Appendix I:
Water Supply Assessment

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WATER SUPPLY ASSESSMENT

211-281 RIVER OAKS PARKWAY RESIDENTIAL PROJECT, SAN JOSE

April 2025

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This Water Supply Assessment (WSA) was prepared for the 211-281 River Oaks Parkway Project (River Oaks or Project) in the City of San José on behalf of River Oaks Housing Partners, LLC. The Project will redevelop a vacant and underutilized site in the heart of a residential neighborhood. River Oaks proposes a mixture of residential housing options, including: 100 townhomes, 505 market-rate apartments, 130 affordable apartments, and two market-rate manager units for a total of 737 dwelling units situated on the 9.67 acre project site. (The actual site area is 9.82 acres, and the Project includes widening a road that will reduce the total lot area by 0.15 acres). The Project location is shown in **Figure 1**.

Affordable housing units would range in size from 360 to 1,037 square feet, market-rate from 536 to 1,290 square feet, and townhomes from 1,230 to 1,790 square feet. Affordable and market-rate housing would include a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, while townhomes would be a composition of 2- and 3-bedroom units. **Figure 2** shows the Project conceptual site plan.

This WSA provides technical support to the City of San José, the lead agency in complying with the California Environmental Quality Act (CEQA) and developing an Environmental Impact Report (EIR) for the Project. The WSA focuses on availability of sustainable water supply for the proposed Project. The Project is located within the San José Municipal Water System's (SJMWS) Alviso and North San José service area.

1.2. BACKGROUND

The California Water Code section 10910 (also termed Senate Bill 610 or SB610) requires that a water supply assessment (WSA) be provided to cities and counties for projects (of a specified type and size) that are subject to the California Environmental Quality Act (CEQA). Under the California Water Code Section 10912, a residential or commercial "project" is any of the following:

- A proposed residential development of more than 500 dwelling units
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 units square feet of floor space
- A mixed-use project that includes one or more of the projects specified in Section 10912
- A project that would demand an amount of water equal to, or greater than, the amount of water required by a 500-dwelling unit project.

The River Oaks Project includes 737 dwelling units, which meets the criteria of more than 500 dwelling units and thus requires preparation of a WSA.

The City of San José recognizes the River Oaks Project as subject to CEQA and SB610. Cities and counties are mandated to identify the public water system that might provide the Project's water supply and then to request a WSA, which includes a discussion regarding whether the public water system's total projected water supplies (available in normal, single dry, and multiple dry years during a 20-year projection) will meet the projected water demand associated with the proposed Project in addition to the public water system's existing and planned future uses. The SJMWS is the public water provider for River Oaks and the water supply and demand information for the SJWMS is presented herein.

A foundational document for preparation of the WSA is the City of San José Urban Water Management Plan (UWMP). The 2020 UWMP, which was adopted in June 2021, is available and relevant data have been updated by the City where applicable. WSAs and UWMPs both require water supply reliability information to be provided for the water service area in five-year increments over a 20-year planning horizon.

1.3. PURPOSE

The purpose of this WSA is to document the City's existing and future water supplies for its SJMWS service area and compare them to the area's future water demand including that of the proposed Project. This comparison, conducted for both normal and drought conditions, is the basis for an assessment of water supply sufficiency in accordance with the requirements of California Water Code section 10910 (Senate Bill 610).

2. PROJECT WATER DEMAND

This section addresses water demands for the proposed land uses. The primary water uses for this project will be for domestic usage and irrigation. The Project includes three groups of buildings, with the following configurations:

- 100 townhomes, including:
  - 50 two-bedroom units
  - 50 three-bedroom units
- 505 market-rate apartments, including:
  - 54 Studio units
  - 325 one-bedroom units
  - 101 two-bedroom units
  - 25 three-bedroom units
- 132 affordable apartments
  - 28 Studio units
  - 32 one-bedroom units
  - 37 two-bedroom units
  - 35 three-bedroom units

The project also includes a greenbelt, playgrounds, two leasing offices, and a fitness clubroom.

2.1. EXISTING WATER USE

The proposed River Oaks site includes three existing vacant office buildings, parking, a courtyard, and landscaping. Although the existing use may include minor irrigation, water use over the past five years has been minimal and for this WSA, it is assumed to be 0 AFY.

