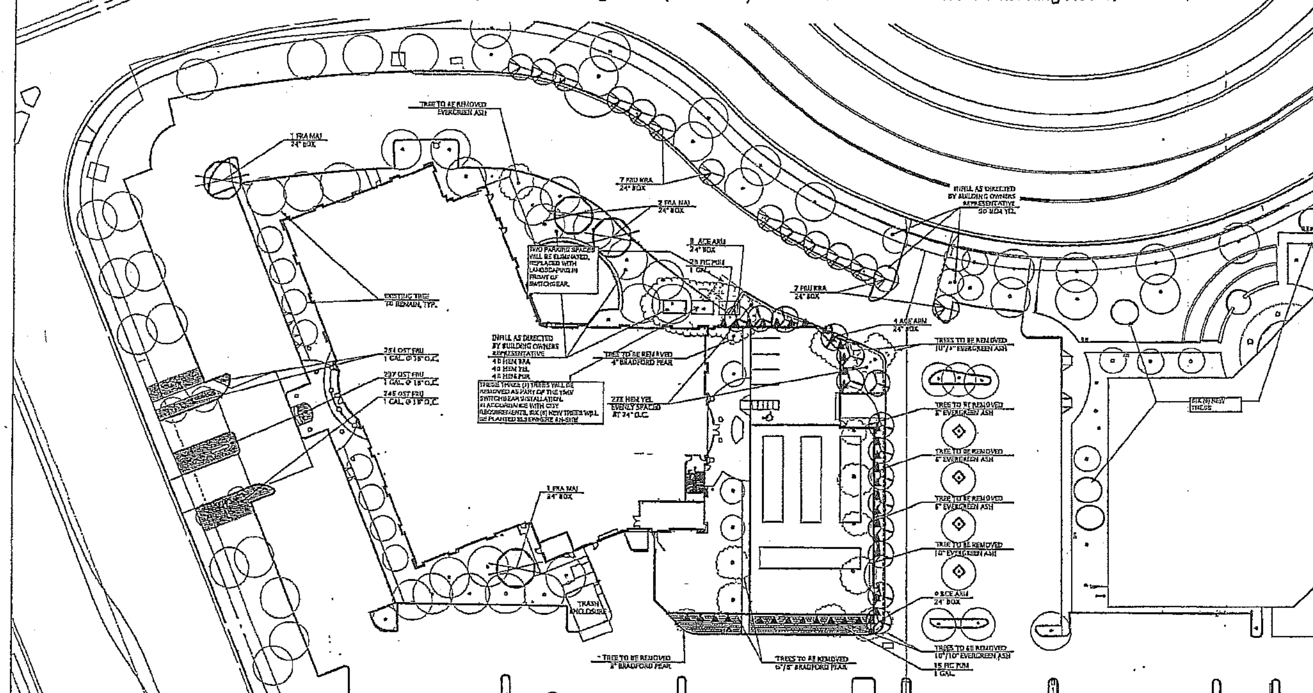
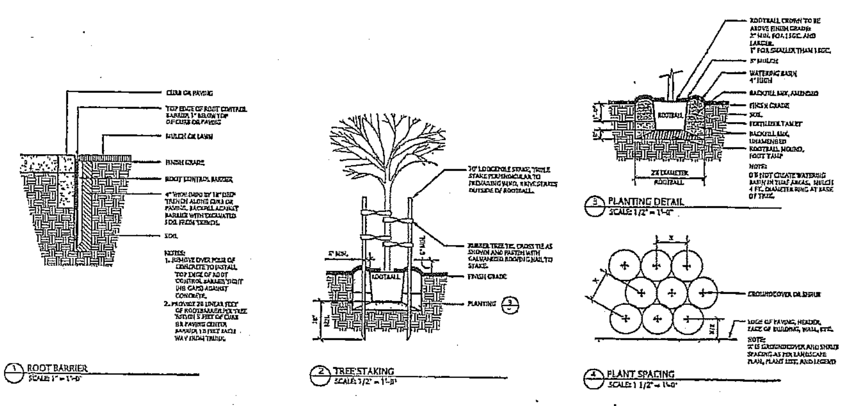
PHASE 2 & 3

SC2 ARCHITECTURAL
LEVEL 2
CODE DIAGRAM

SC2-G0200-PH2

Inserted Updated Landscape Plan per PCC Meeting Notes (5-29-2012). See Items P2 and P3 on PCC Meeting Notes.





