

Exhibit H

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August 17, 2023
Revised November 6, 2023

WE# 1282.00

Mr. Eric Phelps
Phelps Family – Omni Resource, LLC
19045 Portola Drive Suite F-2
Corral de Tierra, CA 93908

Via email: eric@cdtrealty.com

**Re: Corral de Tierra Fueling Station
Annual Water Use Calculation**

Dear Mr. Phelps:

As per your request, in the table below we have estimated the potable water use anticipated for the proposed Corral de Tierra Fueling Station. We have followed Rule 24 of the Monterey Peninsula Water management District (MPWMD) methodology for determining water use capacity along with the estimated landscape water use calculated by Conceptual design and planning company (CDPC) in their letter dated August 17, 2023.

When a Non-Residential Project proposes two or more of the uses set forth in Table 2, each proposed use shall be subject to a separate calculation. A gas station with a retail facility would be subject to both the gas station use by pump and the retail use by square-footage. All factors are as provided in their published *Non-Residential Water Use Factors*, Group I and Group III respectively.

Proposed Use	Measure	Unit	Multiplier	Water Use (ac-ft / yr)
Convenience Store	3,077	sq. ft	0.00007 AF/SF	0.2154
Gas Station	6	pumps	0.0913 AF/pump	0.5478
SubTotal				0.7632 AFY
Landscaping ¹ (ETWU)	Per CDPC MWEL0		25744 GPY	0.0791
Total with Landscaping				0.8423 AFY

If you have any questions or need more information, please contact me at
(831) 649-5225.

Sincerely,



Richard P. Weber, P.E., L.S.
Principal
RCE 55219

¹ Conceptual Design and Planning Company dated August 17, 2023.

MEMORANDUM

DATE: 12/5/2023

TO: Nicki Fowler
Monterey County Health Department, Environmental Health Bureau

FROM: Whitson Engineers

SUBJECT: Corral de Tierra Gas Station – Estimated Existing Annual Water Use Calculation

Dear Ms. Fowler,

Pursuant to your request, we have provided our calculations for estimating the existing water use for the existing Corral de Tierra Gas station located at the southeast corner of State Route 68 and Corral de Tierra Road. We utilized MPWMD methodology for the existing 6 pumps @ 0.0913 AFY/Pump or 0.548 AFY, 1700 SF of the service station at 0.00021 AFY (based upon the waste fixtures which are not water conserving; see footnote * below). Irrigation demand was based upon the SLIDE calculation (@ 0.310 AFY) for the ornamental planting and lawn areas of the existing site. The breakdown calculation are shown below.

Convenience Mart				
	1700 SF	0.00021	0.357 AFY	*
	6 Pumps	0.0913	0.548 AFY	**
	Landscape (SLIDE Equation)		0.310 AFY	***
	Total Estimated Water Usage		1.215 AFY	
			1,084 GPD	

NOTE: This follows the same methodology that MPWMD outlines in combining the use of both the gas station and convenience portion of the project

* MPWMD Factor of 0.0007 is based upon low flow 1.3 GPF Toilets. Existing Station had 3.6-7.0 GPF toilets and non-water efficient basins. Assumed a water factor demand factor of 3x yields 3x0.0007 or 0.00021

** Per MPWMD Non-Residential Group III Factor of 0.0913 per pump (2014)

*** SLIDE Equation; see next worksheet

Slide Equation for Landscape Use

Landscaping (Lawn & Bedding Plants)				
SLIDE equation				
Landscape Water Demand (gal.) = $ET_o \times PF \times LA \times 0.62$:				
Eto	46.3 (year)	(Zone 3)		
PF	0.8	Table 1		
LA	4374	SF		
	0.623	inches of water to Gallons		
	100934	GPY		
	0.310	AFY		
	277	GPD		

If you have any questions or need additional information, please contact me at (831) 649-5225.

Sincerely,
Whitson Engineers



Richard P. Weber, PE, PLS, QSD | Principal
RCE 55219
LS 8002

Hydrogeologic Evaluation

Corral de Tierra Fueling Station Project Application

Technical Review from Monterey County Water Resources Agency



Project Overview	
Project Name	Corral de Tierra Fueling Station
Address	1 Corral De Tierra Road, Salinas, CA
Parcel Number	161-571-002-000
PLN	PLN220348
Prepared By	Ricardo Carmona, P.G.

Title 19 Evaluation

The following summarizes if the Comprehensive Hydrogeologic Evaluation (Report) contains all the elements required in Title 19 of the Monterey County Code. Requirements for Comprehensive Hydrogeologic Investigations can be found in 19.03.015.L.3 for standard subdivisions; 19.05.040.L.3 for vesting tentative maps; and in 19.07.020.K.3 for preliminary project reviews in residential allocation zones.

Finding: The Report states that the water intensification associated to the proposed project qualifies to be considered a “de minimis” increase in water use. The Report provides Water Demand and Water Balance evaluations, as well as Adequacy of Water Supply findings and conclusions, as outlined in Title 19 of the Monterey County Code.

Baseline Water Demand

Agency Staff reviewed the Baseline Water Demand presented in the Report. Comments are summarized below.

- Water Demand is estimated at 0.8423 AFY.
- Water Balance is estimated at -0.3975 AFY

Long Term Water Supply Evaluation

Agency Staff reviewed the method used to evaluate the project’s long term water supply. At this time, Monterey County has not adopted policy defining long term sustainable water supply

Finding: The report provides Water Quality results for Nitrate and Nitrite are below MCLs. The report also documents the existing well’s pumping capacity, it deems its adequacy to meet the water demand and states the long term water supply availability of the proposed project.

Additional Comments

The report’s Water Balance estimation is limited to a comparison between net water use of the former facility that was demolished in the early 2000s and the proposed project; it lacks other inflow/outflow aspects of the water balance evaluation.

Prepared By: Ricardo Carmona, P.G.

Date: 8/29/2024

Reviewed By:

Amy Woodrow
Amy Woodrow, PG – Hydrologist

