

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Google - Diridon/DW - District Systems COAs
Date: Tuesday, April 6, 2021 2:36:31 PM
Attachments: [02.17.21 Draft District Systems Conditions of Approval-c.docx](#)

From: Miller, Gregg <gmler@coblenzlaw.com>
Sent: Thursday, February 18, 2021 11:00 AM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Subject: Google - Diridon/DW - District Systems COAs

[External Email]

Gregg Miller

Coblentz Patch Duffy & Bass LLP

One Montgomery Street, Suite 3000

San Francisco, CA 94104

Cell: 415-939-3142 | Direct Dial 415-772-5736 | Office 415-391-4800

gmler@coblenzlaw.com

www.coblenzlaw.com

This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Downtown West - District Systems

(February 17, 2021)

Overview (not to be included in conditions of approval): The following are draft conditions of approval for the Downtown West Vesting Tentative Map (“VTM”) relating to the implementation of the proposed privately-owned electrical microgrid (“Microgrid”), privately-owned wastewater collection and treatment, recycled water distribution and thermal systems, (with the Microgrid and each of the other systems each referred to individually as a “District System” and collectively as the “District Systems”). The District Systems will provide significant environmental benefits to the Project including a reduction in carbon emissions and thus support the Project’s AB900 objectives. This environmental performance and efficiency will be enjoyed by all occupants of the Downtown West Project. As such, the District Systems are a central component of the Developer’s intent in exchange for its delivery of a robust community benefits package as part of the Project’s Development Agreement.

Developer is actively evaluating the implementation of the District Systems. These efforts include the pursuit of various regulatory authorizations and the analysis of the appropriate commercial structure, operational controls and covenants that will apply to the District Systems. As the City is aware, the pursuit of regulatory approvals and the drafting of governing documents will extend beyond the Project entitlement date. Accordingly, Developer proposes the following conditions as a means of: (1) ensuring that the City Council establishes the key Criteria in a checklist that will privately govern District Systems; (2) establishing a process for the City to ensure that the Council’s Criteria are reflected in the documents governing the District Systems, including before the Developer commits to specific horizontal engineering and vertical designs that rely on any District System, and again before Developer finalizes horizontal implementation plans; and (3) with respect to the Microgrid, preserving the optionality to implement several Council-approved scenarios in recognition of the evolving regulatory status of that particular District System.

Google, as the subdivider for phased final maps, will be required to demonstrate that all applicable conditions of approval have been implemented or addressed in a public improvement agreement before the final map is approved, as described in Title 19.16.130 - 19.16.140. Accordingly, the Public Works Director and City Engineer will confirm that all conditions have been satisfied before Google processes building permits and develops any phase.

Proposed Conditions of Approval:

- Procedure for Subsequent City Review of District Systems. The Project's Planned Development Permit, including the Infrastructure Plan, the Downtown West Development Standards and Guidelines (DWDSG), the Conceptual Infrastructure Plan Sheets, and the Downtown West Improvement Standards (DWIS) contemplate that the Developer may pursue implementation of a privately-owned electrical microgrid ("Microgrid"), privately-owned wastewater collection and treatment, recycled water distribution, and thermal systems, (with the Microgrid and each of the other systems each referred to individually as a "District System" and collectively as the "District Systems") to provide utility service to the Project. If the Developer seeks to implement any District System in lieu of municipal or regional public utility service otherwise available within any proposed phased final map area, the following procedures shall apply.
 - District Systems Criteria. The operation and management of any District System shall reflect the following Criteria to ensure that Project residents and the City can rely on any District System to provide reliable, continuous utility service at equitable rates for the life of the Project, with the Criteria described below and referred to hereafter as the " District Systems Criteria."
 - Service. The District System will provide consistent and continuous utility service equivalent to that which would be expected for comparable utility service otherwise available to San Jose residents ("Service Standard").

Criteria Check Point - The consistent and continuous service will be confirmed through the embedment of a Service Standard equivalent to comparable utility service available in San Jose. The Service Standard will be included in the District Systems Transactional Documents (as defined below).
 - Rate Equity. Rates for service charged to residential tenants or owners (i.e., condominium) and retail tenants whether reflected in sales prices, utility charges, rent or other consideration, shall be consistent with any rate schedule, limits or mechanisms established by any governing state or federal agency, or, in the absence of an applicable control, rates shall not exceed rates for comparable service from other utility providers available to San Jose residents ("Rate Equity") or comparable building level thermal service.

Criteria Check Point - Rate Equity will be confirmed via a guarantee clause in District Systems Transactional Documents addressing supply arrangements. Rate Equity, as with other applicable District Systems Criteria, will be made enforceable by residential tenants and owners through the District Systems Transactional Documents. As private systems, it is not anticipated that the City will have any role in enforcing contractual terms in the District Systems Contractual Documents.
 - Customer Service Administration / Resolution of Performance and Operational Procedures.