Although the site has used a negligible amount of water in recent history, the original site was developed with five 2" water meters plus two 8" fire services to meet water needs for three commercial buildings totaling approximately 164,606 square feet, including landscape irrigation. The existing distribution system and water supply capacity historically developed to meet these commercial needs would be replaced by demands associated with the subject project.

2.2. PROPOSED PROJECT WATER DEMAND

The proposed Project would require an estimated 95.7 acre-feet per year for indoor residential demand (**Table 1**) and an additional 3.2 acre-feet per year for landscaping demand (**Table 2**).

The Project site would be developed in three phases with construction beginning in the fourth quarter of 2026 and expected completion in 2030. For the purposes of this WSA, the Project construction is assumed to be completed by 2030 for comparison to the 2030 growth projections shown in the SJMWS 2020 UWMP.

The potable water demand was calculated using an estimated number of occupants per unit and an estimated per-capita indoor consumption. Number of occupants per unit is assumed to be 1 for studio apartments, and 2.98 for all other units, which is the 2019-2023 average persons per household for the City of San José (US Census Bureau, n.d.). The estimated per-capita water consumption is based on the California Water Code Standards for Indoor Residential Water Use for 2030 of 42 GPCD (Cal. Water Code §10609.4, 2024), based on the expected project completion in 2030.

The landscaping irrigation demand – assumed to be supplied by recycled water – was calculated using the Simplified Landscape Irrigation Demand Estimation (SLIDE) method (ASABE, 2017). The SLIDE equation is:

$$Landscape\ Water\ Demand\ (gal) = ETo \times PF \times LA \times 0.623$$

Where:
ETo is reference evapotranspiration in inches
PF is the plant factor
LA is the landscape area (in square-feet)
0.623 is the factor to convert inches of water to gallons

The parameters and results used in the SLIDE calculation are shown in **Table 2**.

2.3. FUTURE WATER CONSERVATION

River Oaks will utilize water-efficient plumbing fixtures and use native and adaptive species to reduce irrigation demand.

3. SAN JOSÉ MUNICIPAL WATER SYSTEM DEMAND

This section summarizes water demands for the SJMWS service area, the retailer for the proposed Project area. The first part describes the factors affecting total water demand, including climate, population, and employment, plus the mix of customer types, such as residential, commercial, and industrial. The second part documents water demands, not only under normal climatic conditions, but also during drought.

Figure 1 shows the SJMWS service areas and the Project location in the North San José portion of the SJMWS service area.

3.1. CLIMATE

Climate has a considerable influence on water demand on a seasonal and annual basis. This influence increases with the portion of water demand for outside uses, specifically landscape irrigation.

Table 3 summarizes representative climate data for the City, including average monthly and annual rainfall and evapotranspiration (ETO) from the California Irrigation Management Information System (CIMIS), Union City station (CIMIS, 2025). The City has a semi-arid, Mediterranean climate, characterized by dry summers and wet winters with year-round moderate-to-warm temperatures. Reflecting this pattern, water demand in the City is greater in the summer than in the winter.

As it would for the entire region, climate change may affect future water supply availability for the City by reducing water availability, changing local precipitation patterns, and increasing water demands. As discussed in greater detail below, the SJMWS largely relies on imported water sources plus some groundwater but is increasing its recycled water as a reliable supply source for non-potable uses and to help offset potable water use for non-potable demand.

3.2. POPULATION

City population, a key factor in water demand, is analyzed in the 2020 UWMP. **Table 4** reproduces the UWMP population and employment values for the City's entire water service area with projections to 2045.

3.3. CURRENT WATER USE SECTORS AND WATER DEMAND

Table 5 documents the historical water demand for the City's entire service area by water use sectors for 2020 from the most recent UWMP. The water use sectors (customer types)

are listed on the left. Recycled water demand in 2020 was 4,097 AFY with recycled water used for non-potable irrigation and industrial uses (such as cooling towers).

3.4. PROJECTED WATER DEMAND

Table 6 summarizes the projected water demands for the SJMWS service area from 2025 to 2045. This table is from the SJMWS 2020 UWMP. The 21,643 AFY used in 2020 (**Table 5**) is expected to almost double to 40,965 AFY by 2045.

The projected water demand is primarily based on population growth and land use projections, as indicated in the San José Envision General Plan (2010). It was assumed in the 2010 General Plan that the water demand would increase in proportion to population and employment. The 2020 UMWP has incorporated per capita water demand reduction due to conservation, particularly for residential customers. The potable demand for this project is within the increase projected by the General Plan and UWMP.

