APPENDIX L

Water System Analysis

WATER SYSTEM ANALYSIS
FOR THE
AGUA HEDIONDA SOUTH SHORE SPECIFIC PLAN
FOR 85% OPEN SPACE AND 15% RETAIL

May 7, 2015

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May 7, 2015 539-005

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Attention: Carey Fernandes, Principal

Subject: Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail Water System Analysis

This letter-report summarizes our findings and recommendations for the Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail (Specific Plan).

Specific Plan Overview

The Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail (Agua Hedionda 85/15 Specific Plan or Specific Plan) is comprised of approximately 203.4 acres of land between the south shore of the Agua Hedionda Lagoon and Cannon Road in the City of Carlsbad, California. The Specific Plan will permanently protect and conserve approximately 176.7 acres for open space, the continuation of strawberry farming and coastal agricultural (more than 85% of the Specific Plan area), and will reserve approximately 26.7 acres (less than 15% of the Specific Plan area) for a new pedestrian-friendly visitor serving outdoor retail, shopping, dining and entertainment promenade, at no tax burden to the residents of Carlsbad. The Specific Plan requires that the open space lands be improved with low impact public access by providing passive recreation amenities

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including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking and an integrated resource and educational signage program. The Outdoor Shopping, Dining and Entertainment Promenade, together with supporting uses including a farm-to-table restaurant and farm stand will provide for a total of approximately 585,000 square feet of visitor serving uses within the Specific Plan. The implementation of the Specific Plan is anticipated to occur between 2017 and 2019. This report has been prepared consistent with the Specific Plan.

Specific Plan Area Location

The Specific Plan area is located in Carlsbad, in northwest San Diego County, California. The City occupies about 39 square miles of beaches, bluffs, lagoons, rolling hills, and other land along the northern coast of San Diego County, and is situated about 30 miles north of the San Diego metropolitan area. In addition to the Pacific Ocean coastline along its western boundary, existing communities surrounding Carlsbad include the city of Oceanside to the north, the city of Encinitas to the south, and the cities of Vista and San Marcos and unincorporated areas of San Diego County to the east.

Three coastal lagoons help define the City's environs. Agua Hedionda Lagoon is centrally located in Carlsbad's coastal zone, and comprises approximately 230 acres of water surface and additional upland marsh and wetland areas. Buena Vista Lagoon is along the City's northern edge, acting as a boundary between Carlsbad and Oceanside. The Batiquitos Lagoon is situated along the City's southern edge, defining the boundary between Carlsbad and Encinitas.

The Specific Plan area is comprised of two separate parcels, identified as San Diego County's Assessor Parcel Numbers (APN) 211-010-024, and 211-010-031 (the portion north of Cannon Road). The Specific Plan area is regionally accessed by Interstate 5 (I-5) and locally accessed by Cannon Road. Figure 1 illustrates the Specific Plan area.

Planning Criteria

The Specific Plan area will receive water service from the Carlsbad Municipal Water District (CMWD). Planning criteria for the Specific Plan area is based on the City's Engineering Standards Volume 2 (2004) and the CMWD Water Master Plan (2012), and can be summarized as follows:

- Non-Residential Water Demand Factor – 2,300 gallons per day (gpd)/10,000 SF of building area.
- Factor to Convert Average Demand to Maximum Day Demand – 1.65.
- Factor to Convert Average Demand to Peak Hour Demand 2.9.
- Minimum Water Line Size – 8-inch
- Minimum Static Pressure – 60 psi
- Minimum Peak Hour Pressure – 40 psi
- Minimum Maximum Day Demand plus Fire Flow Pressure – 20 psi
- Maximum Pipeline Velocity at Peak Hour – 8 ft/s
- Maximum Pipeline Velocity during Maximum Day plus Fire – 10 ft/s

Facilities constructed for the Specific Plan area must also comply with the Coastal Act and the Agua Hedionda Land Use Plan.

Existing and Projected Potable Water Demands

Table 1 summarizes the existing and projected water demands for the Specific Plan area. Approximately 88.6 acres of land area within the Specific Plan are currently available for agriculture. Based on actual water use data for the property over a five year period in years where more than 60 acres of land were being actively farmed with strawberries and other crops, the demand for the property was averaged to approximately 200 acre-feet per year. This value was used as the existing water use for the Specific Plan area because it is representative of the demand that has and would occur on the property when utilized at or close to the active agriculture potential of the agricultural land within the Specific Plan. Other five year average periods have used less water than 200 acre-feet per year; however, the farming operations are variable based on several factors (e.g., crops, climate, precipitation, water costs, etc.), and the existing farming operations want to be able to elect

to cultivate 60 acres or more of actively farmed areas, including strawberries as those operations have done in prior years. Thus, the 200 acre-feet per year provides a reasonable estimate of existing and probable future uses.

