

Appendix L
Water Supply Assessment

FINAL
WATER SUPPLY ASSESSMENT
FOR THE
237 INDUSTRIAL CENTER PROJECT

Prepared by
THE CITY OF SAN JOSE

and

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS

FOR
CITY OF SAN JOSE

May 2017

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Table i. Acronyms Used in this Report

Acronym	Description
ac-ft, AF	Acre-feet
ac-ft/yr, AFY	Acre-feet/year
ccf, hcf	Hundred cubic feet
gpd	Gallons per day
gpcd	Gallons per capita day, or gallons per person per day
mgd	Million gallons per day
MW	Megawatts
sqft, sf	Square feet
BAWSCA	Bay Area Water Supply & Conservation Agency
BMP	Best management practice
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CIMIS	California Irrigation Management Information System
CIWQS	California Integrated Water Quality System Project
CWC	California Water Code
DDW	SWRCB Division of Drinking Water
DMM	Demand management measure
DWR	California Department of Water Resources
EIR	Environmental Impact Report
ISA	Interim Supply Allocation
LI	Light Industrial
NSJ	North San Jose
RWF	Regional Wastewater Facility
SB	California Senate Bill
SBWR	South Bay Water Recycling
SCVWD	Santa Clara Valley Water District
SFPUC	San Francisco Public Utilities Commission
SJMWS	San Jose Municipal Water System
SUP	Special Use Permit
SWRCB	State Water Resources Control Board
UWMP	Urban Water Management Plan
WSA	Water Supply Assessment
WSAP	Water Shortage Allocation Plan
WVS	Written Verification of Supply

Table ii. Units of Measure Used in this Report

Unit	Equals
1 acre-foot	= 43,560 cubic feet = 325,851 gallons
1 cubic foot	= 7.48 gallons
1 CCF	= 100 cubic feet = 748 gallons
1 MGD	= 1,000,000 gallons/day = 1,120 acre-feet / year

Section 1 - Introduction

1.1 Project Overview

The proposed 237 Industrial Center project (Project) involves the development of a 66.5 acre parcel located to the north of Highway 237 in the North San Jose/Alviso area of the City of San Jose. The parcel is currently vacant and is zoned for Light Industrial (LI) use. The proposed development includes a 436,880 square foot data center and associated PG&E substation on the northern portion of the site (approximately 26.5 acres), and 728,000 square feet of light industrial development on the remaining 40 acres of the site. Zoning regulations require a Special Use Permit (SUP) for the data center component of the project.

The project is in the San Jose Municipal Water System's (SJMWS) North San Jose/Alviso service area. Potable water supply for this area is wholesale water purchased from the SFPUC with some backup supply available from locally produced groundwater. Non-potable supply, which is used primarily for irrigation and industrial purposes, is obtained from the South Bay Water Recycling (SBWR) system.

1.2 Purpose of Water Supply Assessment

This WSA is being prepared pursuant to the requirements of Senate Bill 610 (2001). Under this law, a WSA is required for any "project" that is subject to CEQA and that meets certain criteria, including a proposed industrial development of more than 40 acres or 650,000 square-feet and having a water demand equal to or greater than a 500 dwelling unit project. See Water Code §§ 10910(a), 10912(a). The 237 Industrial Center Project is subject to CEQA, and the City is preparing an EIR for the project. The 237 Industrial Center Project meets the criteria for preparing a WSA under SB 610, as it will develop over 40 acres and 728,000 sf of light industrial facilities and will have a water demand greater than a 500 dwelling unit project.

The purpose of the WSA is to evaluate whether "the total projected water supplies, determined to be available ... for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses." Water Code § 10910(c)(4).