4. SAN JOSÉ MUNICIPAL WATER SYSTEM WATER SUPPLY

4.1. WATER SUPPLY

The water supply for the North San José/Alviso area currently is provided primarily by the San Francisco Public Utilities Commission (SFPUC) Hetch Hetchy water system, with local groundwater serving as a backup water supply. Recycled water has been used in the area since 1999. Proposed sources of water supply for the area include additional imported water from the Hetch Hetchy water system, groundwater from the Santa Clara Valley groundwater basin (which is managed by Valley Water in collaboration with local water agencies), and additional recycled water. In addition, water conservation is anticipated to reduce water demand from current projected amounts.

4.2. WHOLESALE WATER SUPPLY

4.2.1. SFPUC

North San José/Alviso is provided water from the SFPUC Hetch Hetchy pipeline by means of two turnouts. In 2009, SJMWS accepted both a master Water Supply Agreement (the agreement common to all Bay Area Water Supply and Conservation Agency (BAWSCA) agencies), and a Water Sales Contract (specific to SJMWS). The City of San José currently has a contract for up to 5,041 AFY (4.5 million gallons per day or MGD); this contract is both temporary and interruptible. The Water Supply Agreement with SFPUC was amended and restated in 2018 and 2021 and will remain in place until June 30, 2034.

The supply for the City of San José is interruptible but the supply cannot be interrupted until ten years after San José has received notice of SFPUC's intention to reduce or interrupt deliveries. San José, SFPUC, an BAWSCA continue to work on long-term reliable water supply strategies to ensure sufficient and reliable water supply for the region.

As part of the Water Supply Agreement, SJMWS may purchase excess water, providing that the combined purchases of SJMWS and the City of Santa Clara do not exceed 9 MGD. SJMWS is committed to purchasing the maximum amount of water available and reducing its reliance on other sources due to the uncertainties regarding the availability and sustainability of the groundwater basin. Links to the most recent Water Supply Agreement and Water Sales Contract are included in the references.

4.3. GROUNDWATER SUPPLY (VALLEY WATER)

Groundwater has long been a source of supply for SJMWS. Groundwater is available from the Santa Clara subbasin, which is managed by Valley Water and other agencies. SJMWS

currently operates groundwater production wells in the Coyote Valley and Santa Clara Plain management areas, which together compose the larger Santa Clara subbasin. The locations of the subbasin boundaries are provided in **Figure 1**. The City of San José currently has four wells in the Project's North San José service area, two of which are permitted for active use; additional City wells located in other service areas are not able to provide water supply to the Project's service area.

4.3.1. Santa Clara Valley Groundwater Basin

Most SJMWS service areas, including North San José, Evergreen, and Edenvale, overlie the Santa Clara subbasin, part of the larger Santa Clara Valley Groundwater Basin, designated by the Department of Water Resources (DWR) with groundwater basin number 2-9.02 (DWR, 2004). The Santa Clara subbasin occupies a structural trough between the Diablo Range on the east and the Santa Cruz Mountains on the west. It extends from the northern border of Santa Clara County to Coyote Narrows. The Santa Clara valley is drained to the north by tributaries to San Francisco Bay including Coyote Creek and the Guadalupe River.

The principal water bearing formations of the Santa Clara subbasin are alluvial deposits of unconsolidated to semi-consolidated gravel, sand, silt, and clay (DWR, 2004; Valley Water, 2021). The permeability of the valley alluvium is generally high and most large production wells derive their water from it (DWR, 1975). The southern portion and margins of the subbasin are unconfined areas, characterized by permeable alluvial fan deposits. A confined zone is created by an extensive clay aquitard in the northern portion of the subbasin (SCVWD, 2001; Valley Water, 2021). This aquitard divides the water-bearing units into an upper zone and a lower zone; the latter is tapped by most of the local wells.

Groundwater in the Santa Clara subbasin is recharged through natural infiltration along stream channels and by direct percolation of precipitation. In addition, SCVWD maintains an active artificial recharge program. Groundwater flow generally is from the margins of the basin toward San Francisco Bay.