NOTES

1. COORDINATE THE REMOVAL OF EXISTING PLANTS, IRRIGATION AND OTHER OBSTRUCTIONS IN AREAS WHERE NEW PLANTING IS TO BE INSTALLED AS SHOWN ON THESE CONTRACT DOCUMENTS AND WHERE NEW IRRIGATION IS TO BE DESIGNED AND INSTALLED BY THE CONTRACTOR. TOPSOIL SUITABLE FOR SUSTAINING VIGOROUS AND HEALTHY PLANT GROWTH IS TO BE INSTALLED IN ALL PLANTING AREAS. TEST SOILS IN PLANTING AREAS IN ACCORDANCE WITH THE SPECIFICATIONS AND ADD RECOMMENDED CHEMICALS, FERTILIZERS AND AMENDMENTS AS REQUIRED BY THE SOIL TESTS. NOTIFY OWNERS REPRESENTATIVE FOR DIRECTION REGARDING ANY ISSUES PRIOR TO WORK. PROVIDE 3 INCHES OF BARK MULCH IN ALL NEW PLANTING AREAS.

2. PROVIDE TWO IRRIGATION BUBBLERS PER TREE FOR NEW TREE PLANTING IN EXISTING LANDSCAPE ALONG MISSION COLLEGE BLVD. TIE NEW BUBBLERS TO EXISTING TREE VALVES. IF PRESSURE AT EXISTING VALVES IS NOT ADEQUATE, ADD NEW VALVES CONTROLLED BY EXISTING CONTROLLER. REPAIR DAMAGE FROM INSTALLATION OF NEW IRRIGATION LINES TO MATCH EXISTING LANDSCAPE.

3. EXISTING IRRIGATION SYSTEMS ADJACENT TO THE PROJECT LIMITS THAT ARE IMPACTED BY THE PROJECT SHALL BE MODIFIED TO OPERATE PROPERLY. MAKE REQUIRED ADJUSTMENTS TO EXISTING SYSTEMS SO THAT FULL AND UNIFORM IRRIGATION COVERAGE IS PROVIDED TO REMAINING EXISTING PLANTS ADJACENT TO AND AFFECTED BY THIS CONSTRUCTION. NOTIFY OWNERS REPRESENTATIVE FOR DIRECTION REGARDING ANY ISSUES PRIOR TO WORK.

TREE REMOVAL NOTES

1. 13 TOTAL EXISTING TREES WILL BE REMOVED ACCORDING TO THIS PLAN. 33 NEW TREES ARE PROPOSED PER THIS PLAN.

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

LANDSCAPE LEGEND

	ABBREVIATION SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES	ACE ARM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	24" BOX	15
	FRA MAJ	FRAXINUS UHDEI 'MAJESTIC BEAUTY'	EVERGREEN ASH	24" BOX	4
	PRU KRA	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	14
SHRUBS	HEM BRA	HEMEROCALLIS 'BRANDY BLUE'	DAYLILY	1 GAL.	40
	HEM YEL	HEMEROCALLIS 'YELLOW'	DAYLILY	1 GAL.	453
	HEM PUR	HEMEROCALLIS 'PURPLE GALAXY'	DAYLILY	1 GAL.	40
VINE	FIC PUM	FICUS PUMILA	CREEPING FIG	1 GAL.	38
GROUND COVER	OST SOP	OSTEOSPERMUM 'SOPRANO PURPLE'	AFRICAN DAISY	1 GAL.	737
		2"X4" LYNN CREEK COBBLE – 3" LAYER			
		ROOT BARRIER			
		EXISTING TREE TO REMAIN			
		EXISTING TREE TO BE REMOVED			

NOTE: THE ORIGINAL DRAWING IS BASED ON WORK COMPLETED FOR PHASE 1 BUILDOUT. ITEMS IN RED INDICATE PROPOSED WORK ASSOCIATED WITH PHASE 2 & 3. DOCUMENTED FOR INCLUSION IN ZONING APPLICATION ONLY, NOT FOR CONSTRUCTION PERMITTING.

Merrill Morris Partners Landscape Architects & Planners
210 Front Street
San Francisco, CA 94111

