

Memorandum

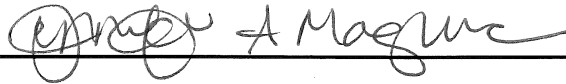
TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Angel Rios, Jr.
Kerrie Romanow
Kim Walesh

SUBJECT: NORTH SAN JOSE WATER
SUPPLY WELL LOCATION

DATE: January 18, 2018

Approved



Date

1-18-18

COUNCIL DISTRICT: 4

INFORMATION

BACKGROUND

On October 24, 2017 (item 10.4), the City Council directed staff to provide a status report outlining the location and construction schedule for the water well to serve the Microsoft development.

As identified in the project's Planning Permit, a well site shall be transferred to the City, if not already City-owned, prior to the issuance of Microsoft's building permit. The well site is for the future installation of a new groundwater well to meet the 14.5 acre foot per year (AFY) back up cooling supply requirements identified in the project Environmental Impact Report and Water Supply Assessment (WSA).

ANALYSIS

Staff is reviewing several sites for the placement of wells in North San Jose as described further below. At this time, sites under review no longer include the future sites for Iris Chang Park or Agnews Park.

- **Iris Chang Park Site:** The design for this park site is nearly completed and has been approved by the City Council, the Parks and Recreation Commission, and the Public Arts Commission. Placement of a well on the site would significantly impact the project schedule (by at least six months). Additionally, significant community feedback has been provided against the placement of a well at this future park. Given the potential impacts to the project schedule and the feedback received by the community, staff is no longer considering this location for a well. The project team has re-initiated the design for the park and anticipates City Council approval of the construction by June 2018 and project completion by mid-2019.

- **Agnews Park Site:** The water quality at this location is not sufficient for placement of a well in the near term as the water would require a significant amount of treatment prior to being incorporated into the municipal water supply. However, staff from Parks, Recreation and Neighborhood Services and the Environmental Services Department will continue to collaborate to see if there is an opportunity to positively impact the water supply needs in North San Jose as the Agnews property develops into a park over the next several years.
- **Potential City Owned Parcels:** The Real Estate Services and Asset Management Division of the Office of Economic Development are conducting a search of all City-owned parcels and public right-of-ways in North San Jose that may accommodate a well site for Microsoft.
- **Potential non-City Owned Parcels:** In addition to City-owned parcels, the Office of Economic Development is preparing a list of non-City-owned properties, that the City could approach to discuss land acquisition and/or easements for well sites.
- **Microsoft's Existing On-site Groundwater Well:** As identified in the project Environmental Impact Report and WSA, a water well is required to supply backup cooling water, a non-potable use. The Microsoft property has an existing non-potable well that may be used to serve their non-potable water demands. Currently, Microsoft has continued to prefer a connection to the City's Municipal Water System instead of utilizing their existing on-site well. As Microsoft's design progresses, staff will continue to collaborate with Microsoft on options to utilize their existing well infrastructure.

Staff anticipates reporting back to the Mayor and City Council in mid-2018 with a status report on the potential identification of a water well site, as well as any necessary funding required for a pilot well and project implementation.

/s/
ANGEL RIOS, JR.
Director of Parks, Recreation and
Neighborhood Services

/s/
KERRIE ROMANOW
Director, Environmental Services

/s/
KIM WALESH
Director of Economic Development
Deputy City Manager

For questions, please contact Matt Cano, Assistant Director of Parks, Recreation and Neighborhood Services, at (408) 535-4860.