



STAFF REPORT
6/12/2024

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Approve the Water Supply Assessment for the Coachella Airport Business Park Project

STAFF RECOMMENDATION:

Approve the Water Supply Assessment (WSA) for the Coachella Airport Business Park Project.

DISCUSSION/ANALYSIS:

This request consists of approval of the WSA for the Coachella Airport Business Park Project (Project) located on approximately 47.96 acres of vacant land in the eastern portion of the Coachella Valley within the City of Coachella, Riverside County, CA.

This development plan encompasses several key components, including warehouses of varying sizes: 135,340 square feet of warehouses with a cooling tower, warehouses spanning 97,760 square feet with a cooling tower and designated space for cannabis cultivation, and a third small warehouse portion covering 96,000 square feet.

In addition to the warehouses, the project includes 81,000 square feet of commercial/retail buildings, 76,800 square feet of personal vehicle storage facilities, and 128,600 square feet of self-storage buildings. The retail aspect of the development features a 4,000 square foot service station/mini mart and a 4,650 square foot fast-food restaurant.

The total projected water demand for the Project is 151.94 acre-feet per year (AFY) or 3.17 acre-feet per acre. This includes projected indoor commercial/industrial water demand of 136.95 AFY, and projected maximum outdoor irrigation water demand of 14.99 AFY. The Project's total projected water demand accounts for approximately 1.9 percent of the Coachella Water Authority's total planned increases in urban water demand of 18,746 AFY by 2045.

This WSA provides an assessment of the availability of sufficient water supplies during normal, single-dry, and multiple-dry years over a 20-year projection to meet the projected demands of the Project, in addition to existing and planned future water demands of the Coachella Water Authority (CWA), as required by Senate Bill (SB) 610 and SB 1262. This WSA also includes identification of existing water supply entitlements, water rights, water service contracts, and

agreements relevant to the identified water supply for the Project and quantities of water received in prior years pursuant to those entitlements, rights, contracts, and agreements.

This WSA has been prepared in compliance with the requirements of SB 610 and SB 1262 by MSA Consulting in consultation with CWA and the City of Coachella (City). This WSA does not relieve the Project from complying with all applicable state, county, city, and local ordinances or regulations including the City's Landscape Ordinance, and indoor water use performance standards provided in the California Water Code now or in the future.

This WSA will be reviewed every five years, or in the event that the water planning assumptions have changed, until the Project begins construction to ensure it remains accurate and no significant changes to either the Project or available water supply have occurred.

FISCAL IMPACT:

N/A