TABLE 1
CANNON ROAD SPECIFIC PLAN
POTABLE WATER DEMAND SUMMARY

Description	Quantity	Demand Factor	Average Water[1] Demand, gpd	Average Water[1] Demand, ac-ft/yr
Existing				
Agriculture	88.6 ac[1]	---	178,549	200
Proposed				
EAG-OS	45.6[2]	---	60,849	76
AGS-OS	15.9[2]	---	7,142	8
VSC	585,000 SF	2,300 gpd/10,000 SF	134,550	151
Subtotal			**209,795**	**235**
Water Use Reductions (See Table 3)			(41,046)	(46)
Total Proposed			**168,729**	**189**
Reduction from Existing, Demand			9,802	11
Reduction from Existing, %			5.5%	

[1] The amount of active agriculture varies widely from year to year. Existing demand is based on recent historical usage when more than 60 acres are actively farmed.
[2] Per discussion below, agricultural areas will have a variety of potential users with varying water requirements. Demands for these areas have been estimated based on a blend of agricultural crops and historical water usage data.

The Specific Plan provides for approximately 45.6 acres of Exclusive Agriculture Open Space (EAG-OS), in addition to 15.9 acres of Agricultural Support Open Space (EAG-OS), which combined are anticipated to include approximately 50 acres of land area which will be used for active agricultural production including strawberries (approximately 15-30 acres), various farmers market crops (approx. 20-30 acres), in addition to various herbs, and fruit tree crops or olive trees (approximately 8-11 acres). These agricultural land uses within the Specific Plan are projected to consume a total of approximately 84 acre feet of potable water per year.

Additionally, the Specific Plan provides for 585,000 square feet of Visitor Serving Commercial (VSC) uses, which include the pedestrian-oriented outdoor commercial, shopping, dining, entertainment, and recreation promenade. The VSC uses are projected to use approximately 151 acre feet of water annually. The Specific Plan will utilize recycled water for landscaping and will implement water conservation features (both are discussed in more detail later in this report), which will reduce potable water usage by approximately 46 acre feet per year, reducing potable water demand to 189 acre feet per year.

Therefore, implementation of the Specific Plan will reduce potential potable water consumption by approximately 11 acre feet per year or 5.5% compared to the potential consumption due to agricultural use without implementation of the Specific Plan.

The water demand projections in Table 1 represent average annual demands in a normal year. The 2010 Urban Water Management Plans prepared by the CMWD, San Diego County Water Authority (SDCWA), and Metropolitan Water District (MWD) also consider the impact to normal demands as a result of single dry years and multiple dry years. The data in these documents indicates that normal annual demands are estimated to increase by approximately 6 percent in single dry year and multiple dry year conditions. These minor increases in water demands are offset by increased water conservation efforts during these conditions.

Existing Potable Water System

The CMWD Service Area covers approximately 85 percent of the City of Carlsbad. The water system consists of supply connections from the San Diego County Water Authority (SDCWA), storage reservoirs, pump stations, pressure reducing stations, and pipelines. In the vicinity of the Specific Plan area, there is a 16-inch 375 Zone line in Cannon Road adjacent to the eastern portion of the site and a 12-inch 241 Zone line in Cannon Road adjacent to the western portion of the site. A 375/241 Zone pressure reduction station that is normally closed and serves as a backup is located at the intersection of Cannon Road and Legoland Drive.

The visitor-serving commercial portions of the Specific Plan area will receive service from the 241 Zone. This zone is formed by a series of pressure reducing stations, and a well-looped distribution system including the 12-inch line in Cannon Road. This zone will supply a static pressure of approximately 70 psi at the main access driveway. Figure 2 provides the location of existing water facilities in the vicinity of the Specific Plan area.

Proposed Onsite Potable Water Facilities

To provide potable water service to the Specific Plan area, we propose water service to the open space area near the ingress driveway, and a public onsite loop to serve the visitor-serving commercial areas. The size of the pipe loop in the western portion of the Specific Plan area will be dependent on the required fire flow for the site, but is anticipated to be a 12-inch line. Figure 3 provides the proposed potable water system for the Specific Plan area.

The proposed 12-inch water loop that serves the visitor serving commercial area will be a public lope operated and maintained by the Carlsbad Municipal Water District. All onsite hydrants will be supplied from this public loop. Each proposed building on the site will be supplied by this 12-inch loop. Domestic service to the buildings will consist of a service connection to the public system followed by a meter and backflow preventer. The domestic water system will be private downstream of the water meter. Similarly, fire service to feed the required risers and building sprinkler system will be supplied by a service connection to the public system followed by a backflow preventer. The fire system will be private downstream of the backflow preventer.