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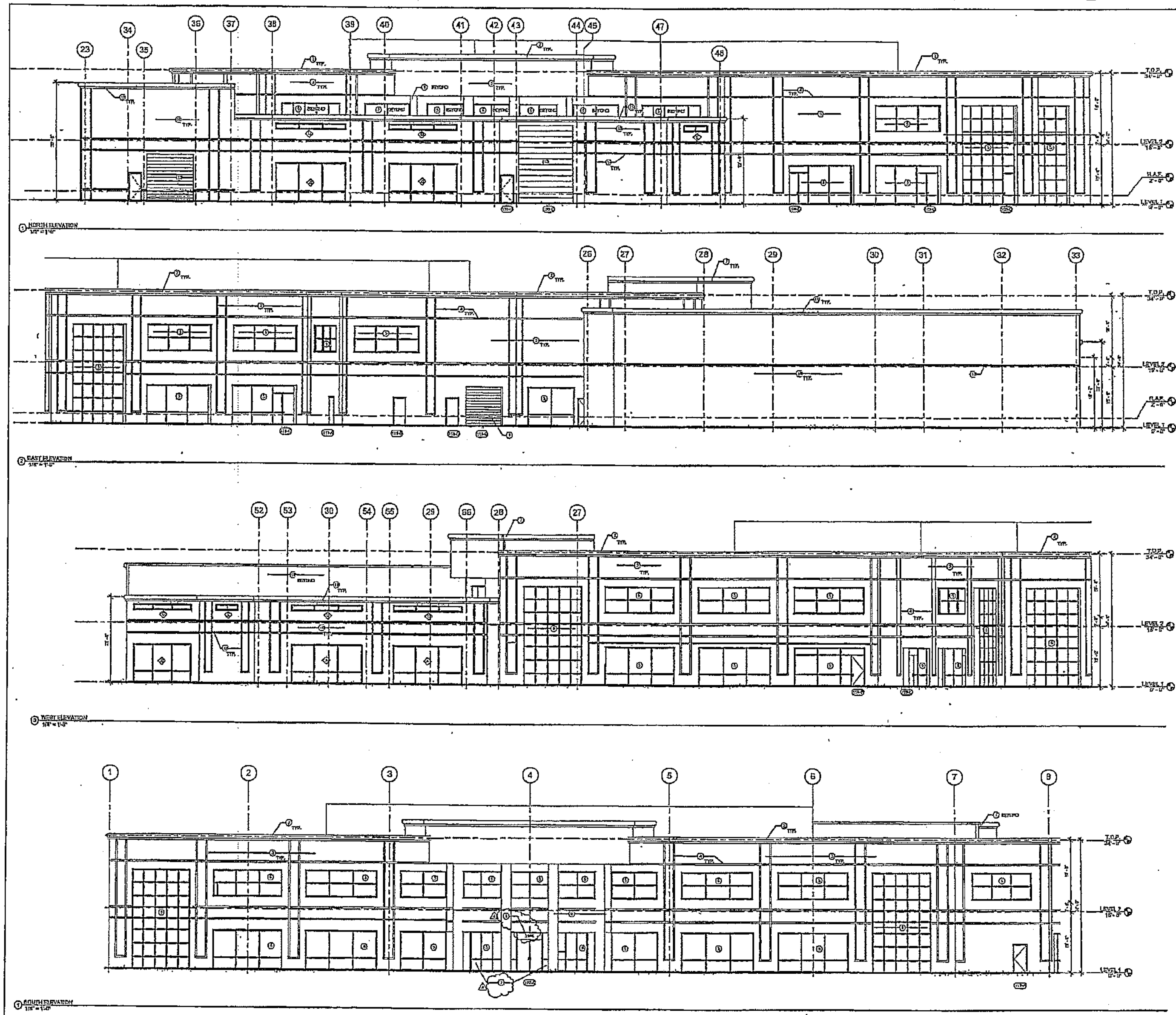
** REVISIONS **