4.3.2. Water Resources Management

Valley Water is the groundwater management agency in Santa Clara County (as authorized by the California legislature under the Santa Clara Valley Water District Act) and has the primary responsibility for managing the Santa Clara Valley groundwater basin. Valley Water has worked for decades to minimize subsidence and protect groundwater resources through artificial recharge of the groundwater basin, water conservation, acquisition of surface water and imported water supplies, and prevention of water waste.

The Sustainable Groundwater Management Act (SGMA), passed in 2014, required medium and high priory basins to establish Groundwater Sustainability Agencies (GSA) and to prepare Groundwater Sustainability Plans (GSPs) or Alternatives to GSPs (Alternative Plan). Santa Clara subbasin is a high priority basin that is not critically overdrafted. SGMA listed Valley Water as one of 18 exclusive agencies to comply with SGMA; Valley Water is the sole GSA for the Santa Clara subbasin. Valley Water submitted their 2016 Groundwater Management Plan (GWMP) as their first Alternative Plan to DWR in 2016. In 2021, Valley Water submitted an updated GWMP to fulfill the periodic evaluation of the Alternative Plan under SGMA. The 2021 GWMP (Valley Water, 2021) contains detailed information about groundwater management, hydrogeological conceptual model of the basin, an update of basin conditions (including groundwater levels and water quality, conjunctive water management plans, basin management programs (including minimum thresholds), and detailed descriptions of their monitoring networks (Valley Water, 2021).

Valley Water is dedicated to providing a reliable water supply to the people and businesses of Santa Clara County. In order to meet these water needs in the future and manage potential risk; Valley Water maintains a flexible management of the water resources. The groundwater supply management program is intended to replenish the groundwater basin, sustain the basin's water supplies, prevent groundwater overdraft (including saltwater intrusion and subsidence), and sustain storage reserves for use during dry periods. Valley Water operates artificial recharge systems to augment groundwater supply. Valley Water also conserves local surface water, provides imported water, operates water treatment plants, maintains water conveyance systems, supports water recycling, and encourages water conservation. Valley Water works to maintain each subbasin at "full" capacity, banking water locally to protect against drought or emergency water supply interruptions. This strategy allows Valley Water to carry over surplus water in the subbasins from wet to dry periods.

4.3.3. Available Groundwater

The total available groundwater in a normal year, or sustainable yield, of the Santa Clara Subbasin is determined by Valley Water. While Valley Water is the Groundwater Sustainability Agency and responsible for overseeing the sustainable operation of the basin, they do not directly provide groundwater to retailers like SJMWS. Valley Water maintains local sources, recharge ponds, and imported water contracts as active tools in the operation of the basin (Valley Water, 2021).

SJMWS - North San José

The City of San José currently has four wells in North San José (the area of the proposed project). The wells, installed in 1981 and 1983, are 600 to 615 feet in depth with screens

generally between 200 and 615 feet in depth. The combined capacity of the four wells is reported at 6,500 gpm (City of San José, 2021). However, only two of the wells are active wells in routine use, while the other two are maintained and permitted as a backup, emergency supply source. No additional wells would be needed to meet the small potable demand for the proposed project.

No entitlement or water rights to groundwater are indicated because the Santa Clara Valley groundwater basin has not been adjudicated and groundwater entitlements or rights have not otherwise been defined.

4.4. RECYCLED WATER

The City of San José operates the South Bay Water Recycling (SBWR) system and distributes recycled water produced at the San José-Santa Clara Water Regional Wastewater Facility located in Alviso. The SBWR program delivers disinfected tertiary treated wastewater from the RWF through an extensive recycled water distribution system consisting of over 150 miles of pipeline. The recycled water is used for non-potable purposes such as agriculture; industrial cooling and processing; and irrigation of golf courses, parks, and schools. During the peak summer season, SBWR diverts between 15 and 20 MGD of recycled water for irrigation and industrial uses to over 900 customers throughout San José, Santa Clara, and Milpitas (City of San José, 2021). This WSA assumes that irrigation demands will be served by recycled water.

SJMWS currently has programs in place to encourage the use of more recycled water, including:

- Lower cost of recycled water than potable water.
- Regulatory approval for recycled water usage.
- Ordinances requiring the use of recycled water for irrigation where available.
- Prohibition against the use of potable water for uses appropriate to recycled water.
- Support for developers' expansion of system to areas where recycled water is unavailable.