Water demand projections in the CMWD 2012 Water Master Plan were developed from the City Growth Management Plan. Growth data in the City is organized by Local Facility Management Plans (LFMP). The Cannon Road Specific Plan is within LFMP 13, which also includes areas south of Cannon Road. Per the data summarized in the 2012 Water Master Plan, the Zone 13 LFMP (1995) has approximately 2.2 million square feet of non-residential development and anticipates an additional 1.1 million square feet prior to build out. This is consistent with the General Plan and Zoning Map, which include commercial development in the western portion of the Specific Plan area and open space for the remainder of the Specific Plan area.

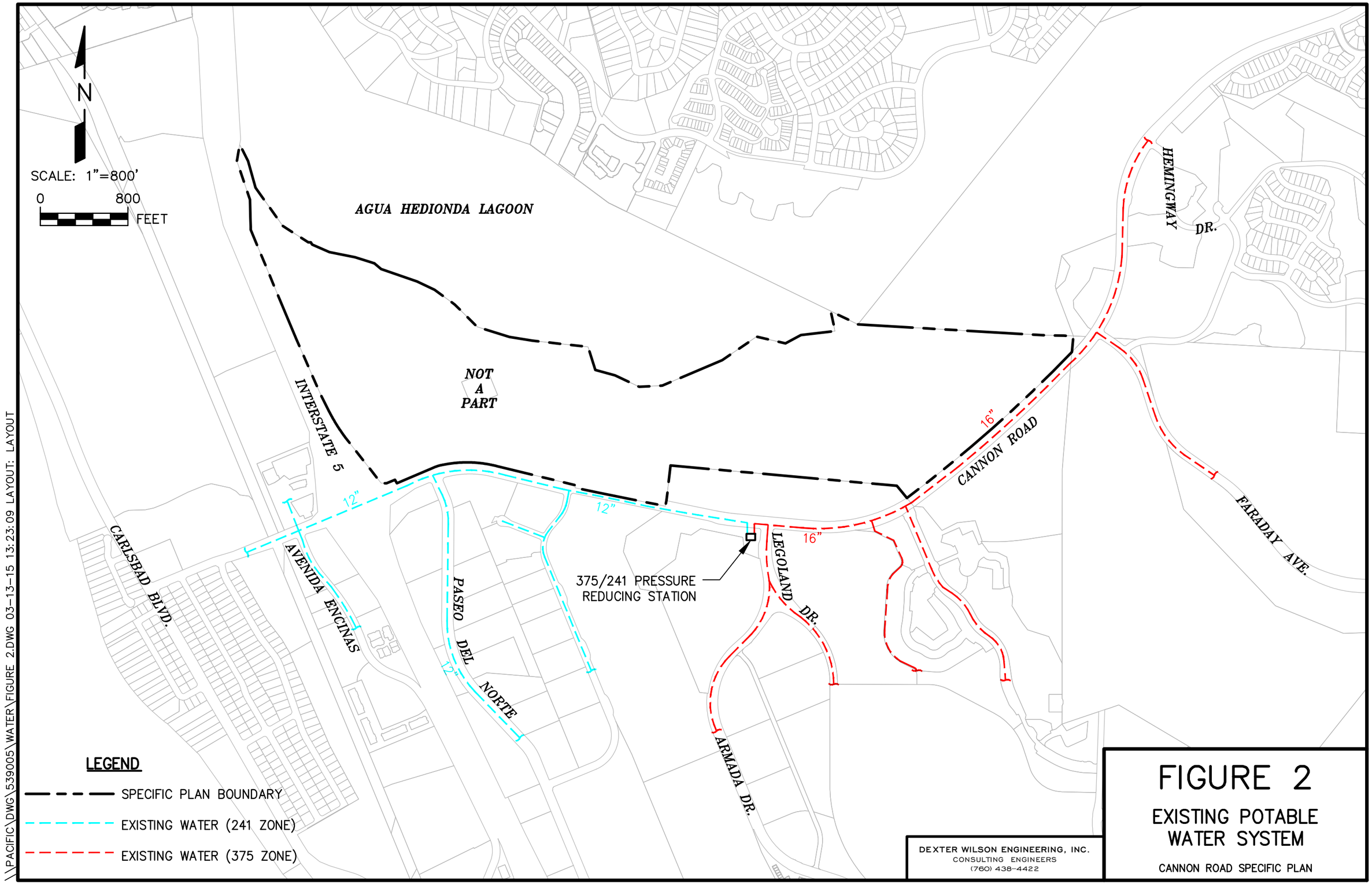
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FIGURE 2
EXISTING POTABLE WATER SYSTEM
CANNON ROAD SPECIFIC PLAN
\\PACIFIC\DWG\539005\WATER\FIGURE 2.DWG 03-13-15 13:23:09 LAYOUT: LAYOUT

