

Draft 1-26-05

**Water Supply Assessment and Written
Verification of Supply**

**Proposed
University Villages
Specific Plan Development
and
Marina Community Partners Project**

**Prepared by the Marina Coast Water District
and**



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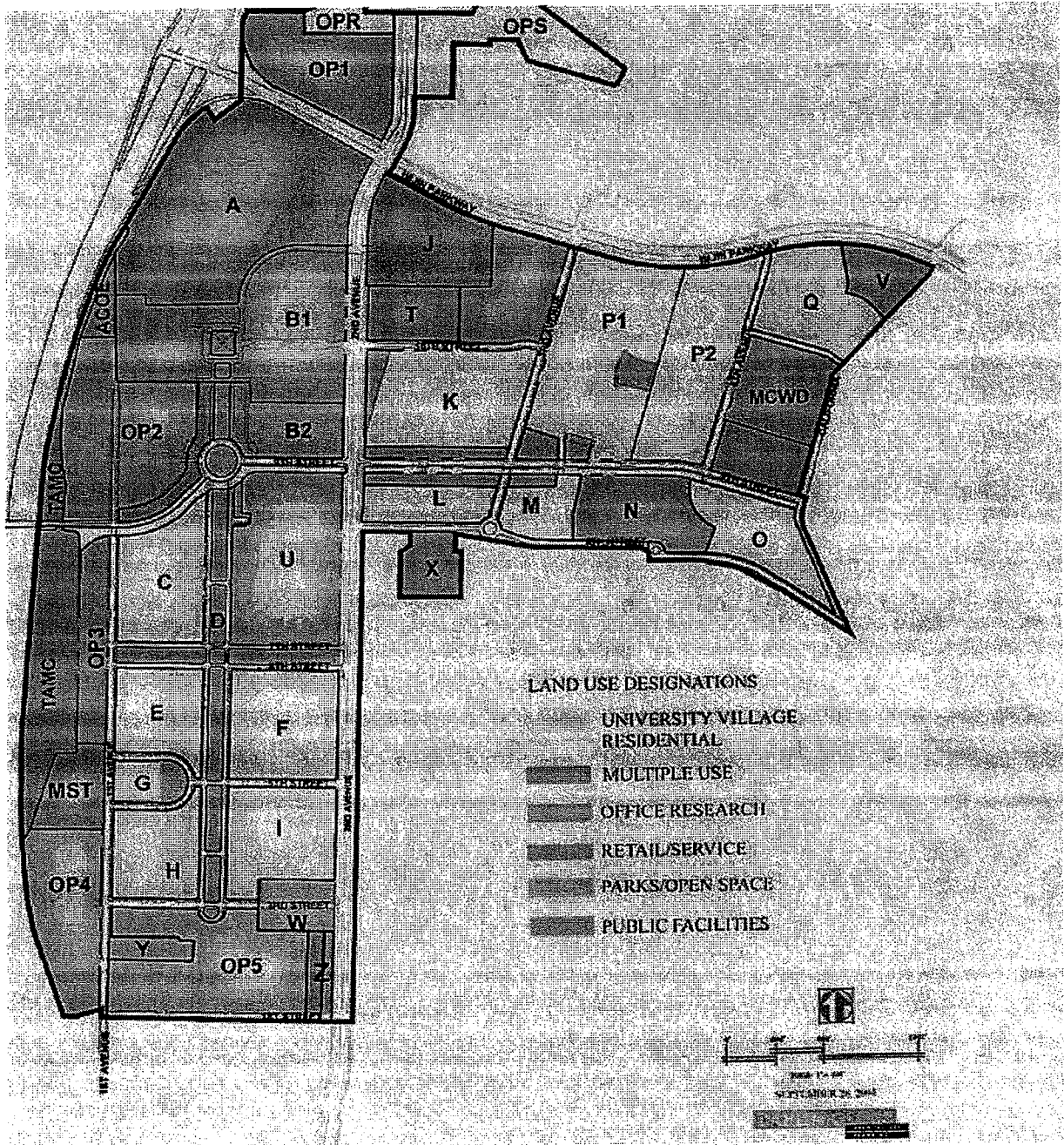
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**Figure 1-2
University Villages Specific Plan Land Uses**



Source: University Villages Specific Plan

University Villages Specific Plan Residential and Common Area Water Demand Projection										Notes			
Residential Uses	No. Units	Lot Size Sq. Ft.	Lot Size Ac.	Person/ Unit	Interior Demand Galbons per Day	% Irrigable Area	Turf %	Ornamental %	Water Demands in AFY			Ornamentals @ 1.5 sf/ac turf at 2.1 eff/cv	
									Interior	Exterior	Total		
Single Family	139	1740	0.04	1.5	98.2	30%	0%	100%	0.11	0.02	17.79	Int. demand @ 125% reflecting livework	
Live-Work Townhome	352	2250	0.05	1.5	78.5	40%	40%	80%	0.09	0.04	43.62		
Condo	242	3088	0.07	2	104.7	40%	30%	70%	0.12	0.05	39.81		
Small Lot Standard	131	3800	0.09	3	157.1	40%	30%	50%	0.18	0.06	31.26		
Garage	126	4750	0.11	3	157.1	40%	80%	40%	0.18	0.08	32.39		
Standard Lot	115	5750	0.13	3	157.1	60%	60%	40%	0.18	0.12	34.35		
Multi Family	24		11	1.5	78.5	10%	25%	75%	0.09	1.82	3.83	lot demand	
Mixed Use Townhome	108		3	2	104.7	10%	25%	75%	0.12	0.50	13.16		
Apartment	1129												
Common Areas									Total Residential Demands:			218.42	
Parks and Open Spaces									Total Open Spaces			23.6	Per landscape architect open space
University Villages Project (UVP)									Total Open Spaces			9.0	analysis
Other Specific Plan Parcels									Total Open Spaces			32.6	