PRELIMINARY

QTS Quality Technology Services

SC2 ARCHITECTURAL SITE
LANDSCAPE PLAN OVERALL

DWG NO. SC2AL101



GENERAL NOTES

KEYED NOTES ○ C-1

PROFESSIONAL SEAL

CH2MHILL

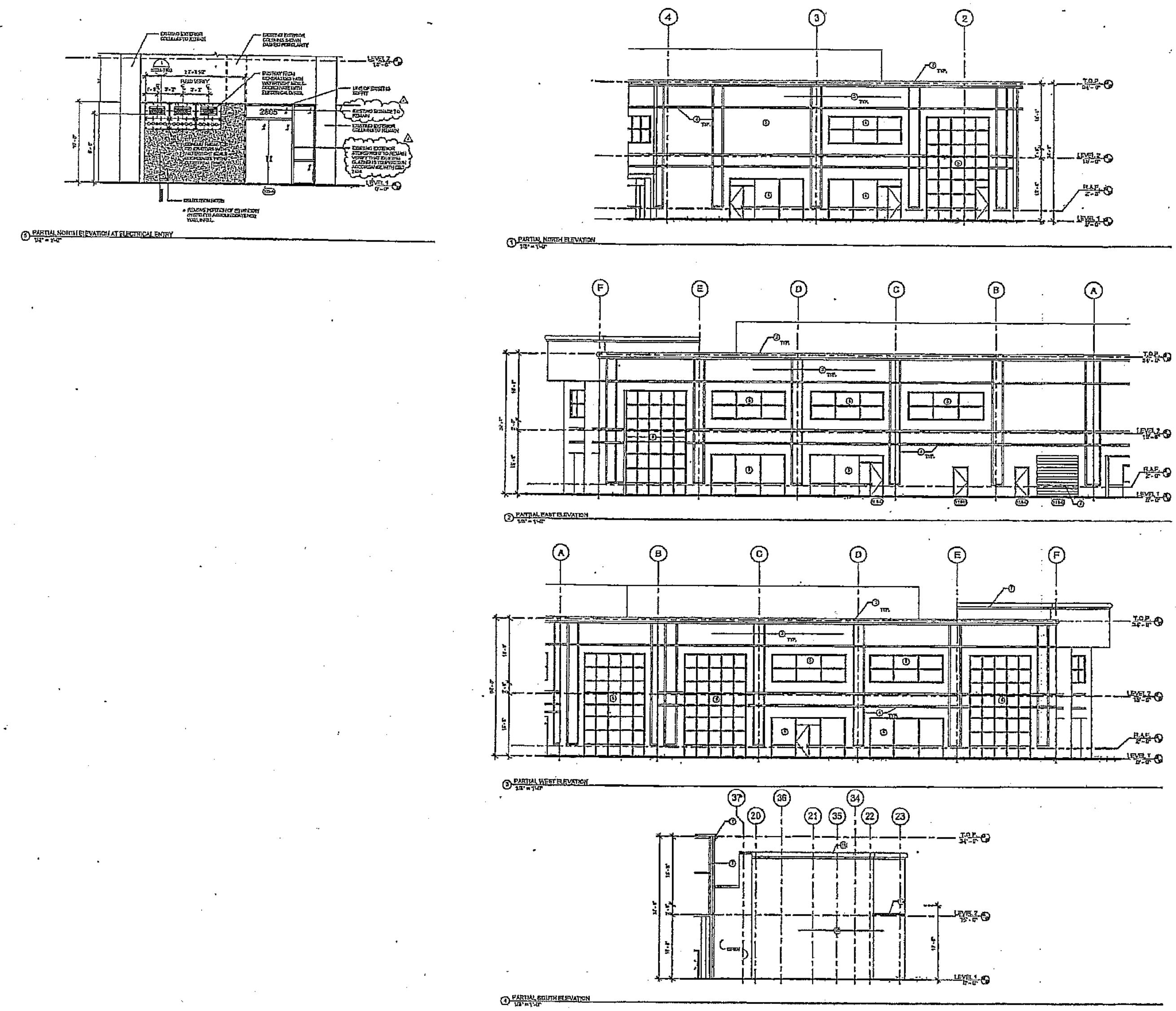
** REVISIONS **

QTS Quality Technology Services

SC2 ARCHITECTURAL - EXTERIOR ELEVATIONS

SCALE: AS NOTED

DWG NO: SC2A-7400



GENERAL NOTES

KEYED NOTES C-2

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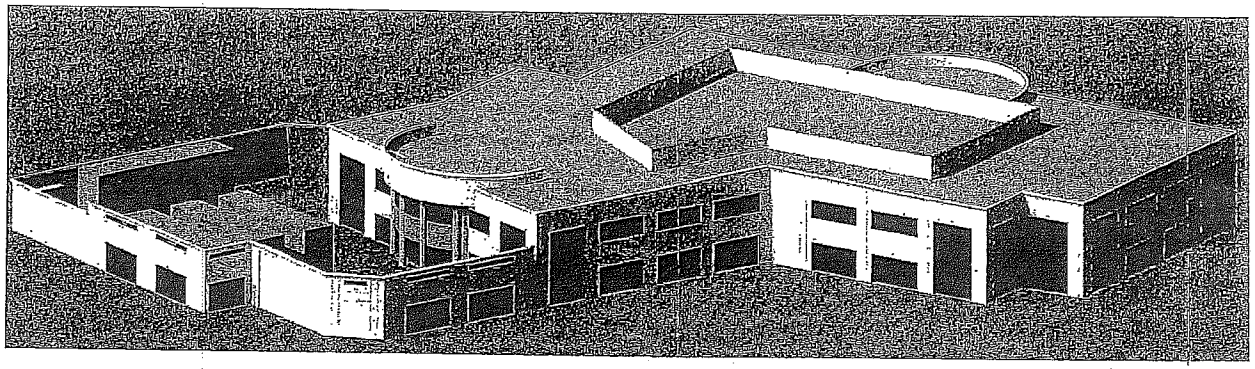
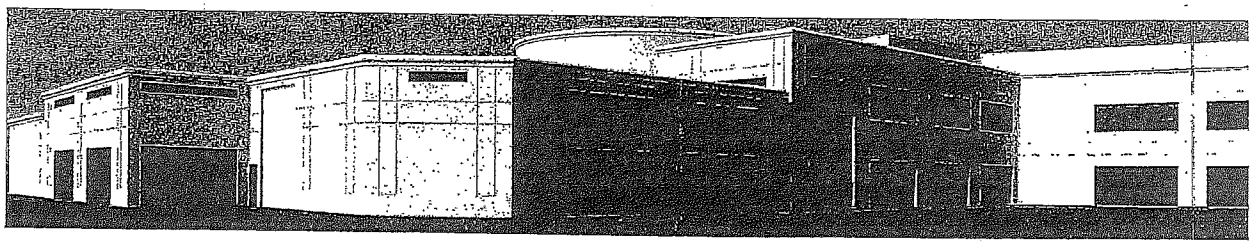
SC2 ARCHITECTURAL EXTERIOR ELEVATIONS