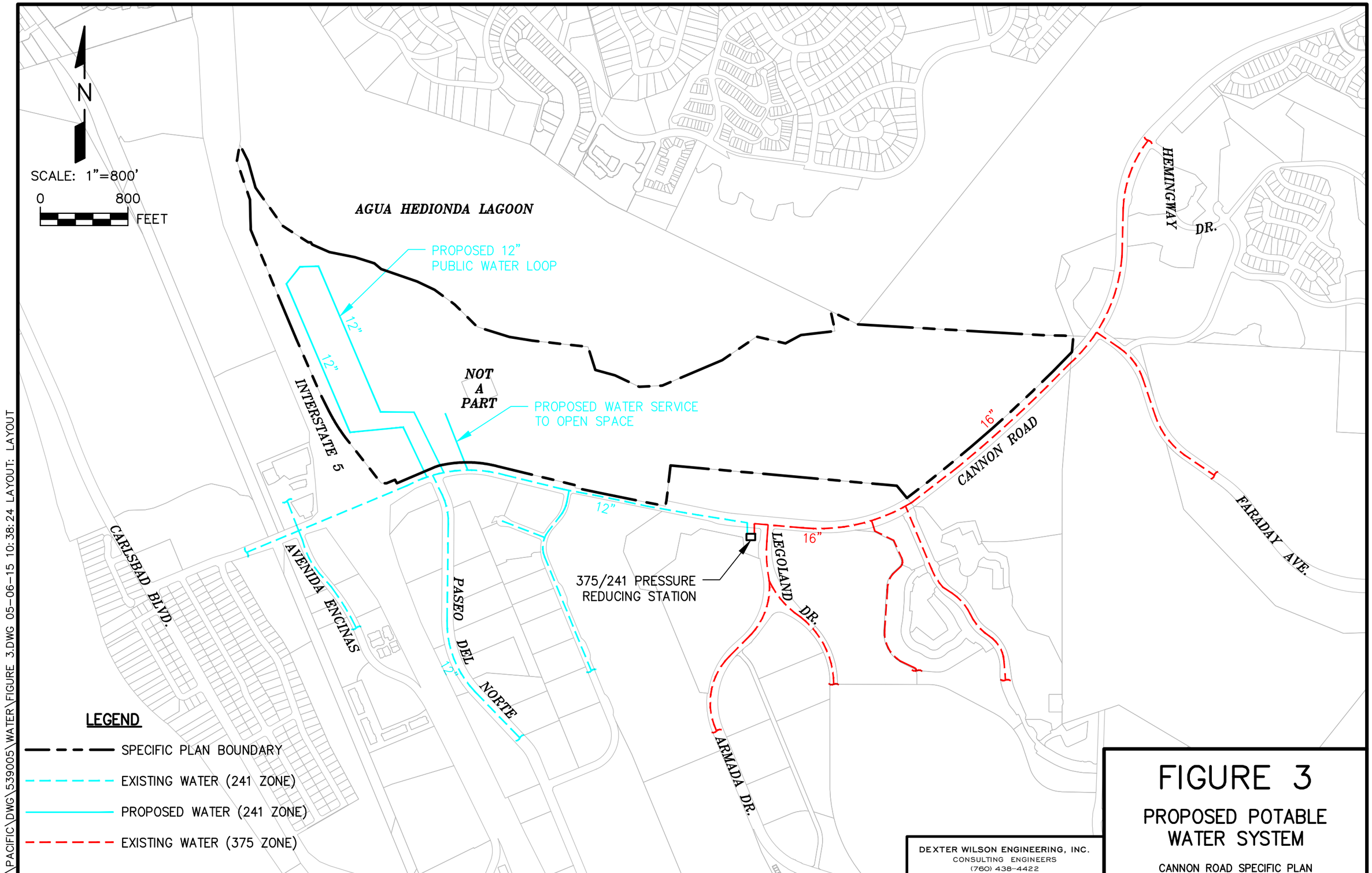

FIGURE 3

PROPOSED POTABLE WATER SYSTEM

CANNON ROAD SPECIFIC PLAN

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Some of the other pertinent information from the Zone 13 LFMP (1995) is summarized as follows:

- The Zone 13 LFMP (1995) uses a water demand factor of 1,440 gpd/ac for commercial development and 2,500 gpd/ac for agricultural development.