4.5. WATER SUPPLY IN NORMAL AND DROUGHT PERIODS

Table 7 summarizes current water supply sources by volume in 2020 and **Table 8** shows projected water supply reported in five-year increments in order to provide a long-term overview. As indicated, SJMWS has multiple sources for water supply in the project service area, which include imported water from SFPUC and from Valley Water, groundwater from the Santa Clara Valley groundwater basin, and recycled water. In addition, water conservation is anticipated to reduce water demand from current projected amounts.

While **Tables 7 and 8** document past, current and future water supply under normal conditions, **Tables 9, 10 and 11** quantify the amount of potable water supply during normal and drought conditions, for current conditions and for projected conditions within the SJMWS service area. These tables were presented in the SJWMS 2020 UWMP to document the expected changes in potable supplies. Recycled water supplies are not included in these tables as no change is expected from normal conditions.

Water supplies in a single dry year are shown in **Table 10**. During dry periods, a reduction of imported water volume from SFPUC is expected, based on their supply reliability analysis. The relatively small differences between water supply and demand during a single dry year can reasonably be expected to be addressed through conservation measures. These measures are identified and discussed in SJMWS' Water Shortage Contingency Plan (City of San José, 2021).

Table 11 shows the available potable water supplies for multiple dry years, similar to those that occurred from 1987 through 1992 and 2012 through 2015. As with the single dry year, SFPUC supplies would be reduced in line with the reliability analysis, 46 to 64 percent. Valley Water supplies, both imported water and groundwater, would also be reduced. However, Valley Water plans to manage the reductions through short term water conservation, use of reserves, and supplemental water sources.

In the first year of drought, Valley Water would rely on available reserves. In subsequent years, as reserves are depleted, Valley Water would need to rely on short-term water use reductions and supplemental supplies. SJMWS would coordinate regularly with Valley Water during any dry period to utilize supplies which are most readily available (City of San José, 2021).

5. COMPARISON OF SUPPLY AND DEMAND

The WSA must compare supply and demand for the groundwater basin where the Project is located. **Tables 9, 10, and 11** show water supply projections for the SJMWS Service Area in five-year increments to 2045 for normal, single-dry, and multiple-dry years, respectively. The tables exclude recycled water, which is drought resilient and 100 percent available in all years. **Tables 9, 10, and 11** are based on the assumptions outlined in the UWMP and summarized in Section 4.5. While the demand is expected to be higher than the project supply, the small shortfalls will be resolved through water conservation and programs detailed in the Water Shortage Contingency Plan (WSCP).

The project is part of the General Plan (City of San José, 2010) and the projected growth of multi-family residential demand that is shown in **Table 6**. Over the 2020 to 2030 period, SJMWS projects an increase in population of more than 35,000 residents (**Table 4)**; an increase in water demand of 7,969 AFY (**Tables 5 & 6**); and an increase in supply of 7,969 AFY, including an increase in potable water of 6,610 AFY (**Tables 7 & 8**). Over the 2020 to 2045 period, population is projected to grow by over 90,000 residents (**Table 4);** water demand increases by 19,322 AFY (**Tables 5 & 6**); and water supply increases by 19,322 AFY (**Tables 7 & 8**), including an increase in potable water of 16,006 AFY.

Potable and recycled water supplies are sufficient to meet the Project's estimated demand of 98.9 AFY, which is 0.33**%** of the projected SJMWS water demand for 2030 and 0.24% of projected SJMWS water demand for 2045. The proposed project will use water-efficient fixtures and appliances, and native and adapted plant species to minimize water demand, as such the demand is not expected to significantly vary between different water year types.

Based on the assumed number of residents per unit (1 for studios and 2.98 for all other units), the estimated population of the Project is 2,034 people. This increase in population falls within the projected 2030 population growth in the SJMWS 2020 UWMP (35,000 people). The Project is estimated to contribute 5.7% of the projected population growth by 2030. The estimated water demand of the Project is 1.2% of the projected 2030 water demand increase.

SJMWS has adequate resources to meet the water demands for its growing population and has taken measures to decrease its per capita water use. There are enough water resources for the proposed project for normal, single dry, and multiply dry years during the 20-year projection.

6. CONCLUSIONS

Findings of this WSA are summarized below.