SCALE AS NOTED

SC2A-7401

C-3





PROFESSIONAL SEAL

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REVISIONS

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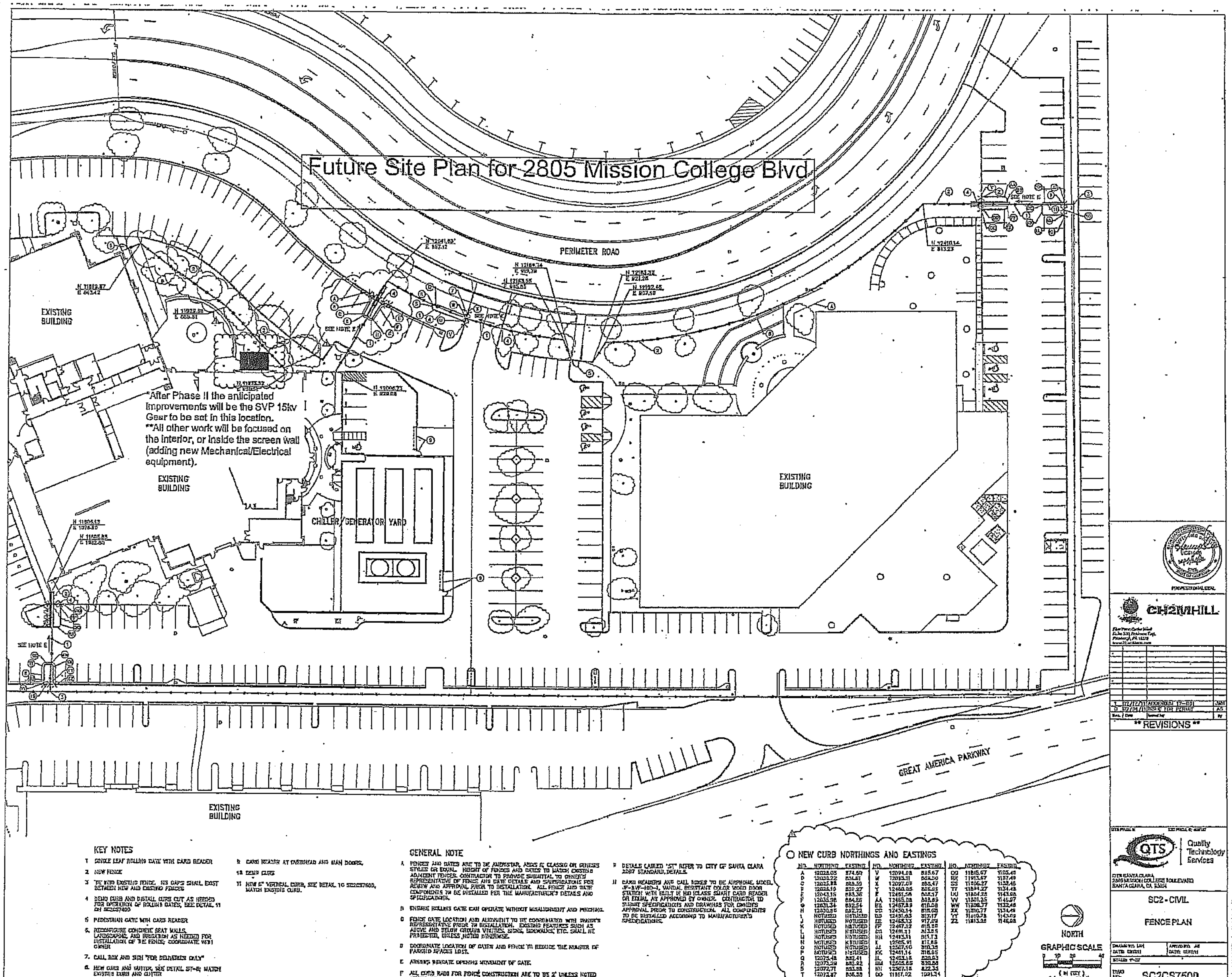
SC2 ARCHITECTURAL RENDERINGS

