

Exhibit E
Revised Water Balance Analysis

Omni Resources, LLC
(Corral de Tierra Village)
PLN110077

Board of Supervisors
January 10, 2012

Table A. Water Balance Analysis for Revised Hybrid LEED Alternative

Pre-Project					
Water Use					Water Use AFY
Project Site					0.00
Existing Service Station					0.00
Hillside					0.00
Total Water use					0.00
Recharge					
	Total Area acres	Undeveloped Area acres	Mean Annual Precipitation ² inches/year	Recharge Rate	Recharge AFY
Project Site	11.0	11.0	15.5	0.04	0.57
Existing Service Station	0.7	0.07	15.5	0.01	0.00
Hillside	3.6	3.6	15.5	0.08	0.37
Total Recharge					0.94
Water Balance = Recharge - Water Use					0.94
Post-Project					
Water Use	Area ¹ sq. ft.	Multiplier ³		Demand AFY	LEED ⁶ AFY
General Retail	82,947	0.00005		4.15	2.90
Deli/Pizza/Bakery/Coffee	17,023	0.0002		3.40	2.38
Landscaping ⁵ (1.87 acres x 1.46 AFY/acre per Denise Duffy and Associates)				2.73	0.55
Total Water Use					5.83
Recharge					
	Total Area acres	Developed Area ⁷ acres	Mean Annual Precipitation in./yr	Recharge Rate ⁸	Recharge AFY
Project Site	11.0	8.01	15.5	0.80	8.28
Existing Service Station	0.7	0.63	15.5	0.80	0.65
Hillside	3.6	0.00	15.5	0.13	0.60
Total Recharge					9.53
Water Balance = Recharge - Water Use					3.70
Net Change					
Post-Project Water Balance - Pre-Project Water Balance					2.76

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Notes:

1. The *Revised Evaluation of Potential for Increased Groundwater Recharge* prepared by Whitson Engineers, dated October 14, 2009, states that 90% of the service station parcel is impervious surface and the remaining 10% of its area is available for recharge.
2. Mean Annual Precipitation rates are based on results presented in the *Schaaf & Wheeler Preliminary Drainage Study* dated July 30, 2002
3. The recharge rates are based on results presented in the *Laguna Seca Subarea Phase I Hydrogeologic Update* (November 2002, prepared by Eugene B. Yates, Martin B. Feeney, and Lewis I. Rosenberg). These recharge rates represent 4%, 8%, and 1% of mean annual precipitation.
4. Estimates based on conceptual drawings.
5. Based on Marina Coast Water District demand factor of 0.00005 for retail/office per Draft EIR Table 2.7.B; see pg. 256. Monterey Peninsula Water Management District Non-Residential Water Use Factor of 0.0002 applied to grocery deli/pizza/bakery/coffee.
6. LEED water demand has been reduced by 30% due to the use of water efficient fixtures and equipment. The landscaping demand was reduced by 80% in accordance with estimates provided by Dickson & Associates, Inc.
7. The *Hybrid LEED Alt. Plan Lot Adj.* prepared by Hart Howerton, dated June 13, 2011, provides 348,868 s.f. (8.01 ac) of hardscape and building area, and 129,690 s.f. (2.98 ac) of undeveloped or landscaped area.
8. The *Revised Evaluation for Potential for Increased Groundwater Recharge*, prepared by Whitson Engineers, dated October 14, 2009, estimated the fraction of precipitation that would contribute to groundwater recharge could be increased to 80% for the impervious areas within the project site and former service station site due to the complete capture and percolation of runoff. According to the report, the recharge rate for the hillside could be increased from 8% to 14%. The contribution to groundwater recharge from the proposed landscaped areas within the project site and service station parcel is taken as zero as a conservative assumption.
9. Irrigated landscaping associated with the *Hybrid LEED Alt. Plan Lot Adj.* site plan prepared by Hart Howerton, dated June 13, 2011, is 1.87 acres per calculations prepared by Hart Howerton.

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