



Agenda Report

20-685

Agenda Date: 8/18/2020

REPORT TO COUNCIL

SUBJECT

Action to Adopt a Resolution approving the 2825 Lafayette Street Water Supply Assessment [Council Pillar: Deliver and Enhance High Quality Efficient Services and Infrastructure]

BACKGROUND

California Water Code Section 10910 and Section 15155(b) of the Guidelines to the California Environmental Quality Act (CEQA) require a water utility to prepare a Water Supply Assessment ("Assessment") for any development project that, among other criteria, includes more than 500 dwelling units, 500,000 square feet of retail space, 250,000 square feet of office space, employs more than 1,000 people or would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project (67.8 acre-feet/year). The proponent of 2825 Lafayette Street ("Applicant") provided development details proposing to construct a new 504,715 gross square feet (gsf) data center, 71,405 gsf of office space, and 206,450 gsf of irrigable landscaping. Water demand projections submitted for data center operations by the Applicant indicated an approximate demand of 65.1 acre-feet/year. Projected water use for the proposed office space and irrigation were calculated using current Water & Sewer Utilities Department demand factors, resulting in a total estimated water demand of 90.1 acre-feet/year. Therefore, this Assessment is being brought to Council for the Council's approval, denial, or other direction.

The Assessment requires an analysis of the utility's current and future water supplies as well as the current and projected water demands in the utility's service area. The Assessment must include a determination as to whether additional water supplies are necessary or if sufficient water supplies exist for the proposed development. The law also requires that the water utility's governing body approve water supply assessments. The City Council is the governing body for the City's Water Utility.

DISCUSSION

City staff has prepared an Assessment for 2825 Lafayette Street. The Assessment provides a detailed analysis of the amount of water necessary to meet the needs of the proposed development and the City's ability to supply that amount of water based on the projections identified in the City's Urban Water Management Plan as well as water supply assessments prepared after the City's Urban Water Management Plan was approved in 2016. The Assessment found that the City's water utility has sufficient water supplies to meet the projected water demand of this development during normal, single dry year, and multiple dry year scenarios.

It is the purpose and intent of the City Council to require the use of recycled water for all non-potable uses where recycled water is made available per Santa Clara City Code, Article IV, Regulation of Recycled Water Service and Use, Section 13.15.160. The Assessment has determined that the existing recycled water system is available to serve 2825 Lafayette Street and pending approval by

South Bay Water Recycling, recycled water should be utilized for this project to the maximum extent possible to supplant the use of potable water. Utilization of recycled water for approved uses is addressed during the development application process in order to promote sustainability and conservation of the City's potable water supply. Expansion of the recycled water system to serve future uses may be required as deemed necessary.

Council's approval of the Assessment is necessary for the development to be approved. However, Council's approval, denial, conditional approval or any act on the Assessment does not guarantee that 2825 Lafayette Street will be approved, and does not obligate the City to approve, deny, conditionally approve, take any action on, or make any decision on the associated Project application.

ENVIRONMENTAL REVIEW

The preparation of a water supply assessment is a part of the environmental review process for the Project and is a prerequisite to the adoption of an EIR under Section 15155(b) of the CEQA Guidelines.

FISCAL IMPACT

The acceptance or rejection of this Assessment does not have a fiscal impact on the City. However, the approval of this Assessment is a required part of the development process. The development will have an economic/fiscal impact on the City. That impact is not analyzed as part of this report.

COORDINATION

This report has been coordinated with the City Attorney's Office

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>>.

RECOMMENDATION

Adopt a Resolution approving the Water Supply Assessment for 2825 Lafayette Street.

Reviewed by: Gary Welling, Director, Water and Sewer Utilities

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution Approving WSA for 2825 Lafayette Street
2. 2825 Lafayette Street Water Supply Assessment