DESIGNED BEE APPROVED AJR
DATE 03/14/11 DATE 03/14/11
SCALE NTS

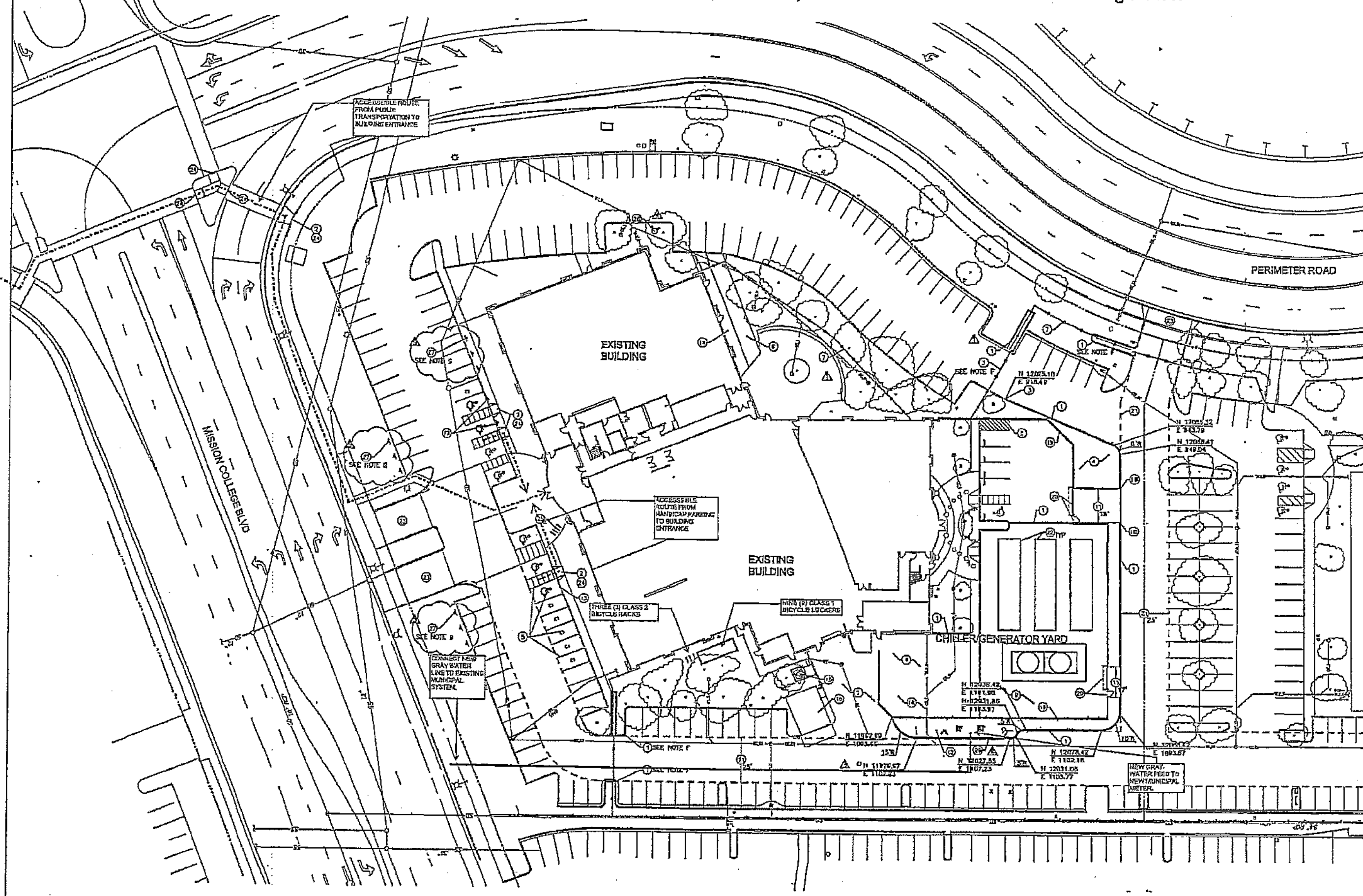
DWG NO. SC2A-9999



Future Site Plan for 2805 Mission College Blvd
PERIMETER ROAD
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
CHILLER/GENERATOR YARD
*After Phase II the anticipated Improvements will be the SVP 15kv Gear to be set in this location.
**All other work will be focused on the interior, or inside the screen wall (adding new Mechanical/Electrical equipment).
GREAT AMERICA PARKWAY
KEY NOTES
GENERAL NOTE
NEW CURB NORTHINGS AND EASTINGS
NORTH
GRAPHIC SCALE
CH2MHILL
REVISIONS
QTS
Quality Technology Services
SC2 - CIVIL
FENCE PLAN
SC2CS7500

Inserted Updated Site Improvement Plan per PCC Meeting Notes (5-29-2012). See Items P4 and E2 on PCC Meeting Notes.

NOTE: THIS ORIGINAL DRAWING IS BASED ON WORK COMPLETED FOR PHASE 1 BUILDOUT (SPRING 2011). ITEMS IN RED INDICATE PROPOSED WORK ASSOCIATED WITH PHASE 2 & 3, DOCUMENTED FOR INCLUSION IN ZONING APPLICATION ONLY, NOT FOR CONSTRUCTION PERMITTING.



KEY NOTES

1 CONCRETE CURB AND CURB AND GUTTER TO MATCH EXISTING, PATCH EXISTING ASPHALT AS NEEDED FOR INSTALLATION OF CURB. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW ASPHALT. SEE DETAILS ST-4, ST-10, ST-11, AND DETAILS 3, 9, 10, & 11 ON SC2CS7600.