- The visitor-serving commercial area of the Specific Plan is identified as "TR-1" in the Zone 13 LFMP (1995) and has an identified area of 35.5 acres.

- The Zone 13 LFMP (1995) acreage and demand factor presented above result in an average projected demand of 51,120 gpd for the TR-1 area. Applying this criteria to the proposed visitor-serving commercial area of the Specific Plan (26.7 acres) would result in a water demand projection of 38,448 gpd. Thus, the Specific Plan would result in an estimated decrease in average water demand of 12,672 gpd, or 14.2 ac-ft/yr for the visitor-serving commercial area. The Zone 13 LFMP (1995) also identifies 56.6 acres of agriculture with a projected water use of 158.48 ac-ft/yr that is assumed to be irrigated with recycled water.

- The total projected average water demand for the entire Zone 13 LFMP (1995) area is 462,442 gpd.

- The major water facilities such as reservoir storage are mitigated through the payment of water capacity fees.

- The facilities identified in Cannon Road in the Zone 13 LFMP (1995) have since been constructed.

The more recent 2012 Carlsbad Water Master Plan includes the current criteria used by the City to project water demands. The 2012 Master Plan uses the current demand factor of 2,300 gpd per 10,000 square feet of non-residential development to estimate demand. Applying this factor to the 3,317,713 square feet of build-out non-residential development for LFMP 13 results in a projected average demand of 763,074 gpd. This represents a 65 percent increase in projected demand from the projection in the Zone 13 LFMP (1995). For the Specific Plan visitor-serving commercial area identified as TR-1 in the Zone 13 LFMP (1995), the build-out was 463,653 square feet of commercial uses versus the Specific Plan's 585,000 square feet of visitor-serving commercial uses. Thus, it is reasonable to conclude

that the 2012 Water Master Plan projected a demand of 106,640 gpd (463,563 x 2,300 ÷ 10,000) from the TR-1 area. The current projection for this area is 134,550 gpd (see Table 1). Thus, the Specific Plan for this area results in an increased water demand projection of 27,910 gpd, or 31 ac-ft/yr. While this minimal demand increase will not impact the backbone water system improvements that supply water to the area, the projected water demands will need to be factored into water supply planning for the Specific Plan area. The projected potable water demand can be reduced by the use of recycled water and the implementation of water conservation measures, as discussed later in this document. Additionally, as demonstrated in Table 1, the projected water use for the Specific Plan area is less than what is currently used under existing conditions.

Potable Water Supply

The California Urban Water Management Planning Act requires that each urban water supplier providing water for municipal purposes, either to more than 3,000 customers, or more than 3,000 acre-feet of water annually, must prepare, adopt, and update an Urban Water Management Plan (UWMP) at least once every five years on or before December 31, in years ending in five and zero. This applies to Metropolitan Water District (MWD), SDCWA, and its member agencies, including CMWD, that serve unincorporated San Diego County. The intent of an UWMP is to present information on water supply, water usage/demand, recycled water, and water use efficiency programs in a respective water district's service area. An UWMP also serves as a valuable resource for planners and policy makers over a 25-year time frame. In the 2010 MWMPs, MWD, SDCWA and all SDCWA member agencies, including CMWD, that serve unincorporated San Diego County determined that adequate water supplies would be available to serve existing service areas under normal year, single-dry year, and multiple-dry year conditions through the year 2035.

Both MWD and SDCWA provide water supplies to their member agencies in order to meet projected water demand based upon regional population forecasts. The San Diego Association of Governments (SANDAG) is responsible for providing and updating land use planning and demographic forecasts for San Diego County. MWD and SDCWA update their water demand and supply estimates based on the most recent SANDAG forecasts approximately every five years to coincide with preparation of their respective UWMPs.

The SANDAG land use data utilized in these forecasts projected agricultural development for the western portion of the Specific Plan area, which has a higher water demand requirement than the currently proposed commercial development reflected in the Specific Plan.

In November 2010, the MWD adopted its 2010 Regional UWMP, which is an update to its prior 2005 Regional UWMP. In its 2010 UWMP, MWD evaluated water supply reliability, over a 20-year period, for average, single-dry, and multiple-dry years. To complete its most recent water supply reliability assessment, MWD development estimates of total retail demands for the region, factoring in conservation. After estimating demands, the water reliability analysis identified current supplies and supplies under development to meet projected demands. MWD's reliability assessment showed that MWD can maintain reliable water supplies to meet projected demands through the year 2035. MWD also identified buffer supplies, including other SWP groundwater storage and transfers that could serve to supply additional water needs.