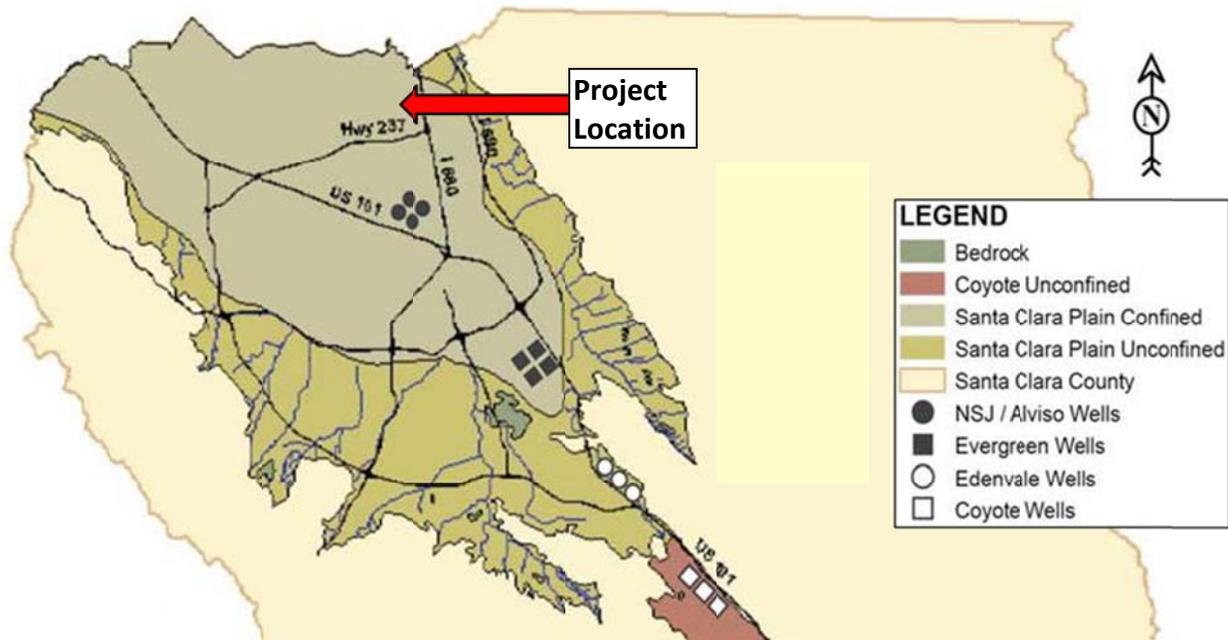
1.3 Identification of "Public Water Systems" Serving the Project

The San Jose Municipal Water System is the public water system serving this area. The City published a 2015 Urban Water Management Plan, which is the primary source of information used in this report.

SJMWS currently has three sources of potable water supply: (1) water purchased wholesale from the SFPUC, (2) groundwater, and (3) water purchased wholesale from Santa Clara Valley Water District (SCVWD). The SCVWD system does not serve the North San Jose service area.

responsible for preparation and approval of the WSA with respect to groundwater usage for the Project. As a reference, Figure 1-2 below shows groundwater areas of northern Santa Clara County and the location of SJMWS’s groundwater wells.

Figure 1-2: Groundwater Areas of Northern Santa Clara County



(Source: SJMWS 2015 UWMP)

1.4 Relationship of WSA to SFPUC and SCVWD Urban Water Management Plans

The California Urban Water Management Planning Act (Water Code §§ 10610-10656) requires urban water suppliers meeting certain criteria to prepare plans (urban water management plans or UWMPs) on a five-year, ongoing basis. An UWMP must demonstrate the continued ability of the provider to serve customers with water supplies that meet current and future expected demands under normal, single dry, and multiple dry year scenarios. These plans must also include the assessment of urban water conservation measures and wastewater recycling. Pursuant to Water Code § 10632, the plans must also include a water shortage contingency plan outlining how the water provider will manage water shortages, including shortages of up to fifty percent (50%) of their normal supplies, and catastrophic interruptions of water supply. SJMWS adopted its 2015 UWMP in June 2016. SFPUC also adopted its 2015 UWMP in June 2016, and the SCVWD adopted its 2015 UWMP in May 2016. The 2015 UWMPs project demands through the year 2040. The 2015 UWMPs do not specifically address the water demands of the proposed Project, which are analyzed in this WSA, but future water demands projected in those documents are consistent with this study. The SJMWS UWMP predicts system-wide industrial demand of 3,894 AFY in 2020, a 1,721 AFY increase over 2015. This study calculates a Project