Table 2-2 University Villages Specific Plan Development - Non Residential Demand Projection

Planning Area	Land Use	Parcel Size In sf.	Bldg. Size In sf.	Interior Demand Fc.	Interior Demand	Irrigable Area	Turf Percent	Ornamental Percent	Turf Demand	Ornamental Demand	Total Demand	Total Demand In APYR	Factors and Notes
A	Total Planning Area	30%										24,773	1.50 MCWD Actual Averages
	Retail		385,000	0.00004	15,400							15,400	2.00 MCWD Actual Averages
	Restaurant		20,000	0.00187	23,533							23,533	2.00 MCWD Actual Averages
	Retail Food Restaurant		10,000	0.00333	43,888							43,888	2.00 MCWD Actual Averages
J	Total Planning Area	8.6										8.64	0.64 2.1 Eto turf, 1.5 Ornamental
	Gas Station/lottery		3,000	0.00004	0.76							0.76	Store plus 0.105 turfpumps@ pumps
	Grocery Store		55,000	0.00039	21.45							21.46	MCWD Factor
	Service		6,000	0.00034	2.06							2.08	Avg. of MCWD factors
B1	Total Planning Area	22.7										18.39	0.68 MCWD Actual Averages
	Retail		114,000	0.00004	4.58							4.58	2.00 MCWD Actual Averages
	Restaurant		15,000	0.02/seat	17.50							17.50	MCWD Actual Averages
	Retail Food Restaurant		70,000	0.00333/seat	23.80							23.80	MCWD Actual Averages
V	Total Planning Area	3.6										2.92	1.88 Avg. of MCWD factors
	Retail		12,000	0.00004	0.48							0.48	2.92 2.1 Eto turf, 1.5 Ornamental
	Restaurant		5,000	0.02/seat	5.83							5.83	MCWD Actual Averages
	Fast Food Restaurant		2,000	0.028/seat	5.32							5.32	MPWMD factor
OP1	Total Planning Area	11.0										9.90	1.88 Avg. of MCWD factors
	Retail		350 rooms	0.17000	59.50							59.50	2.00 MCWD Actual Averages
	Retail		1,000	0.00004	0.04							0.04	MCWD Actual Averages
	Restaurant		127,725	0.02/seat	14,835							14,835	MPWMD factor
T	Total Planning Area	4.9										4.60	4.90 2.1 Eto turf, 1.8 Ornamental
	Hotel		160 rooms	0.17000	26.50							26.50	MCWD Factor
	Office/nightclub		157	0.00012	0.036							0.036	43.18 MCWD Factor
	Office/nightclub		82	0.00012	0.034							0.034	MCWD Factor
OP3	Total Planning Area	10.5										9.59	1.88 Avg. of MCWD factors
	Office/nightclub		105	0.00012	0.034							0.034	MCWD Factor
	Office/nightclub		153	0.00012	0.034							0.034	MCWD Factor
	Office/nightclub		153	0.00012	0.034							0.034	MCWD Factor
Z	Total Planning Area	2.1										1.78	2.1 Eto turf, 1.5 Ornamental
	Retail		8,600	0.00004	0.34							0.34	MCWD Actual Averages
	Service		5,000	0.00034	1.72							1.72	Avg. of MCWD factors
	Restaurant		5,000	0.02/seat	5.83							5.83	MPWMD factor
Totals		131.2		393.4				35.7	73.3		108.0	492.4	

Other Specific Plan Development (new uses only)													
Planning Area	Land Use	Parcel Size In sf.	Bldg. Size In sf.	Interior Demand Fc.	Interior Demand	Irrigable Area	Turf Percent	Ornamental Percent	Turf Demand	Ornamental Demand	Total Demand	Total Demand In APYR	Factors and Notes
A	Monterey-Salinas Transit (MST)	4.3										1.81	4.42 BBA (bus transit related)
	Trans. Agency of Mo. Co. (TAMC)	13.2										4.96	13.67 BBA (undefined transit related)
	Marina Coast W/D (MCWD)	11.3										10.51	47.43 MCWD (as elementary school)
	US Army Corps of Engineers (ACOE)	2.0											No change in existing use
J	City Marina PBC Parcel 8th St. **	17.4										5.95	20.51 MCWD (public/ret. play fields)
	City Marina PBC Parcel 3rd St.	3.0										1.22	10.36 MCWD (public/ret. center)
	Goodwill Industries	5.0											No change in existing use
	Young Nak Church	1.5										1.31	2.19 MCWD (proposed in process)
B1	Co. of Monterey	1.7										1.34	16.43 MCWD (fire station)
	City of Marina - fire station site	3.3										28.28	
	Total Other Parcels	63.7			15.08				0.96			114.9	
					88.64								

**65% irrigable area artificial turf