- The River Oaks Parkway Project is located in the City of San José.
- The proposed development encompasses 9.67 acres of residential housing, with a mixture of affordable and market-rate apartments and townhomes.
- A WSA as per SB610 is required because the project has more than 500 residences.
- SJMWS, the Project water supply retailer, has a water supply portfolio including local groundwater, imported water from SFPUC and/or Valley Water, and recycled water.
- The Project is within the projected growth of the San José Envision General Plan (2010)
- Sufficient water supplies are available to serve the Project's demands

Contingent upon obtaining a will-serve letter from the SJMWS, the project has sufficient water supply.

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TABLES

Table 1. Estimation of Future Potable Water Demand, Project

Unit Type	Total Count[1]	Estimated Indoor Water Use (GPCD)[2]	Assumed Number of Residents[3]	Annual Indoor Water Demand (Gal)	Annual Indoor Water Demand (AFY)
Studio	82	42	1	1,257,060	3.9
One-Bedroom	357	42	2.98	16,308,974	50.1
Two-Bedroom	188	42	2.98	8,588,479	26.4
Three-Bedroom	110	42	2.98	5,025,174	15.4
TOTAL	**737**			**31,179,687**	**95.7**

Notes:

1. Source: Table 2-2 from River Oaks Gateway Project Draft EIR
2. Estimated GPCD based on California Water Code Urban Water Management Planning §10609.4 residential standards for 2030
3. Number of residents assumed based on average household occupants from CA State Dept of Finance Table E-5. For studio apartments, 1 occupant is assumed

Table 2. Estimation of Landscaping Irrigation Demand, Project

Parameter	Unit	Value
Average Annual ETo[1]	inches	45.40
Plant Factor[2]	unitless	0.50
Landscaping Area	square-feet	74,127
Irrigation Demand	gallons per year	1,048,872
Irrigation Demand	**acre-feet per year**	**3.2**

Notes:

1. 2010-2024 average annual ETo for CIMIS station 171, Union City
2. Assumed plant factor is for trees, shrubs, and herbaceous perennials in arid conditions

Table 3. Local Climate Data

Month	Average Total Monthly Evapotranspiration (2010-2024)	Average Total Monthly Precipitation (in) (2010-2024)	Average Temperature (F) (2010-2024)	Average Minimum Temperature (F) (2010-2024)	Average Maximum Temperature (F) (2010-2024)
January	1.4	3.1	48.8	39.7	59.7
February	2.0	2.3	50.8	40.6	62.1
March	3.2	2.8	53.6	43.9	64.1
April	4.6	1.4	56.6	47.2	67.4
May	5.4	0.5	58.9	50.6	69.6
June	6.2	0.1	62.9	54.0	74.7
July	6.4	0.0	64.8	56.4	76.4
August	5.6	0.0	65.2	56.9	77.0
September	4.4	0.1	64.5	54.9	77.3
October	3.2	0.8	61.0	49.9	74.4
November	1.7	1.6	53.0	42.6	65.1
December	1.3	3.8	48.8	39.6	59.3
Annual	**45.4**	**16.6**	**57.4**	**48.0**	**68.9**

Source: California Irrigation Management Information Systems (https://cimis.water.ca.gov/) from Station 171, Union City

Table 4. Current and Projected Population and Employment in SJMWS Service Area

Year	2020	2025	2030	2035	2040	2045
Population	132,644	150,368	168,092	194,985	217,685	222,661
Jobs	90,001	94,006	95,626	100,473	111,355	118,367

Source: UWMP 2020 Tables 3-2, 3-3

Table 5. Historical Water Demand by Water Use Sector (AFY)

Water Use Sector	Actual 2020 Water Demand (AFY)	
	Level of Treatment when delivered	Volume (AFY)
Single-Family Residential	Drinking Water	7,920
Multi-Family Residential	Drinking Water	2,694
Commercial	Drinking Water	1,040
Industrial	Drinking Water	1,837
Institutional/Government	Drinking Water	176
Landscape Irrigation	Drinking Water	2,873
System Losses/Fire Service		1,006
Recycled Water	Non Potable Water	4,097
TOTAL		**21,643**

Source: 2020 UWMP Tables 4-1, 4-3

Table 6. Projected Water Demand by Water Use Sector (AFY)

