

**RESPONSE TO COUNCIL QUESTION**  
**RE: September 23, 2025 AGENDA**

**Item 2 25-461: City Council Study Session: Update on City's Anti-Displacement Work Plan**

Question: Why do Mt View and San Jose not appear in this chart?

**Anti-Displacement Policies / Programs in Santa Clara County**

Anti-Displacement Policy / Program	Continue Existing	Update Existing	Evaluate New
Fair Housing Enforcement	Campbell, Cupertino, Milpitas, Gilroy, Sunnyvale, Los Gatos	Santa Clara City	Los Altos, Morgan Hill
Landlord and Tenant Mediation	Campbell, Cupertino, Milpitas, Gilroy, Sunnyvale, Los Gatos, Santa Clara City	Morgan Hill	Los Altos
Rental Assistance Program	Milpitas, Gilroy, Sunnyvale, Santa Clara City		Campbell, Cupertino, Los Gatos
No Net Loss and Right to Return	Campbell, Cupertino, Gilroy		Los Gatos, Santa Clara City
Right to Return for Substantial Rehabs	Cupertino, Gilroy, Morgan Hill		Campbell, Los Gatos, Santa Clara City
Tenant Relocation Assistance	Milpitas, Sunnyvale	Cupertino, Morgan Hill	Los Gatos, Santa Clara City
Substandard Conditions/Code Enforcement	Cupertino, Los Gatos	Gilroy	Campbell, Santa Clara City
Proactive Enhanced Code Enforcement	Cupertino, Gilroy		Campbell, Los Altos, Santa Clara City
COPA/TOPA			Campbell, Los Gatos, Santa Clara City
Just Cause	Cupertino, Sunnyvale	Morgan Hill	Los Altos
Anti-Displacement Tenant Preference	Milpitas, Gilroy, Los Gatos	Campbell, Cupertino, Morgan Hill	

Response: The chart reflects information collected by the Community Planning Collaborative, a planning firm that has supported partnerships across all jurisdictions in Santa Clara County (as well as in San Mateo County through 21 Elements). The Collaborative requested that jurisdictions share information about their existing and potential new anti-displacement programs. However, several jurisdictions did not respond to that request, and as a result, Mountain View and San Jose are not represented in the chart.

It's important to note that this table only includes data gathered at that specific time and does not capture all existing or planned efforts. To ensure broader coverage moving forward, we are also building our own library of examples from jurisdictions, including both within and outside Santa Clara County.

**Item 4.E 25-169: Action on Proposed Agreement with WSP USA, Inc. for Operation, Maintenance, Monitoring, and Compliance Services for the Closed City All Purpose Landfill and Technical Support for the City Place Project**

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Question: My question is where is the money coming from. I thought Related has control of much of this land.

**FISCAL IMPACT**

The amount to be paid to WSP over the five-year term of the agreement is estimated to be \$2,659,536, which includes \$1,773,024 in base services and \$886,512 for additional services. The FY 2025/26 Adopted Budget includes funding for the current year in the Sanitary Landfill Development - Post Closure project budgeted in the Solid Waste Capital Fund.

Authorize the City Manager or designee to negotiate and execute an Agreement with WSP USA, Inc. to provide landfill operation, maintenance, monitoring, and compliance services for the All Purpose Landfill and technical services **for the Related Santa Clara Development Project**, for a five-year term beginning on October 1, 2025 through September 30, 2030, with a not-to-exceed

Response: Under the amended DDA, the City is responsible for baseline landfill operation and maintenance (O&M) costs of \$650,000 annually, subject to CPI adjustments. Related Santa Clara must reimburse the City for incremental costs attributable to the project that exceed this baseline, with such reimbursement capped at \$1 million per year, also CPI-adjusted. O&M responsibilities are divided between the parties: once parcels are taken down, Related assumes responsibility for post-closure O&M obligations within the "Airspace Parcels" (areas above the landfill cap) and for any related systems it owns, while the City remains responsible for landfill elements outside the Airspace Parcels, including public areas and the landfill cap below the fill layer.

In addition, Related Santa Clara is obligated to cover the cost of technical services required to support development, separate from landfill O&M. These services, which may be provided by WSP, are fully reimbursable by the developer.

**Item 4.I 25-980: Action on the Water Supply Assessment Related to Preparation of a Specific Plan for the El Camino Real Focus Area**

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Question: I see the following. Is this for ECR or the entire city? Looking at the map, I don't see purple pipe along ECR. Does this plan commit to adding purple pipe to ECR?

**Table 2-2** shows total water demands including both potable and recycled water. Recycled water demands were estimated based on anticipated growth in recycled water use due to new development (landscape irrigation, data centers, dual plumbing), including proposed infrastructure upgrades to supply new developments, and historical demand.

Table 2-2 Retail: Total Gross Water Demands (Potable and Non-Potable)						
	2020	2025	2030	2035	2040	2045 (opt)
Potable Water Demand From <b>Table 2-1</b>	18,302	19,473	20,348	21,111	21,649	22,189
Recycled Water Demand	3,499	4,570	5,489	6,586	7,908	9,488
<b>TOTAL WATER DEMAND</b>	<b>21,801</b>	<b>24,043</b>	<b>25,836</b>	<b>27,697</b>	<b>29,557</b>	<b>31,676</b>
NOTES: Units of volume in AF.						

Response: New development within the Specific Plan area will require the extension of the recycled water line to the extent possible per Santa Clara City code Article IV, Regulation of Recycled Water Service and Use, Section 13.15.160. Utilization of recycled water for approved uses is addressed during the development application process and is not included as a part of the Specific Plan.

The closest recycled water lines that can be extended are located at Kiely Boulevard and Benton Street and at El Camino Real and Alviso Street.