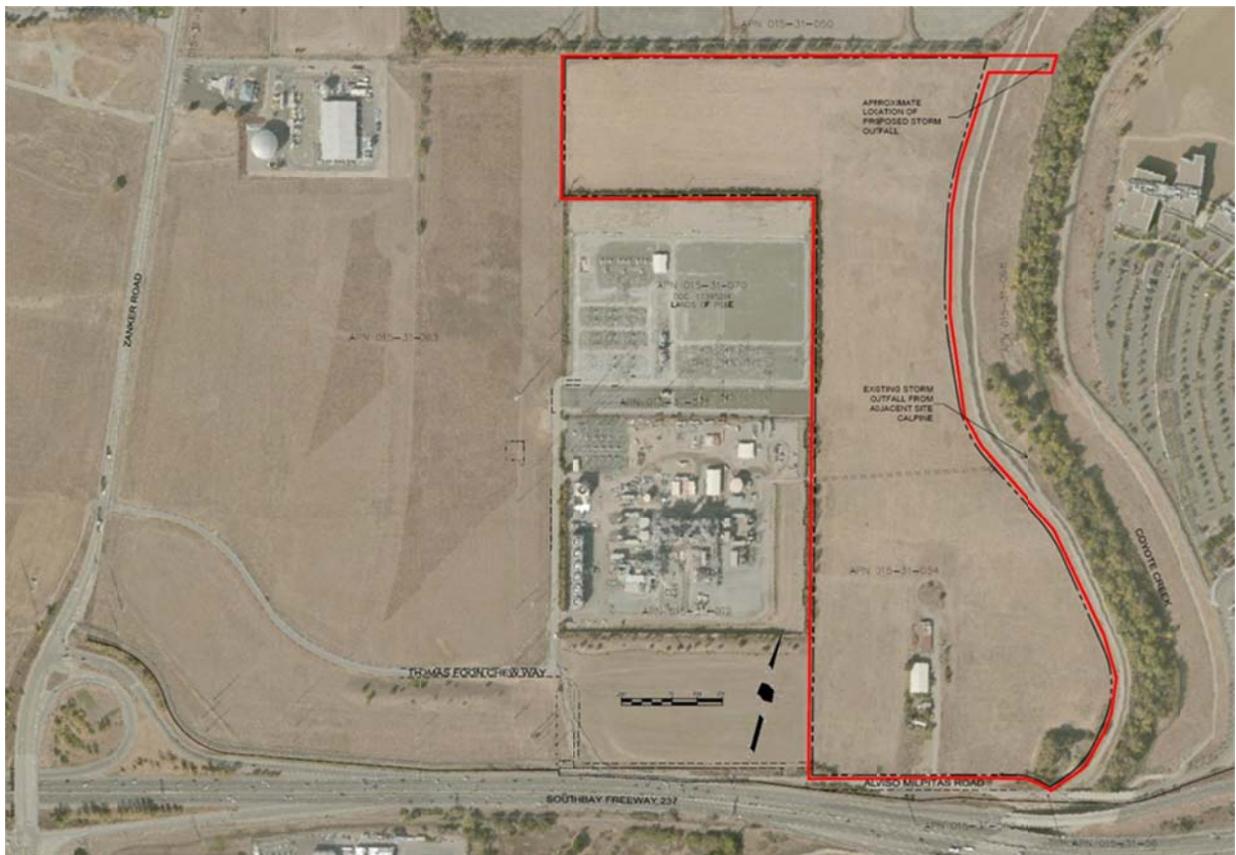
demand of 1,692 AFY, the majority of which will be met by recycled water. The City has stated that as of yet, no additional projects in North San Jose/Alviso other than those included in the 2015 UWMP have been approved for development.

