# Exhibit H





6 Harris Court, Monterey, CA 93940 | 831.649.5225

whitsonengineers.com

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: <a href="mailto:eric@cdtrealty.com">eric@cdtrealty.com</a>

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 <sup>1</sup>	Per CDPC			
(ETWU)	MWELO		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

<sup>&</sup>lt;sup>1</sup> 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.

<b>Convenience Mart</b>					
1700	) SF	0.00021	0.357	AFY	*
	Pumps	0.0913	0.548	AFY	**
Landscape	(SLIDE Eq	uation)	0.310	AFY	***
Total Estimated Water Usage			1.215	AFY	
			1,084	GPD	

NOTE: This follows the same methodolgy 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

## Corral de Tierra Annual Water Use Calculation

## Slide Equation for Landscape Use

	/1 0	D 11: 1	N		
Landscapi	ng (Lawn 8	Bedding I	Plants)		
SLIDE equ	ation				
Landscap	oe Water I	Demand (	gal.) = E	T <sub>o</sub> × PF ×	LA × 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.

<u>Finding:</u> 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

<u>Finding</u>: 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.

Reviewed By: Amy Woodrow

SHAP Y Woodrow 9 8849

Date: 8/29/2024