In June 2011, the SDCWA adopted its 2010 UWMP, updating the previously adopted 2005 UWMP. Sections 4, 5, and 6 of SDCWA's 2010 UWMP contain documentation of SDCWA's existing and planned water supplies, including MWD supplies (imported Colorado River water and SWP water), SDCWA supplies, and local member agency supplies (surface water reservoirs, water recycling, groundwater, and groundwater recovery). SDCWA supplies include (1) IID water transfer supplies, (2) supplies from the conservation project to line the All-American Canal and the Coachella Canal, located in Imperial and Coachella Valleys, and (3) development of a seawater desalination facility at the Encina Power Plant in Carlsbad, which is anticipated to produce 56,000 AFY of additional water supplies.

In June 2011, the CMWD adopted its 2010 UWMP, updating the previously adopted 2005 UWMP. Currently, CMWD obtains 100 percent of its potable water supply from SDCWA. As such, the CMWD UWMP relies heavily on the findings from the MWD and SDCWA UWMPs and concludes that there are reliable water supplies in place to meet projected demands through the year 2035.

Recycled Water

CMWD currently receives recycled water from the Encina Wastewater Authority, Vallecitos Water District, and the Leucadia Wastewater District. From these sources CMWD has developed a network of pump stations, reservoirs, and pipelines to distribute recycled water to customers throughout the City. The Carlsbad Recycled Water Master Plan (2012) was prepared to evaluate existing facilities, estimate future demands, and recommend improvements to the system to meet these demands.

In the vicinity of the Cannon Road Specific Plan area, there is a 20-inch recycled water line in Cannon Road that is supplied by the 384 Zone. The 384 Zone will provide a maximum static pressure of approximately 135 psi near the main access driveway off Cannon Road. To receive recycled water service, a connection to the 20-inch line in Cannon Road would be required, as necessary to serve the common landscaped areas. Figure 4 provides the location of existing recycled water facilities in the vicinity of the Specific Plan area and the proposed concept for providing recycled water service onsite.

To estimate projected recycled water demands, an average irrigation factor of 2.5 ac-ft per acre per year is applied to the irrigated acreage. To convert average annual demands to peak hour demands, a factor of 5.1 is used per the 2012 Recycled Water Master Plan (assuming an 8 hour irrigation window). Table 2 provides a summary of projected recycled water demands for the Specific Plan area.

TABLE 2
CANNON ROAD SPECIFIC PLAN
PROJECTED RECYCLED WATER DEMANDS

Estimated Irrigation Area			Demand Factor	Average Demand	
Area	Square Feet	Acres		Ac-ft/yr	gpd
Bike Route Overlay	540,144	12.4	2.5 ac-ft/yr	31.0	27,675
Landscaping (Site)	100,000	2.3	2.5 ac-ft/yr	5.75	5,133
Landscaping (Internal/Common area)	42,000	0.96	2.5 ac-ft/yr	2.4	2,143
TOTAL	**682,144**	**15.6**	2.5 ac-ft/yr	**39.15**	**34,951**