Criteria Check Point: The District Systems Transactional Documents will include terms to ensure that the operator will implement clear procedures for communication with customers to resolve customer service, billing, performance, and other issues, including with dispute resolution mechanisms and performance standards as appropriate. This may include, for example, a structure included in the District Systems Transactional Documents that requires the operator to respond to any questions or complaints concerning service or billing within an established time period (e.g., fifteen days), and to identify procedures for prompt resolution (and reimbursement where relevant) of customer service or billing issues.

- **Exclusivity and Tenure.** The District Systems operator/owner will have the exclusive right and obligation to service the buildings that will ultimately be constructed within the subdivision boundary shown on the associated phased final map, and building owners and lessees will be required to exclusively contract with the District Systems operator/owner to procure available services.

Criteria Check Point. The District Systems Transactional Documents will include enforceable covenants that require the owners or lessees, including at both the building and unit or parcel level, as applicable, to contract with the District Systems operator/owner for electric service, sanitary sewer collection, recycled water, automatic waste collection system and thermal heating and cooling service if and when available from the District Systems operator/owner. The District Systems Transactional Documents will require the District Systems operator/owner to exclusively supply services within the project boundary and to all owners or lessees within the project boundary unless otherwise described in the Infrastructure Plan and identified prior to approval of the subject phased final map. Tract Improvement Plans, as evaluated pursuant to the Preliminary Review Process, will confirm that the District Systems are routed to each applicable building and sized to provide the necessary service.

- **Continuity of Utility Supply.** The District System will be continuously operated notwithstanding the failure of any for-profit operator of the District System, including if the District System operates at a loss.

Criteria Check Point - The District Systems Transactional Documents will include an obligation for the office owners to assume the obligations of the District systems operator / owner and to provide continuous service on equivalent terms (including with respect to Rate Equity and the Service Standard) to residential owners and tenants and retail tenants in the event of a failure of the District Systems operator or as applied to a given District System. A standard for “failure” giving rise to an obligation for the office owners to assume the obligations of the District Systems operator / owner will be described in the Draft District Systems Contractual Terms.

- Safety. The District System will be operated safely and in accordance with applicable law and industry standards.

Criteria Check Point - Inclusion of a safety statement and accompanying safety plan to address applicable City, state and federal standards and guidelines relative to safe operation of the District Systems. The statement and plan will be included within the Transaction Documents.

- Qualified Operator. Each District System will be operated by a professional operator with at least three years technical experience and qualifications to operate the District System safely and in accordance with applicable law and industry standards. This Criteria shall apply to Developer and to any successor operator or Developer assigns.

Criteria Check Point - Inclusion of clause confirming minimum years experience and the confirmation that all applicable certifications and qualifications will be required prior to contracting the operator within the District Systems Transaction Documents.

- Capital Replacement. The District Systems owner/operator will be obligated to ensure that the systems have appropriate capital replacement schedules to maintain the equipment for continuous operation.

Criteria Check Point - Inclusion of a clause within the Transactional Documents confirming the obligation of the District Systems operator to replace the capital plant in a timely manner to ensure continuous operation of the systems.

- Capital improvements. The right of the office owners to call on capital improvements to improve efficiency of the District Systems from the District Systems Operator, subject to review on constraints and negotiations on funding and charges.

Criteria Check Point - Inclusion of a clause within the District Systems Transactional Documents confirming the right of the office owners to call on improvements to improve the environmental efficiency of the system.

- Limitations on Assignment. Developer's right to assign the District Systems infrastructure and associated rights and obligations will be consistent with the following, and which will be reflected in enforceable covenants that extend in perpetuity:

Google may assign to (i) Alphabet, Lendlease or any Google/Alphabet/Lendlease affiliates/related entities) or (ii) any third-party assignees if the third-party is an owner/investor in the infrastructure sector, with appropriate operational and asset management capabilities, directly or via operating partner. Any such assignments would not require City's consent but would require prior notice to City.

- Implementation Plan Confirmation. Developer shall submit an “Implementation Plan” to the Public Works Director, including the components described below, concurrently with the Developer’s submittal of a Vertical Improvement Conformance Review Application for a development phase. The Public Works Director will review the Implementation Plan for purposes of confirming that the Implementation Plan satisfies the Check Point Criteria and that it includes all components described below. The Public Works Director will notify the Developer in writing within 30 days as to whether the Implementation Plan incorporates the Check Point Criteria and includes the components listed in this condition. Developer will not submit its first Preliminary Improvement Plans (35% plans) to the Public Works Director until the Public Works Director provides confirmation that the Implementation Plan satisfies the requirements of this condition.

- Identification of Proposed District Systems. The Implementation Plan will identify any District System that the Developer proposes to implement as part of the development phase. For phases subsequent to the initial phase, the Implementation Plan will describe in concept form how the District System will interconnect with the same system as approved and/or constructed within prior phases.

