



Agenda Report

22-1066

Agenda Date: 1/11/2022

REPORT TO COUNCIL

SUBJECT

Action to Adopt a Resolution approving the Water Supply Assessment for the Proposed Office Complex at 2901 Tasman Drive

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) requires 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 applicant for a project at 2901 Tasman Drive ("Applicant") provided development details proposing to construct an office complex consisting of approximately 1,070,344 gross square feet (gsf) of office space and 74,254 gsf of irrigable landscaping. Because the project proposes to construct more than 250,000 square feet of office space, Water Utility staff prepared this Assessment for the City Council's consideration and approval (Attachment 2).

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 water utility's governing body (the City Council) approve water supply assessments.

DISCUSSION

City staff prepared an Assessment for the proposed project at 2901 Tasman Drive (Attachment 2). 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 current 2020 Urban Water Management Plan (UWMP) as well as water supply assessments prepared after the City's UWMP was approved by Council in 2021. 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.

Santa Clara City Code, Chapter 13.15, Article IV - Regulation of Recycled Water Service and Use, Section 13.15.160 states that "it is the purpose and intent of the City Council to prohibit the use of potable water for landscape irrigation where recycled water is made available and meets all applicable standards." It also states that "it is also the purpose and intent of the City Council to

require the use of recycled water for all other non-potable uses where recycled water is made available, meets all applicable standards for those uses and is determined to be suitable and economically feasible therefor.” The Assessment has determined that the existing recycled water system is available to serve 2901 Tasman Drive 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, especially with the City declaring a local drought emergency and implementing a Water Shortage Contingency Plan Stage 2. Expansion of the recycled water system to serve future uses may be required as deemed necessary.

Although Council’s approval of the Assessment is necessary for the final approval for the project, approval, denial, conditional approval or any act on the Assessment does not guarantee that the proposed project at 2901 Tasman Drive will be approved, nor does it 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 Environmental Impact Report (EIR) under Section 15155(b) of the CEQA Guidelines.

FISCAL IMPACT

The adoption of the resolution to approve 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. While the proposed development will have a 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 the Proposed Office Complex at 2901 Tasman Drive.

Reviewed by: Gary Welling, Director, Water and Sewer Utilities
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution Approving WSA for 2901 Tasman Drive
2. 2901 Tasman Drive Water Supply Assessment