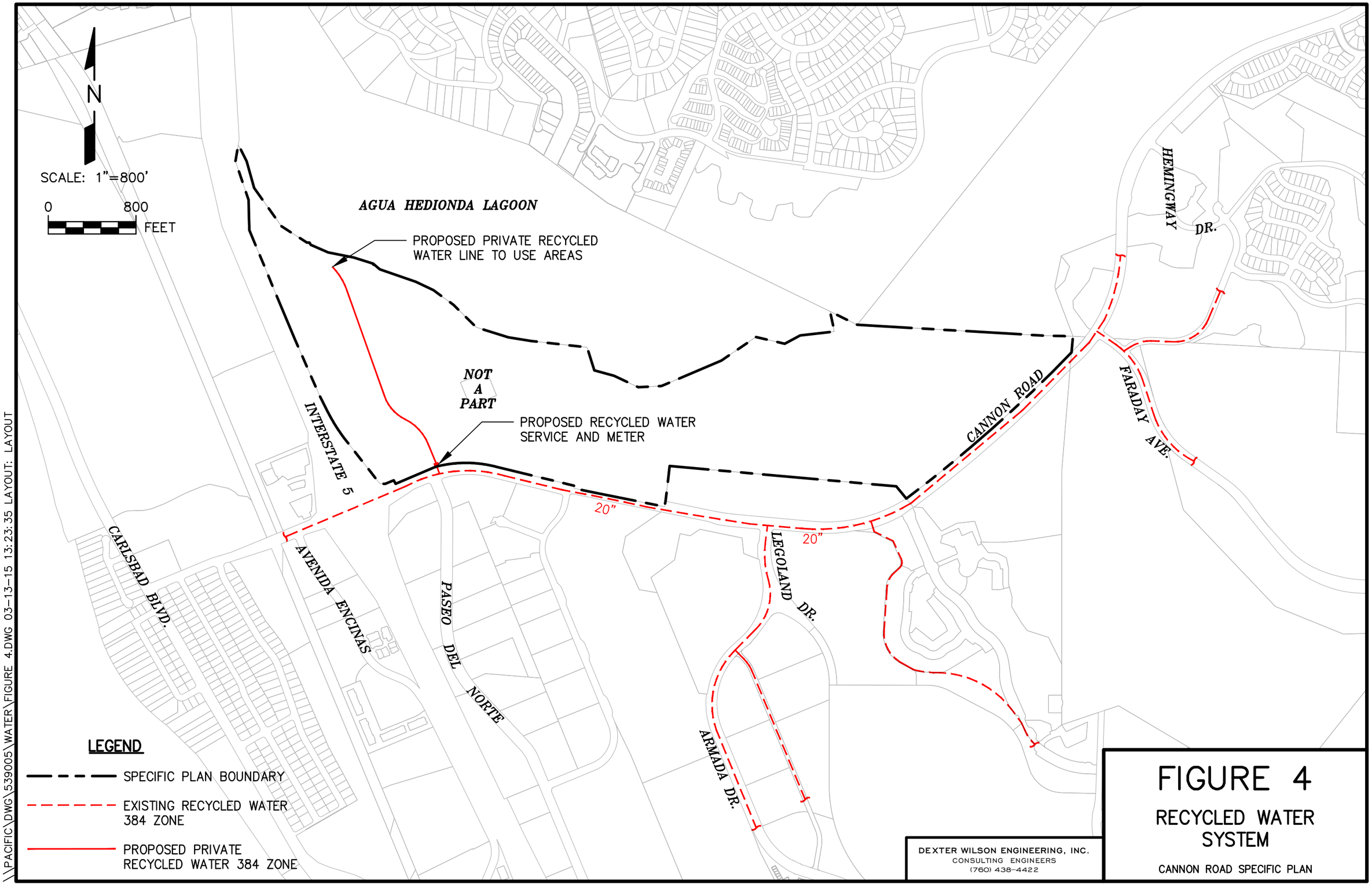

FIGURE 4

RECYCLED WATER SYSTEM

CANNON ROAD SPECIFIC PLAN

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Based on the information provided above, the estimated peak recycled water demand for the Specific Plan area is 178,250 gpd (124 gpm). The potable water use projections in Table 1 are based on a water duty factor that looks at historical data from the Specific Plan site, which does not use recycled water for irrigated areas. Therefore, the projected recycled water use in Table 2 will offset a portion of the potable water demands in Table 1.

Water Conservation

The water demand projections in this report are based on CMWD factors that look to historical data for various land uses. Therefore, these factors take into account water conservation measures that are in effect at the time data is collected, but do not reflect reduced water usage due to additional current and planned water conservation efforts. Some of the water conservation measures that have recently gone into effect are a result of the California Green Building Standards. Water conservation is a major component of the Cal Green Building Standards and it sets specific requirements for faucet flowrates and toiled flush volumes, etc. Because these standards have only been implemented in recent years, the historical data used to develop Carlsbad's non-residential water demand factors likely consist of older buildings without these measures, older buildings that have been retrofitted with new fixtures, and newer buildings that comply with these standards.

California legislation enacted in 2009 as Senate Bill 7 of the 7th Special Legislative Session (SBx 7-7) instituted a new set of urban water conservation requirements. These requirements dictate that urban water suppliers such as CMWD are to reduce per capita water usage by 20 percent by the year 2020. Carlsbad plans to comply with the SBx 7-7 requirements through further development of the recycled water distribution system and ongoing water conservation measures, including those required by the Cal Green Building Standards. A number of proposed water conservation measures target reduced residential landscape irrigation requirements that would not apply to the Specific Plan project. There are however, several water conservation measures proposed to be implemented within the Specific Plan that are above and beyond the requirements of the Cal Green Building Standards. These measures along with the estimated water savings are summarized below.

Dual Flush Toilets. The amount of water savings from dual flush toilets will depend on the type of commercial development, but typically averages 25 gpd/fixture. Assuming two toilets per 10,000 square feet of building space results in an estimated 117 fixtures, which would have an estimated water savings of 2,925 gpd.