2 ADA CURB RAMP, SEE DETAIL 12 ON SC2CS7600.

3 TIE INTO EXISTING CONCRETE CURB. PROVIDE SMOOTH TRANSITION.

4 PREPARE SUBGRADE FOR LANDSCAPE. SEE LANDSCAPING PLANS.

5 PROVIDE 4" REFLECTORIZED TRAFFIC PAINT TO CONFORM TO MUTCD AND ADA STANDARDS (SEE NOTE C), AND THE 2010 CALIFORNIA BUILDING CODE CHAPTER 11B (SEE FIGURES 11B-17 A AND 11B-7BB).

6 EXTEND CONCRETE SIDEWALK TO A TOTAL WIDTH OF 14 FEET. FINISH GRADE OF CONCRETE TO MATCH EXISTING CONCRETE SIDEWALK. RESTORE ADJACENT LANDSCAPING AND SURFACE TO THE SAME MATERIALS AND CONDITION THAT EXISTED PRIOR TO WORK COMMENCING. WIDEN EXISTING RAMP TO PARKING AREA. MATCH EXISTING PAVEMENT GRADE. SEE DETAIL ST-7.

7 NEW FENCE, SEE FENCING PLAN SC2CS7500.

8 PREPARE SUBGRADE. PLACE 4" GRAVEL IN ALL AREAS SURROUNDING EQUIPMENT PADS. FINISH GRADE OF GRAVEL TO BE 0.2 FEET BELOW EQUIPMENT PADS. STORMWATER TO DRAIN AWAY FROM EQUIPMENT. SEE DETAIL 8 ON SC2CS7600.

9 EXISTING LOADING DOCK.

10 EXISTING TRASH ENCLOSURE.

11 CONCRETE DRIVEWAY TO BE PLACED AT ROLL-UP DOOR AND MANDOOR FOR ACCESS TO CHILLER/GENERATOR YARD. DRIVEWAY TO TIE INTO FINISH GRADES OF ASPHALT @ PARKING AREA. SLOPE TO DRAIN TOWARDS PARKING AREA (NORTH). SEE DETAIL 13 ON SC2CS7600.

12 PREPARE SUBGRADE AND PLACE 4" GRAVEL ALONG EASTERN SIDE OF SCREEN WALL. SEE DETAIL 8 ON SC2CS7600. COORDINATE EXTENT OF GRAVEL WITH LANDSCAPE PLANS.

13 INSTALL ADA PARKING SIGN(S). SEE DETAIL 12 ON SC2CS7600.

14 EXISTING CONCRETE SIDEWALK TO BE WIDENED. MATCH THICKNESS AND TYPE OF EXISTING MATERIALS.

15 PERMANENT POWER OPTION 2 NOT SHOWN FOR CLARITY. SEE SC2E0210.

16 APPROXIMATE LOCATION OF NEW MAKE UP WATER STORAGE TANK AND HEAT EXCHANGER/PUMP EQUIPMENT, SEE MECHANICAL PLANS.

17 NOT USED

18 CURB TRANSITION FROM 6" VERTICAL CURB TO 0". SEE DETAIL 5 ON SC2CS7600.

19 SCREEN WALL, SEE ARCHITECTURAL PLANS.

20 OVERHEAD DOOR AND MAN DOOR, SEE ARCHITECTURAL PLANS.

21 EXISTING INGRESS/EGRESS EASEMENT.

22 GENERATOR PADS. SEE STRUCTURAL AND ELECTRICAL PLANS.

23 REPLACE DRIVEWAYS AND APRONS, SEE DETAIL ST-4.

24 INSTALL TRUNCATED DOME PAD, SEE DETAIL ST-17.

25 INSTALL 4 CLASS 2 BICYCLE RACK SPACES PER SANTA CLARA VALLEY TRANSPORTATION AUTHORITY (VTA) BICYCLE TECHNICAL GUIDELINES, CHAPTER 10.

26 PROVIDE RED PAINT STRIPING ON CURB IN FRONT OF FIRE DEPARTMENT EQUIPMENT. EXTEND RED PAINT STRIPING ALONG CURB 7.5' BEYOND EQUIPMENT

27 INSTALL PREFERRED CARPOOL PARKING SPACE SIGN.

GENERAL NOTES

A DETAILS LABELED "ST" REFER TO CITY OF SANTA CLARA 2007 STANDARD DETAILS.

B ALL STORMWATER IN PARKING AREAS TO CONTINUE TO DRAIN TOWARDS EXISTING INLETS. MAINTAIN EXISTING DRAINAGE PATTERNS.

C ADA PARKING SPACES, SIDEWALKS, AND CURB RAMPS TO CONFORM TO THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN.

D SAND AND SEAL JOINTS BETWEEN NEW AND EXISTING ASPHALT PAVEMENT.

E TOP BACK OF CURB ELEVATIONS TO BE 6" HIGHER THAN ADJACENT EXISTING PAVEMENT ELEVATION.

F SEE FENCE PLAN SC2CS7500 FOR CURB, FENCE AND GATE INFORMATION.

G PROVIDE A POLE MOUNTED 12" WIDE BY 18" HIGH SIGN READING "PREFERRED CARPOOL PARKING SPACE". MOUNT TOP OF SIGN AT 5'-0".

