



OFFICE OF THE GOVERNOR

**GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR  
THE DOWNTOWN WEST MIXED-USE PLAN  
IN THE CITY OF SAN JOSE**

**I, GAVIN NEWSOM**, Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq., make the following determinations:

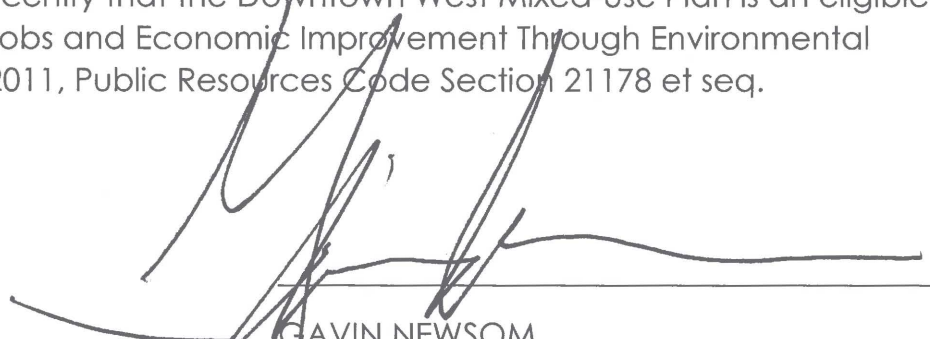
The Downtown West Mixed-Use Plan, a mixed-use residential development in San Jose, will invest more than \$1 billion dollars in the California economy, create jobs, reduce energy usage and use clean energy, and promote infill development. A copy of the Project's Application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at: <http://www.opr.ca.gov/ceqa/california-jobs.html>

1. Project Applicant: Google, LLC
2. Project Description: The Applicant proposes to build up to 500,000 GSF of commercial retail space (including arts and cultural, educational, and institutional uses); a hotel with up to 300 guest rooms; up to 800 rooms of limited-term corporate accommodations; an approximately 100,000-GSF event facility with flexible and divisible spaces for hosting conferences and assemblies year-round; up to 5,900 housing units; and up to 3,650 public parking spaces.
3. Lead Agency: City of San José
4. The project meets the criteria set forth in Public Resources Code Section 21180(b)(1). It is
  - a. A mixed use residential/commercial project (see Exhibit 1, page 12);

- b. Designed to be eligible for LEED ND Gold rating (see Exhibit 1, pages 12-13);
  - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (see Exhibit 1, pages 14-16 and Exhibit 2);
  - d. Located on an in-fill site (see Exhibit 1, page 16);
  - e. Consistent with the Sustainable Communities Strategy for the San Francisco Bay Area region (see Exhibit 1, pages 17-18).
- 5. As a multifamily residential project, the project will provide unbundled parking for all residential units except for any dwelling units subject to affordability restrictions that prescribe rent or sale prices and for which the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units pursuant to Public Resources Code Section 21184.5 (see Exhibit 1, page 18).
- 6. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of the completion of construction in compliance with Public Resources Code Section 21183(a) (see Exhibit 1, pages 18-19).
- 7. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183(b) will be satisfied (see Exhibit 1, page 19 and Exhibit 3, pages 4-5).
- 8. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions (see Exhibit 1, pages 20-21), and the Executive Officer of the California Air Resources Board (CARB) has made the determination that the project does not result in any net additional greenhouse gas emissions in compliance with Public Resources Code Section 21183(c) (see CARB Determination dated December 19, 2020, attached as Exhibit 5).
- 9. The project applicant has provided information establishing that the project will comply with the requirements for the commercial and organic waste recycling of Public Resources Code Chapter 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 23 of Division 30, as applicable in compliance with Public Resources Code Section 21183(d) (see Exhibit 1, pages 21-22).

10. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(e), (f), and (g) to undertake mitigation measures, to pay the costs for hearing by the Court of Appeal, and to pay the costs of preparing the record of proceedings (see Exhibit 1, page 23 and Exhibit 4).
11. This certification covers the project variants that have been analyzed in the application.
12. A public comment on the project application was received and is posted at <http://opr.ca.gov/ceqa/California-jobs.html>. This comment was considered prior to the making of this determination.

Therefore, I hereby certify that the Downtown West Mixed-Use Plan is an eligible project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, Public Resources Code Section 21178 et seq.



GAVIN NEWSOM  
Governor of California

December 30, 2019