Section 2 - Project Description and Water Demands

2.1 Project Description

The proposed 237 Industrial Center project (Project) involves the development of a 66.5 acre parcel located to the north of Highway 237 in the North San Jose/Alviso area of the City of San Jose (Figure 2-1). The parcel is bounded to the north by McCarthy Lane, to the south by Alviso-Milpitas Road, to the west by Zanker Road and Thomas Foon Chew Way, and to the east by Coyote Creek. The parcel is currently vacant and is zoned for Light Industrial (LI) use. The proposed development includes a 436,880 square foot data center and associated PG&E substation on the northern portion of the site (approximately 26.5 acres, see Figure 2-2 below), and 728,000 square feet of light industrial development on the remaining 40 acres of the site. Zoning regulations require a Special Use Permit (SUP) for the data center component of the project.

Figure 2-1: Project Site Map



Potable domestic water in this portion of San Jose is provided by the San Jose Municipal Water System (SJMWS), in their North San Jose/Alviso service area. Recycled water produced by the South Bay Water Recycling (SBWR) system at the San Jose-Santa Clara Regional Wastewater Facility (RWF) is also available for use, as retailed by SJMWS. Because the data center is projected to require a significant quantity of water (1,643 AFY) to meet cooling demand, the use of recycled water is proposed for this component of the Project. The remainder of the project (728,000 sqft LI) will also be served by SJMWS.

Figure 2-2: Proposed Data Center Development



2.2 Project Water Demands

The light industrial development portion of the Project, located on the southern portion of the Project site, is expected to consist of approximately four buildings totaling 728,000 gross square feet of floor space. Projected potable water demands for commercial and industrial development in City of San Jose planning documents are calculated on a per-square-foot basis. Industrial demand is estimated to be 0.18 gallons/sqft/day, with 20% presumed to be for outdoor use (Program EIR, North San Jose Development Policies Update). The water demand for 728,000 sqft of LI development is thus projected to be 131,000 gpd, or 146.8 AFY. If recycled water is used to meet the outdoor (landscape irrigation) portion of this demand, then projected potable water demand for the LI development drops to 105,000 gpd, or 117.4 AFY.

The data center portion of the Project located on the northern portion of the Project site will consist of four buildings of varying sizes and heights, totaling 436,880 gross square feet of floor space. The 50 megawatt (MW) data center constitutes a Special Use of the site. At a peak rate

of demand of 29,340 gal/day/MW (Navix Engineering), the data center’s maximum daily water demand is expected to be 1,467,000 gal/day. Non-peak day demand will be lower, and the project is being designed such that cooling demand can be met entirely with recycled water under normal operating conditions. The use of potable water for cooling purposes will be limited to periods of interruption in the recycled water supply, and will not exceed nine days per year (maximum of three 3-day interruptions per year). A lesser amount of potable water than recycled water is required per megawatt of cooling: 10,500 gpd/MW versus 29,340 gpd/MW. Using potable water to cool for nine days at a maximum rate of 525,000 gpd yields a maximum annual demand of 14.5 AFY.

The data center will require an additional supply of potable water for non-cooling purposes (use by employees in restrooms, administration areas, etc). Project designers estimate a potable water demand of 10,800 gpd (12.1 AFY), based on a projected peak potable demand of 150 gpm. The administrative building plumbing fixtures have a demand of 65 gpm per building based on 90 WSFU (water supply fixture units); as well as 10 gpm for two wall hydrants. This is converted to a daily demand based on peak gpm for 4 hours and an applied demand factor of 0.3 to account for average daily consumption variations. Combined with 14.5 AFY of emergency cooling demand, total maximum potable water use for the data center is expected to be about 26.6 AFY. On a per-square-foot basis, this is 70% less water than a LI development of comparable size would require (78,638 gpd / 88.1 AFY).