Customer Type	Projected Water Demand (AFY)				
	2025	2030	2035	2040	2045
Potable Demand					
Single-Family Residential	9,107	10,293	10,917	12,338	12,621
Multi-Family Residential	2,932	3,171	3,463	3,763	3,849
Commercial/Institutional	1,642	1,920	2,436	3,376	3,446
Industrial	2,562	3,197	4,086	5,546	5,665
Institutional/Governmental	208	239	286	356	365
Landscape Irrigation	3,401	3,930	4,586	5,584	5,712
Losses	1,228	1,406	1,569	1,852	1,894
Non-Potable Demand					
Recycled Water	4,776	5,456	6,279	7,368	7,413
TOTAL	**25,856**	**29,612**	**33,622**	**40,183**	**40,965**

Source: 2020 UWMP Table 4-2 (with recycled water)

Table 7. Current Water Supply (AFY)

Supply Type	Existing Water Supply (AFY) 2020
Groundwater	885
Imported - Valley Water	11,930
Imported SFPUC	4,731
Recycled Water	4,097
TOTAL	**21,643**

Source: 2020 UWMP Table 6-9

Table 8. Projected Water Supply (AFY)

Supply Type	Projected Water Supply (AFY)				
	2025	2030	2035	2040	2045
Potable Supply (Valley Water, Groundwater, SFPUC)*	21,080	24,156	27,343	32,815	33,552
Recycled Water Supply - System wide*	4,776	5,456	6,279	7,368	7,413
TOTAL	**25,856**	**29,612**	**33,622**	**40,183**	**40,965**

Source: 2020 UWMP Table 6-10

Table 9. Normal Year Supply and Demand Comparison, Potable (AFY)

		2025	2030	2035	2040	2045
Normal Year	**Supply totals**	21,080	24,156	27,343	32,815	33,552
	Demand totals	21,080	24,156	27,343	32,815	33,552
	Difference	0	0	0	0	0

Notes: Table excludes recycled water which is 100% available in all years
Source: 2020 UWMP Table 7-5

Table 10. Single Dry Year Supply and Demand Comparison, Potable (AFY)

		2025	2030	2035	2040	2045
Single Dry Year	**Supply totals**	19,265	22,330	25,505	30,977	31,257
	Demand totals	21,080	24,156	27,342	32,814	33,553
	Difference	(1,815)	(1,826)	(1,837)	(1,837)	(2,296)

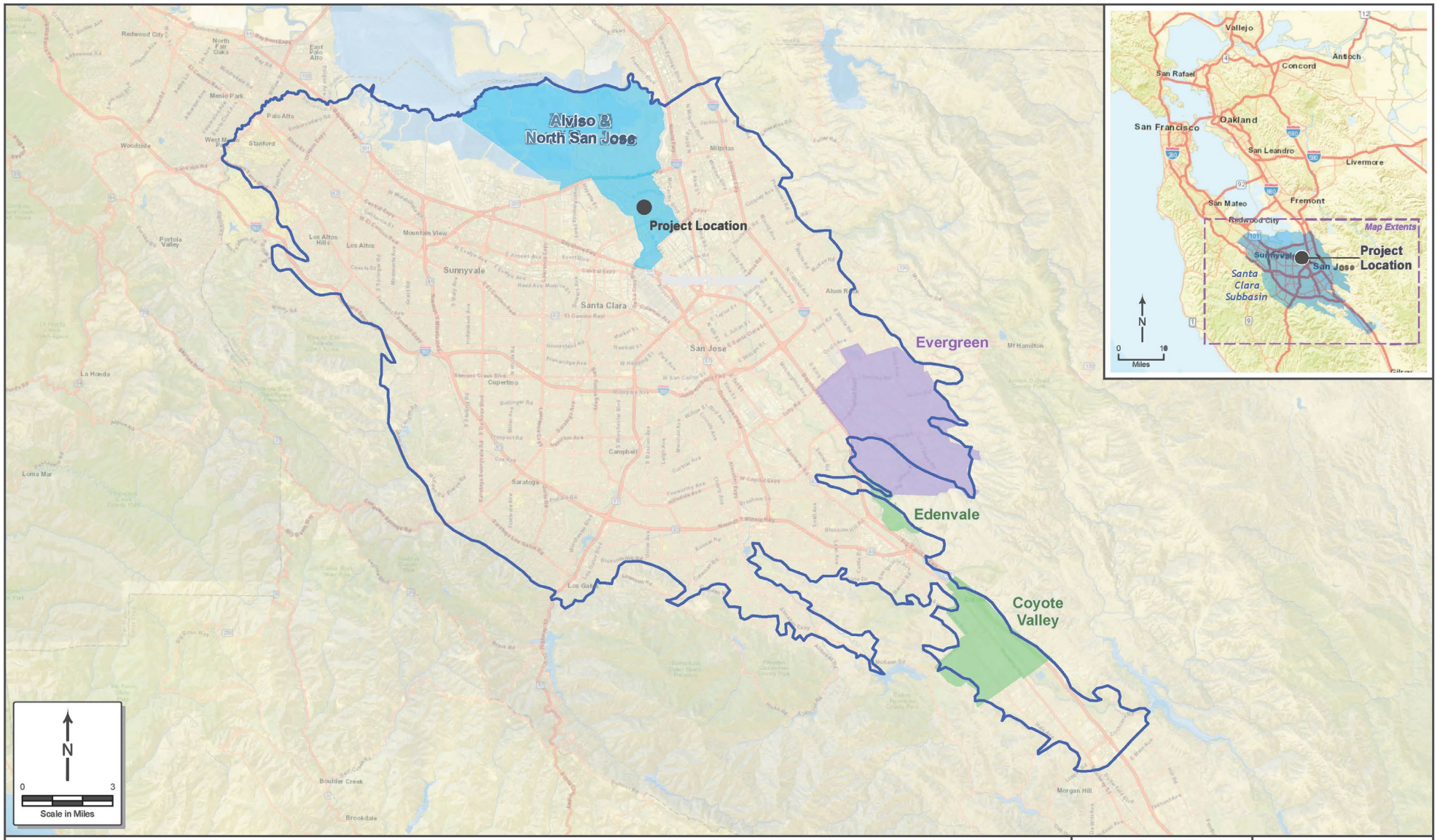
Notes: Table excludes recycled water which is 100% available in all years
Source: 2020 UWMP Table 7-6
Difference is expected to be made up through the Water Shortage Contingency Plan (WSCP)