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

** REVISIONS **

PROFESSIONAL SEAL

CH2MHILL

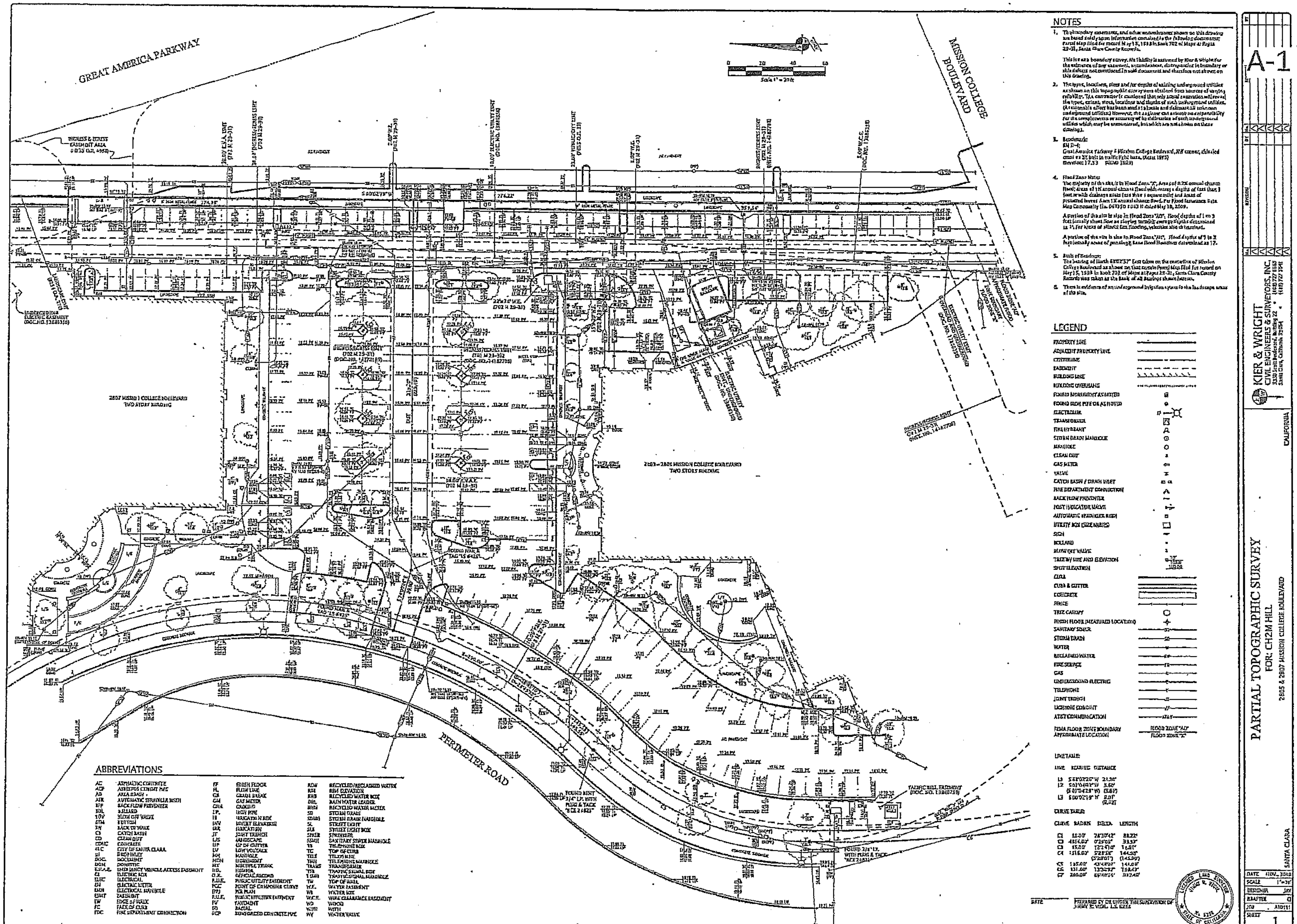
QTS Quality Technology Services

QTS SANTA CLARA
2807 MISSION COLLEGE BOULEVARD
SANTA CLARA, CA 95054

SC2 - CIVIL

SITE IMPROVEMENT PLAN

DWG TITLE SC2CS7200


GREAT AMERICA PARKWAY
MISSION COLLEGE BOULEVARD
PERIMETER ROAD
2807 MISSION COLLEGE BOULEVARD
TWO STORY BUILDING
2803–2805 MISSION COLLEGE BOULEVARD
TWO STORY BUILDING
NOTES
LEGEND
ABBREVIATIONS
LINE TABLE
CURVE TABLE
A-1
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
PARTIAL TOPOGRAPHIC SURVEY
FOR: CH2M HILL
2805 & 2807 MISSION COLLEGE BOULEVARD
SANTA CLARA
CALIFORNIA
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