Waterless Urinals. The amount of water savings from waterless urinals depends on the type of commercial development, but typically averages around 30 gpd/fixture. Assuming one urinal per 10,000 square feet of commercial space results in an estimated 59 fixtures, which would have a projected water savings of 1,770 gpd.

Self-Closing Faucets. The amount of water savings from self-closing faucets depends on the type of commercial development, but typically averages 12 gpd/fixture. Assuming two fixtures per 10,000 square feet of building space results in 117 fixtures and an estimated water saving of 1,400 gpd.

Net Potable Water Use

Based on the information presented in this report, Table 3 summarizes the net potable water use projection for the Specific Plan.

TABLE 3
CANNON ROAD SPECIFIC PLAN
NET POTABLE WATER USE SUMMARY

Description	Projected Water Use/Savings	
	Gpd	Ac-ft/yr
Baseline Potable Water Use (Table 1)	209,795	235
Recycled Water Savings	(34,951)	(39.15)
Dual Flush Toilet Savings	(2,925)	(3.3)
Waterless Urinal Savings	(1,770)	(2.0)
Self-Closing Faucet Savings	(1,400)	(1.6)
Water Savings	*(41,046)*	*(46)*
Net Potable Water Use	**168,749**	**189**

Drought Conditions

In response to several consecutive years of drought conditions and record low snowpack in the Sierra Mountains, the Governor of California issued Executive Order B-29-15 on April 1, 2015. This Order directs the State Water Resources Control Board (SWRCB) to impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 2016. The reduction in water usage is to be measured using 2013 as a baseline.

In response to Executive Order B-29-15, the SWRCB issued draft emergency regulations to meet the 25% statewide reduction in potable urban water use. The proposed methodology for achieving these cutbacks was to inventory the per capita water use data for each of the municipal water suppliers throughout the state and develop reduction goals based on per capita water use. The SWRCB established 8 Tiers for required water use reduction ranging from 8% for agencies with low per capita water use to 36% for agencies with high per capita water use. In these draft regulations, the Carlsbad Municipal Water District (CMWD) is identified as Tier 8 with a water use reduction requirement of 32%.

In a letter to the SWRCB dated April 13, 2015, the San Diego County Water Authority (SDCWA) affirmed the need to conserve water, but expressed concerns regarding the proposed regulatory framework to achieve the desired savings. Some of the key concerns raised by SDCWA are as follows:

1. The proposed framework discourages investment in local water supplies.

2. The proposed framework fails to consider the economic impact of targeting the commercial, institutional, and industrial sector.

3. The proposed framework will impact agricultural production in areas served by urban water suppliers.

4. The proposed framework incorrectly assumes that higher per capita water use is due to inefficient or inappropriate water use.

Additionally, by establishing the baseline as 2013, the proposed SWRCB framework punishes agencies such as those within SDCWA that have aggressively pursued water conservation since 1990. Within the service area of the SDCWA member agencies, regional potable water use in 2014 was 12 percent lower than in 1990 despite adding approximately 700,000 people to the region. While demands have been reduced, the region has invested billions of dollars to diversify and increase water supplies, including the Carlsbad desalination plant that is scheduled to begin delivering water to the region later in 2015.

The SWRCB has received feedback from numerous agencies throughout the state and has adopted emergency regulations as of May 5, 2015, designed to cut back urban water usage statewide by an average of 25 percent. The SDCWA, in turn, will consider establishing water delivery restrictions for its 24 member agencies at a special meeting in mid-May 2015. Following these actions, each SDCWA member agency (including CMWD) will develop plans for meeting water reduction targets.

Conclusion

The following conclusions have been made based on the information presented in this report.

1. The Specific Plan project is within the boundary of CMWD for water service. The Specific Plan can receive adequate service by connecting to the existing piping in Cannon Road and constructing onsite improvements as shown in Figure 3.

2. The Specific Plan is within the TR-1 of Zone 13 LFMP (1995) and this plan anticipates freeway commercial development for this area.

3. Current water demand projections for the Specific Plan area are 235 ac-ft/yr. This can be reduced to about 189 ac-ft/yr by using recycled water for irrigation and implementing water conservation measures that are beyond those required by the Cal Green Building Standards.

4. The existing agricultural water use on the property is approximately 200 ac-ft/yr over a five-year average where more than 60 acres were actively farmed, including

strawberry farming and other crops. Thus, development of the Specific Plan would result in a reduced water use when compared to existing conditions, or a "no project" setting.

Thank you for the opportunity to provide assistance. If you have any questions on the information contained herein, please let us know.

Dexter Wilson Engineering, Inc.

Stephen M. Nielsen

SMN:pjs