Table 11. Multiple Dry Years Supply and Demand Comparison, Potable (AFY)

		2025	2030	2035	2040
First Year	Supply Totals	19,265	22,330	25,505	30,977
	Demand Totals	21,080	24,156	27,342	32,814
	Difference	(1,815)	(1,826)	(1,837)	(1,837)
Second Year	Supply Totals	19,421	22,508	26,140	30,666
	Demand Totals	21,695	24,793	28,437	32,962
	Difference	(2,274)	(2,285)	(2,297)	(2,296)
Third Year	Supply Totals	20,036	23,145	27,235	30,813
	Demand Totals	22,310	25,431	29,531	33,110
	Difference	(2,274)	(2,286)	(2,296)	(2,297)
Fourth Year	Supply Totals	20,652	23,783	28,329	30,636
	Demand totals	22,926	26,068	30,626	33,258
	Difference	(2,274)	(2,285)	(2,297)	(2,622)
Fifth Year	Supply Totals	21,267	24,420	29,200	30,784
	Demand Totals	23,541	26,705	31,720	33,405
	Difference	(2,274)	(2,285)	(2,520)	(2,621)

Notes: Table excludes recycled water which is 100% available in all years
Source: 2020 UWMP Table 7-7
Difference is expected to be made up through the Water Shortage Contingency Plan (WSCP)

FIGURES



March 2025

TODD GROUNDWATER

Figure 1
Project Location with Municipal Water System Service Areas

BUILDING FRONTGATE CALCULATION:

RIVER OAKS PARKWAY

BUILDING FRONTAGE WITHIN 5' FROM EASEMENT:
124'-0" + 387'-5" = 511'-5"
STREET FRONTAGE LENGTH = 627'-11"
BUILDING FRONTAGE PERCENTAGE = 511'-5" / 627'-11" = 81%

CISCO WAY

BUILDING FRTONGATE WITHIN 5' FROM SETBACK:
19'-7" + 66'-9" + 19'-7" + 219'-10" = 325'-9"
STREET FRONTAGE LENGTH = 504'-5"
BUILDING FRONTAGE PERCENTAGE = 325'-9" / 504'-5" = 64%

Source:
City of San José, 2024, Draft Environmental Impact Report for the 211-281 River Oaks Parkway Residential Project (Figure 2-5)

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TODD GROUNDWATER

Figure 2
211-281 River Oaks Parkway
Conceptual Site Plan