A summary of potable and non-potable water demand for both the LI and data center components of the Project is provided in Table 2-1 below:

Table 2-1: Summary of Project Water Demands

<u>Site Use</u>		<u>Basis for Demand Calculation</u>	<u>Demand Factor</u> (gal/day)	<u>Water Demand</u> (gal/day) (AFY)		<u>% Recycled</u>	<u>Potable Demand</u> (AFY)	<u>Recycled Demand</u> (AFY)
LIGHT INDUSTRY		Building Area = 728,000 sqft	0.18 per sqft	131,040	146.8	20%	117.4	29.4
DATA CTR.	cooling	Electrical Power = 50 MW	29,340 per MW	1,467,000	1,643.3	100%	0	1,643.3
	domestic	Engineer's estimate	NA	10,800	12.1	0%	12.1	0
TOTALS:				1,608,840	1,802	93%	129.5	1,673

Table assumes normal operating conditions with no interruptions in recycled water supply. Supply interruptions might result in additional potable water use of up to 14.5 AFY.

Section 3 - Current and Future Water Supply

3.1 Imported Water

Water purchased wholesale from the San Francisco Public Utilities Commission (SFPUC) is the primary source of potable supply for SJMWS's North San Jose service area. SFPUC's water supply consists primarily of diverted Tuolumne River flows conveyed through the Hetch Hetchy Project (approximately 85% of SFPUC supply), with local sources making up the remaining 15%. Total SFPUC system storage capacity is nearly one million acre-feet. During normal years, the SFPUC could supply an average of 256 mgd to its retail and wholesale customers, with 81 mgd for retail customers and 184 mgd for wholesale providers. In 2009, SJMWS entered into a Water Sales Contract with SFPUC to purchase 4.5 mgd (annual average, or 5,041 AFY). In 2015 the actual quantity of water purchased was 4,677 AF. The Water Sales Contract between SFPUC and SJMWS provides a supply of water that is both temporary and interruptible. For planning purposes, the 2015 UWMP assumes a continued supply of 4.5 mgd.

Note that in its other service areas (Evergreen, Edenvale, and Coyote Valley) SJMWS also purchases water wholesale from the SCVWD. There is no intertie between these service areas and North San Jose; therefore SCVWD water supply will not be considered in this WSA.

3.2 Local Groundwater

SJMWS maintains four groundwater wells located in the North San Jose area (two active and two backup). Hydrogeologically, these wells are located in the Santa Clara Plain subbasin of the Santa Clara Valley aquifer. Although these wells are not used regularly, they have the potential to serve as an additional or backup supply should service from SFPUC fall short or be interrupted. Groundwater could also serve as a backup source of supply for the data center portion of the Project, if recycled water service were to be interrupted. The existing wells have individual capacities of 1,500 gpm each (SJMWS 2015 UWMP), with a combined theoretical maximum capacity of 4,500 AFY. The maximum historical use of these wells was 924 AFY in 1991 (Envision San Jose 2040 WSA). SJMWS plans to construct additional wells in the North San Jose/Alviso service area to secure additional regular and backup supply sources.

Bulletin 118 describes groundwater level trends in the Santa Clara Plain as stable, having largely recovered from 1960s minima thanks to decreased pumping (many former pumpers now rely on imported surface water deliveries) and increased recharge. The SCVWD actively manages its water supply portfolio to ensure that groundwater use within the basin remains sustainable, employing methods such as managed groundwater recharge, conjunctive use, local surface water capture and storage, imported water, and recycled water to enhance and supplement groundwater supplies. SJMWS affirms in their 2015 UWMP that the basin has not been identified by the

DWR as one in a state of overdraft, and a sufficient supply of groundwater is available to supply the four SJMWS wells.

