

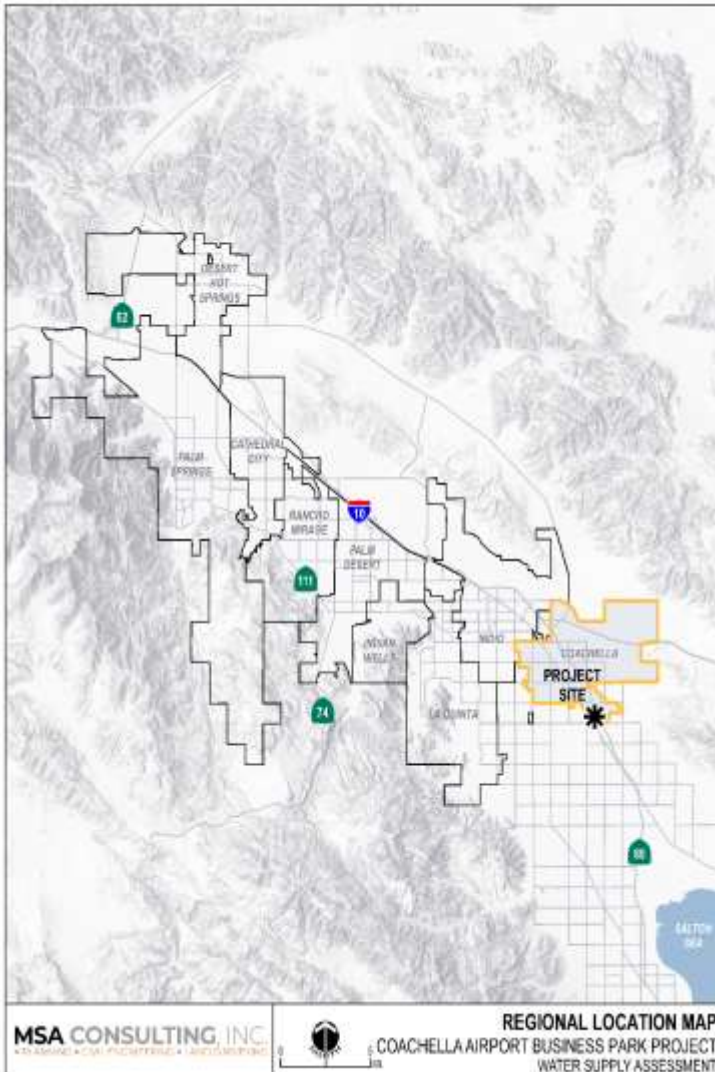


COACHELLA
**WATER AUTHORITY &
SANITARY DISTRICT**
SERVICE. VALUE. QUALITY.

