

**From:** [Hill, Shannon](#)  
**To:** [Colleen Haggerty](#)  
**Cc:** [Usha Chatwani](#)  
**Subject:** RE: NOP for Downtown West Mixed-Use Plan (Google Project)

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Good morning Colleen,

Thanks for submitting your comments. They will be forwarded to the environmental consultant for environmental scoping considerations.

Best regards,

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section  
City of San José | 200 East Santa Clara Street  
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**From:** Colleen Haggerty <CHaggerty@valleywater.org>  
**Sent:** Friday, November 22, 2019 4:47 PM  
**To:** Hill, Shannon <Shannon.Hill@sanjoseca.gov>  
**Cc:** Usha Chatwani <uchatwani@valleywater.org>  
**Subject:** NOP for Downtown West Mixed-Use Plan (Google Project)

[External Email]

Shannon,

The Santa Clara Valley Water District (Valley Water) has reviewed the NOP of an EIR for the Downtown West Mixed-Use Plan (Google Project), received on October 23, 2019. Based on our review of the NOP, we have the following comments:

1. Valley Water owns fee title property and easements along Los Gatos Creek and the Guadalupe River within and adjacent to the project area. Based on the information in the NOP, elements of the project will occur on Valley Water property and/or easement. As per Valley Water's Water Resources Protection Ordinance, any work on Valley Water property or easements requires a discretionary Valley Water permit and requires Valley Water be considered a responsible agency under CEQA. Copies of the required CEQA documents for the project must be submitted to the District during the public review period for District review and comment as a responsible agency.
2. Redevelopment of the site offers the opportunity to further protect and enhance the riparian corridors along Los Gatos Creek and the Guadalupe River by maximizing the riparian setback within the project limits.
3. The project should follow the City's Riparian Corridor Policy as well as the *Guidelines and Standards for Land Use Near Streams*. Planting adjacent to the riparian corridor should be in

accordance with Design Guide 3 for areas of aesthetic landscaping and Design Guide 2 for areas to be planted for riparian mitigation/restoration purposes.

4. The NOP notes an existing pedestrian bridge to the north of West Santa Clara Street is proposed to be widened, but it is not clear if this is the pedestrian bridge over Los Gatos Creek at Arena Green. Any improvements to this bridge as well as construction of the proposed pedestrian bridge over Los Gatos Creek south of West Santa Clara Street will require review and permit issuance by Valley Water. Bridges must be constructed in accordance with Valley Water's Water Resource Protection Manual. Please note that any mitigation plantings required for impacts to the creek by the project must be planted outside of Valley Water property.
5. The DEIR should discuss the need to upsize, replace, or install new outfalls as a part of the project.
6. A Water Supply Assessment (WSA) is required to be prepared by the City and incorporated into the EIR. Valley Water requests the opportunity to review the draft WSA to comment on the consistency with countywide water supply planning efforts; especially if future growth will be relying on the groundwater basin, which is managed by Valley Water. The WSA will need to determine if the additional growth allowed under this project is accounted for in the City's Urban Water Management Plan. If not, the WSA will need to consider if total projected water supplies determined to be available by the City for the plan during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the project, in addition to existing and other planned growth.
7. Valley Water records note the existence of various wells throughout the project site. To protect groundwater quality and in accordance with Valley Water Ordinance 90-1, all existing wells affected by new or redevelopment need to be identified and properly registered with the Valley Water and either be maintained or destroyed in accordance with Valley Water's standards. Destruction of any well and the construction of any new wells proposed, including monitoring wells, requires a permit from Valley Water prior to construction. Property owners or their representative should contact the Valley Water Wells and Water Measurement Unit at (408) 630-2660, for more information.
8. Re-development of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse for both storm and graywater, and requiring water conservation measures above State standards (i.e., CALGreen). To reduce or avoid adverse impacts to water supply, the City and applicant should consider the following:
  - **Landscaping that exceeds the requirements of the City's water efficient landscape regulations;**
  - **Weather- or soil-based irrigation controllers;**
  - **Dedicated landscape meters;**
  - **Submeters for multi-family housing and individual spaces within commercial buildings;**
  - **Dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-potable water uses; and**
  - **Alternative water sources for non-potable uses including recycled water, stormwater, rainwater, and graywater.**

Please forward a copy of the DEIR to Valley Water when available. If there are any questions please let me know.

Colleen Haggerty, PE

Associate Civil Engineer

Community Projects Review Unit

Santa Clara Valley Water District

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