3.3 Recycled Water

Recycled water is produced at South Bay Water Recycling (SBWR), a system operated by the San Jose-Santa Clara Regional Wastewater Facility (RWF). Located less than one mile to the northeast of the Project site, the RWF is responsible for collecting and treating the sewage and other wastewater from six surrounding South Bay jurisdictions: SJMWS, San Jose Water Company, California Water Service, Great Oaks Water Company, and the Cities of Santa Clara and Milpitas.

SBWR delivers recycled water to four retail agencies: SJMWS, the San Jose Water Company, the Cities of Santa Clara and Milpitas. Demand for recycled water varies seasonally, ranging from a minimum of 8 mgd in winter to 25 mgd during the drier summer months. Over the course of a year, SBWR's recycled water deliveries average 15,000 AF. In 2015, SJMWS received 3,607 AF of recycled water, or about 24% of SBWR's total production. In the 2015 UWMP, SJMWS projects that production and sales of recycled water will approximately double between 2015 and 2040, increasing to 7,368 AFY.

Section 4 - Existing Water Demands

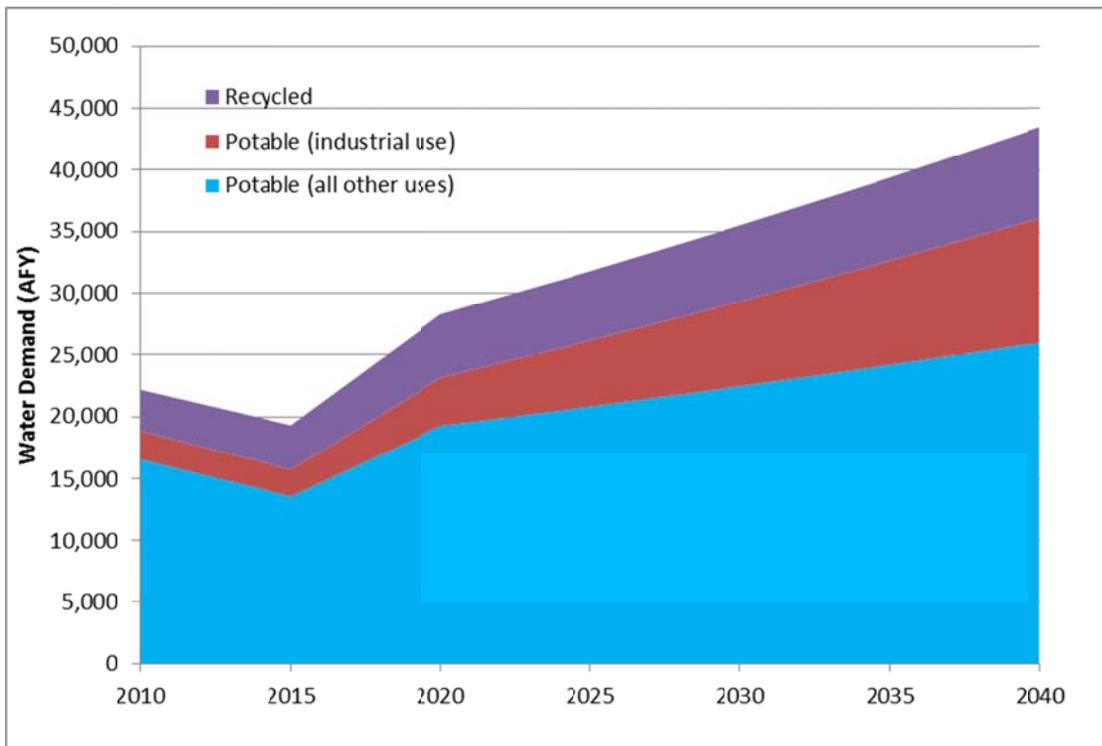
4.1 Current & Future Demands

According to their most recent UWMP, SJMWS in 2015 delivered 15,707 AF of potable water (system-wide deliveries, includes potable supplies from both SFPUC and SCVWD, plus groundwater from wells in three service areas). This represented a decrease from the 18,846 AF produced in 2010, attributable largely to the recent multiyear drought and other conservation measures. Between 2015 and 2040, demand is projected to gradually increase to 36,116 as the region experiences continued development and growth in all sectors. Industrial demand for potable water is currently 2,173 AFY, or about 14% of total. This figure is projected to increase to 10,110 AFY by 2040, a net increase of 365% and a doubling in share relative to use by other sectors. Industrial potable demands in the North San Jose/Alviso area are projected to increase to approximately 3,200 AFY by 2040.