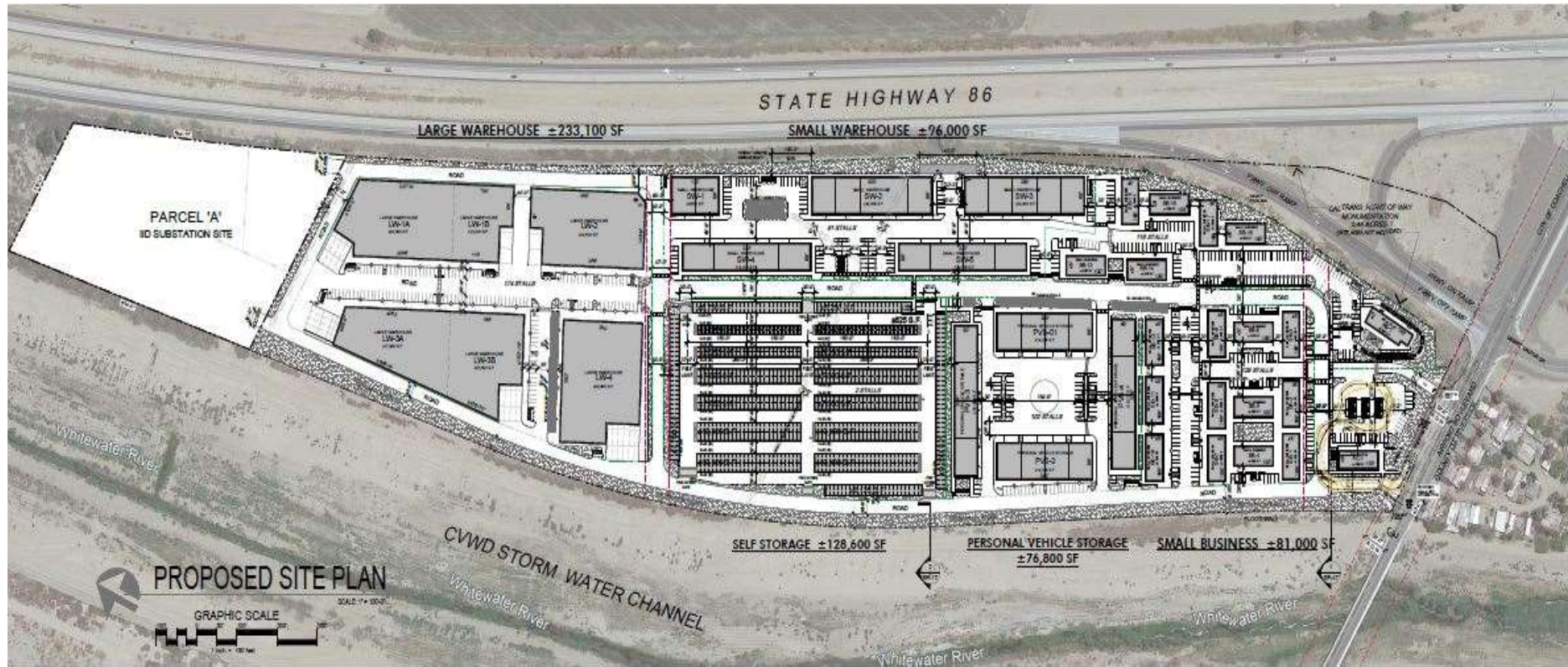
WATER SUPPLY ASSESSMENT FOR COACHELLA AIRPORT BUSINESS PARK PROJECT

JUNE 12, 2024

Project Location



Project Site Plan



Project Land Use Summary

Specific Plan/Land Use Designation	Land Area (Acres)	Non-Residential Building Area (ft ²)
Large Warehouses (Non-Cannabis)	4.6	135,340
Large Warehouses (Cannabis Cultivation)	4.6	97,760
Small Warehouses	4.6	96,000
Commercial/Retail Buildings	4.6	81,000
Personal Vehicle Storage	4.6	76,800
Self-Storage	6.3	128,600
Service Station/Mini Mart	0.06	4,000
Drive-Thru Fast-Food Restaurant	0.23	4,650
Substation	3.14	0
Open Space	2.50	0
Onsite Roads, Driveways, Parking Lots	12.73	0
Total	47.96	624,150

Projected Total Water Demand

Planning Area	Land Area (Acres)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
Large Warehouses (Non-cannabis) with Cooling Tower	4.60	14.54	1.31	15.85
Large Warehouses (Cannabis Cultivation) with Cooling Tower	4.60	99.30	1.31	100.62
Small Warehouses	4.60	4.42	1.31	5.73
Commercial/Retail Buildings	4.60	3.73	2.62	6.35
Personal Vehicle Storage	4.60	3.54	1.31	4.85
Self-Storage	6.30	5.92	1.80	7.72
Service Station/Mini Mart	0.06	0.79	0.02	0.80
Drive-Thru Fast Food Restaurant	0.23	4.72	0.07	4.79
Substation	3.14	N/A	0.90	0.90
Open Space	2.50	N/A	0.71	0.71
Onsite Roads, Driveways, Parking Lots	12.73	N/A	3.63	3.63
Total	47.96	136.95	14.99	151.94

Conclusion

Based on the analysis in this Water Supply Assessment (WSA), the projected total water demand for the Coachella Airport Business Park (Project) will be 151.94 acre-feet per year (AFY), or 3.17 acre-feet per acre. CWA's long-term water management planning ensures that adequate water supplies are available to meet existing and future water needs within its service area. CWA's urban water demand for 2023 was 7,189 Acre Feet (AF), and CWA's projected urban water demand for 2025 is 10,869 AF. Additionally, CWA's projected urban water demand for 2045 is 18,746 AF.

This Project's water demand of 151.94 AFY accounts for approximately 4.1 percent of the total planned increases in demand of 3,680 AF from 2023 to 2025 and accounts for approximately 1.9 percent of the total planned increase in demand of 7,877 AF from 2025 to 2045.