- Summary of Regulatory Requirements, Status and Schedule. District Systems will be subject to all applicable federal, state and regional requirements applicable to the District Systems at the time of implementation. The Implementation Plan will include a summary of any required regulatory authorizations necessary to construct or operate any District System, along with the status of any regulatory authorizations. To the extent that any authorizations have not been obtained at the time of the Implementation Plan submittal, the summary will provide a schedule and any necessary supporting information to describe the timing of anticipated regulatory authorizations relative to Developer’s schedule for completing improvement plans, filing a phased final map, and obtaining building permits.

- Index of “District Systems Transactional Documents”. An index describing the draft documents that will govern the operation of the District System and its relationship to the commercial and residential properties comprising the development phase. This may include, for example, residential covenants, conditions and restrictions (“CC&Rs”), commercial CC&Rs, ground leases, licenses, supply contracts, and various deeds relating to real or personal property (collectively, the “District Systems Transactional Documents”). It is anticipated that parties to the District Systems Transactional Documents will include, but may not be limited to, Google, residential and commercial building owners, ground lessees, and the District Systems operator. The index will identify the specific documents that will implement the respective Check Point Criteria

- “Draft District Systems Contractual Terms”. A summary that includes a series of draft contractual terms to be reflected in the District Systems Transactional Documents (“Draft District Systems Contractual Terms”). The Draft District Systems Contractual Terms will be evaluated for purposes of documenting satisfaction of the Check Point Criteria.
 - Confirmation of District Systems Criteria through Horizontal Preliminary Review. Developer will provide the following to the Public Works Director prior to, or concurrent with, the submittal of 95% plans pursuant to the Horizontal Preliminary Review Process.
 - Proposed Final District Systems Transactional Documents. Developer will submit proposed forms of the District Systems Transactional Documents to the Public Works Director for the purpose of confirming that the proposed forms do not result in inconsistency with the District Systems Criteria. The forms may include redactions where necessary to avoid disclosure of nonpublic proprietary information.
 - Confirmation of Regulatory Authorizations. Developer will submit copies of any regional, state or federal authorizations, approvals or acknowledgements identified in the Implementation Plan, or to the extent not obtained by the time of the 95% plan submittal, documentation to establish that said authorizations, approvals or acknowledgments will be obtained before Developer provides service to any end users to the Public Works Director’s reasonable satisfaction.
- Public Improvement Agreement. The Public Improvement Agreement for any phased final map will include an obligation for Developer to provide a copy of the final form of any District Systems Transactional Document that is required to be recorded to the Public Works Director for final confirmation that the relevant terms are included prior to recordation of the subject District Systems Transactional Document. The forms may include specific redactions where necessary to avoid disclosure of nonpublic proprietary information.
 - Obligations Specific to Microgrid. Subject to all other conditions of approval in this Resolution, Developer may pursue the following four alternatives for the Microgrid, as further described in Conditions 2.1 through 2.4. If Developer elects to proceed with the Microgrid, Developer will identify which of the following alternatives it seeks to implement as part of its Implementation Plan as described in Condition 1.2.

- Municipally-Owned Microgrid: A local publicly-owned electric utility would operate the Microgrid pursuant to the operative provisions of State and local law (“Municipal Ownership”). If Developer wishes to pursue Municipal Ownership, the City will engage with Developer in good faith to evaluate the viability of this approach; provided however, that nothing in this Resolution shall be interpreted to commit the City to own or operate the Microgrid (or any component thereof) without future City and Developer review and approval. City acknowledges that as part of Municipal Ownership for the Microgrid, Developer would not be required to seek encroachment authorization for Microgrid infrastructure to occupy public rights-of-way or to seek franchise authorization.
- Pacific Gas & Electric Company (“PG&E”) Integration: PG&E may own or operate components of the Microgrid, including particularly the distribution component, consistent with PG&E’s status as a regulated public utility.
- Privately-Owned / CPUC Regulated Microgrid: Developer may pursue a privately-owned Microgrid that is regulated by CPUC as a public utility. Developer will be required to document, to the Public Works Director’s reasonable satisfaction, that prior to the delivery of service to any end user, Developer either has obtained or will obtain, or has implemented or will implement, any required CPUC approvals. In addition, if the CPUC determines that the Microgrid or operation thereof constitutes a public utility, Developer would be required to obtain franchise authorization pursuant to Title 15 of the Municipal Code.
- Privately-Owned / Privately-Regulated Microgrid: Developer may pursue a privately-owned Microgrid without the regulatory authorizations described above provided that at the time of approval of a phased final map, Developer provides documentation to the Public Works Director’s reasonable satisfaction that the Microgrid is not subject to CPUC regulation in the form of a CPUC decision, a CPUC opinion letter, a federal or state legislative approval, or other confirmation deemed satisfactory by the Public Works director in his or her reasonable discretion. If Developer provides the documentation described in the immediately preceding sentence, Developer will not be required to obtain franchise authorization under Title 15 of the Municipal Code for the Microgrid or components thereof.