As per the discussion in the previous section, recycled water demand by SJMWS customers in 2015 was 3,607 AFY. Of this quantity, 1,966 AF (55%) were used for landscape irrigation, and 1,641 AF (45%) went to industrial users. Total recycled water demand represented a 262 AFY increase over 2010 levels, but the rate of demand increase by customers was slower than expected. By 2040, SJMWS expects that sales of recycled water will approximately double over current (2015) levels to 7,368 AFY.

With a projected demand of 1,673 AFY (1,643 AFY for the data center, plus up to 30 AFY for outdoor/landscaping use associated with the LI development) the proposed Project would roughly double the amount of recycled water currently being used by industrial customers in SJMWS’s service area. Total recycled water use would increase to 5,280 AFY, a 46% increase over current levels, bringing consumption approximately in line with UWMP demand projections for year 2021.

Figure 4-1: SJMWS Water Demands, 2010 - 2040



A summary of recent, current, and projected future water demands, broken down by relevant type and sector, is presented below in Table 4-1.

Table 4-1: SJMWS Water Demands, 2015 - 2040

Water Use Sectors (AFY)	2015	2020	2025	2030	2035	2040
Single Family	6,815	10,321	10,789	11,281	11,797	12,339
Multi-Family	2,689	2,556	2,835	3,130	3,439	3,763
Commercial	1,294	1,663	1,986	2,325	2,681	3,055
Industrial	2,173	3,894	5,335	6,850	8,442	10,110
Institutional/Governmental	219	295	309	324	340	357
Landscape/ Irrigation	2,262	3,835	4,239	4,664	5,110	5,577
Losses / Unaccounted	187	587	653	743	827	915
Total Potable	15,707	23,151	26,156	29,317	32,636	36,116
Recycled Water	3,607	5,117	5,638	6,187	6,764	7,368
Total Water Demand	19,314	28,268	31,794	35,504	39,400	43,484

All values in units of AFY. Source: SJMWS 2015 UWMP

4.2 Dry Year Demands

SFPUC’s wholesale potable water system is deemed highly reliable. Storage and redundancy built into the SFPUC system ensure that even during periods of drought, the utility can usually provide its wholesale customers with their interim supply allocations. Nonetheless, SFPUC and its wholesale customers have adopted a Water Shortage Allocation Plan (WSAP) that allows for shortage reductions of up to 10% below normal year supplies for a single critical dry year (or the first year of a multi-year drought), and up to 22% for subsequent multiple dry years. Fiscal Year 2015 represented the third year of a multi-year drought, and SFPUC was still able to deliver 4,677 AF of potable water to SJMWS, but the possibility of more severe supply reductions should nonetheless be taken into account when planning future dry-year demand scenarios.

The most recent drought period (2013-2015) represents the multi-year drought of record for the San Francisco Bay region. Actual water usage data from this general period shows that total potable water use by SJMWS customers during this period decreased by 17%, from 18,846 AFY in 2010 to 15,707 in 2015. Industrial water usage declined from 2,303 AFY in 2010 to 2,173 AFY in 2015, or by about 6%. Despite continuing growth in the region, these decreases in overall water usage were achievable largely due to conservation measures implemented in response to the recent drought. If necessary, similar conservation targets could presumably be achieved in future drought scenarios.

If SFPUC were to be forced to cut customers’ allocations by the advised 10%-22%, SJMWS could use its two active groundwater wells to temporarily supplement water supply in the NSJ/Alviso service area (see Table 4-1 below). Note that SJMWS would not be permitted to use its emergency standby wells for drought supply.

Table 4-2: SJMWS Water Demands, 2015 - 2040

<u>Supply</u>	Water Year Type				
	Normal Year	Single Dry Year	Multiple Dry Years		
			1	2	3
2015 Potable Supply					
<i>SFPUC</i>	5,041	4,985	4,985	3,416	3,416
<i>groundwater</i>	4,500	4,500	4,500	4,500	4,500
2040 Potable Supply					
<i>SFPUC</i>	5,041	4,985	4,985	3,416	3,416
<i>groundwater</i>	5,700	5,700	5,700	5,700	5,700
2040 Demands					
Potable Demand	9,887	9,887	9,887	9,887	9,887
<i>met by SFPUC</i>	5,041	4,985	4,985	3,416	3,416
<i>met by groundwater</i>	4,846	4,902	4,902	4,790	4,790
<i>met by conservation</i>	0	0	0	1,681	1,681

All values in units of AFY. SFPUC year 2040 supply based on SJMWS 2015 UWMP, Table 7-1. During multiple dry years, demand reduction measures are implemented to achieve 17% conservation, as was the case in the 2013-2015 drought.

Section 5 - Supply Sufficiency Analysis

5.1 Sufficiency of Water Supply for the Project

The projected potable demand for the proposed Project, 129.5 AFY, represents approximately 2.6% of the 5,041 AFY currently contracted to SJMWS for delivery by SFPUC during normal water years. SJMWS has the ability to meet increased demand in a variety of ways, such as purchasing additional water from SFPUC when available, relying more heavily on local groundwater resources, or encouraging conservation and recycled water use among its existing customers to reduce existing potable water demands. The potable demands of the proposed Project fall easily within growth forecasts for industrial water use put forth in SJMWS’s 2015 UWMP (see Table 5-1 below). As potable industrial water demand in all SJMWS service areas is projected to increase by 7,937 AFY between 2015 and 2040, the 129.5 AFY needed for the Project represents less than 2% of this forecast growth.

The City has required, as a condition of approval for the project, the purchase and dedication of a 2,500 square foot property for SJMWS’s future construction of a potable water well. This agrees with the 2015 UWMP plan Table 6-8 for future water projects to support future demands by the installation of groundwater wells in the NSJ/Alviso service area.

As currently proposed, the proposed data center component of the Project is forecast to use over 70% less potable water than a LI development of comparable size would demand. At 12.1 AFY, potable water use by the data center represents about 10% of total Project potable water demands. Although the recycled water demands of the project are significant, meeting these

demands falls within SBWR’s future projections for recycled water sales. The use of recycled water represents a reliable, sustainable, local and drought-proof supply of cooling water for the Project’s operations.

Table 5-1: Project Impact on Systemwide Industrial Potable Demand Projections

	2015	2020	2025	2030	2035	2040
Projected Industrial Raw/Potable Demand	2,173	3,894	5,335	6,850	8,442	10,110
Existing Industrial Demand (2015)	2,173	2,173	2,173	2,173	2,173	2,173
237 Industrial Center	0	129.5	129.5	129.5	129.5	129.5
Available for Remaining Industrial Development	0	1,591	3,032	4,547	6,139	7,807

All values in units of AFY. Source: SJMWS 2015 UWMP

Table 5-2: Project Impact on Systemwide Recycled Water Demand Projections

	2015	2020	2025	2030	2035	2040
Projected Recycled Water Demand	3,607	5,117	5,638	6,187	6,764	7,368
Existing Recycled Water Demand (2015)	3,607	3,607	3,607	3,607	3,607	3,607
237 Industrial Center	0	1,673	1,673	1,673	1,673	1,673
Available for Remaining Development	0	-163	358	907	1,484	2,088

All values in units of AFY. Source: SJMWS 2015 UWMP

Appendix A: References

Bay Area Water Supply & Conservation Agency

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