

2021

Majestic Hosking Project Water Supply Assessment



Prepared for Commerce Construction Co,
Inc.

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Table of Contents

	<u>Page</u>	<u>Water Code Section</u>
1. Introduction	1	
1.1 Background and Project Description	1	10910 (a) and (b)
1.2 Scope of the Water Supply Assessment	1	10912 (a)
2. Project Water Demand	2	
2.1 Existing Demand	2	10910 (c)
2.2 Future Water Demand	2	10910 (c)
3. Greenfield CWD Water Supply and Demand	3	10910 (d) and
3.1 Background	3	10910 (C) (1) and (3)
3.2 Current and Projected Supply to Greenfield CWD		10910 (d) and (f)
3.3 Relevant Groundwater Sustainability Plan	5	10910 (f) (2) (c)
3.4 Projected Water Demand Including the Proposed Project	6	10910 (f)
3.5 Water Supply Under Varying Hydrologic Conditions	7	10910 (f)
3.6 Adequacy of Water Supplies for the Proposed Project ..	8	10910 (c) (3) and (4)
3.7 Water Shortage Contingency Plan	9	
4. Conclusions	9	

Appendix – Calculation of Single-Family Residence Equivalents for Water Service

Acronyms and Abbreviations

CEQA	California Environmental Quality Act
GPA	General Plan Amendment
Greenfield CWD	Greenfield County Water District
WSA	Water Supply Assessment

1. INTRODUCTION

1.1 BACKGROUND AND PROJECT DESCRIPTION

This report is prepared as a technical study to address water supply impacts in support of a California Environmental Quality Act (CEQA) determination associated with the Hosking Avenue and South H Street proposed General Plan Amendment (GPA)/ Zone Change, aka the “Majestic Hosking Project”. The extent of development resulting from the GPA and Zone Change is such that a Senate Bill 610 Water Supply Assessment (WSA) is required to verify the adequacy of available water supplies over a 20 year planning period.

The proposed Majestic Hosking Project occupies approximately 84 ± acres in the southeast portion of the City of Bakersfield in Kern County, California (See **Figure 1**). The site is bordered by State Route 99 to the west, Berkshire Rd. to the north, South H Street to the east, and Hosking Ave. to the south. The site is currently vacant and the proposed project includes the following:

- One 1,012,185 square foot distribution warehouse on a 52.4 acre parcel
- Eleven commercial buildings totaling 187,500 square feet on multiple parcels across a 27.5 acre area
- A 5.1-acre detention basin for stormwater management

This acreage was the subject of a previous development proposal (generally known as the Gateway Project) and had undergone a WSA in 2015. This WSA and the current development proposal supersede the previous assessments. In other words, this Majestic Hosking Project proposal differs from the 2015 proposal both in terms of water use and land use.

1.2 SCOPE OF THE WATER SUPPLY ASSESSMENT

Senate Bill 610 (California Water Code Section 10910) requires the preparation of a WSA for projects subject to CEQA and that meet certain criteria per Water Code 10912(a)(7) which include:

- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons
- Occupying more than 40 acres of land
- Having more than 650,000 square feet of floor area

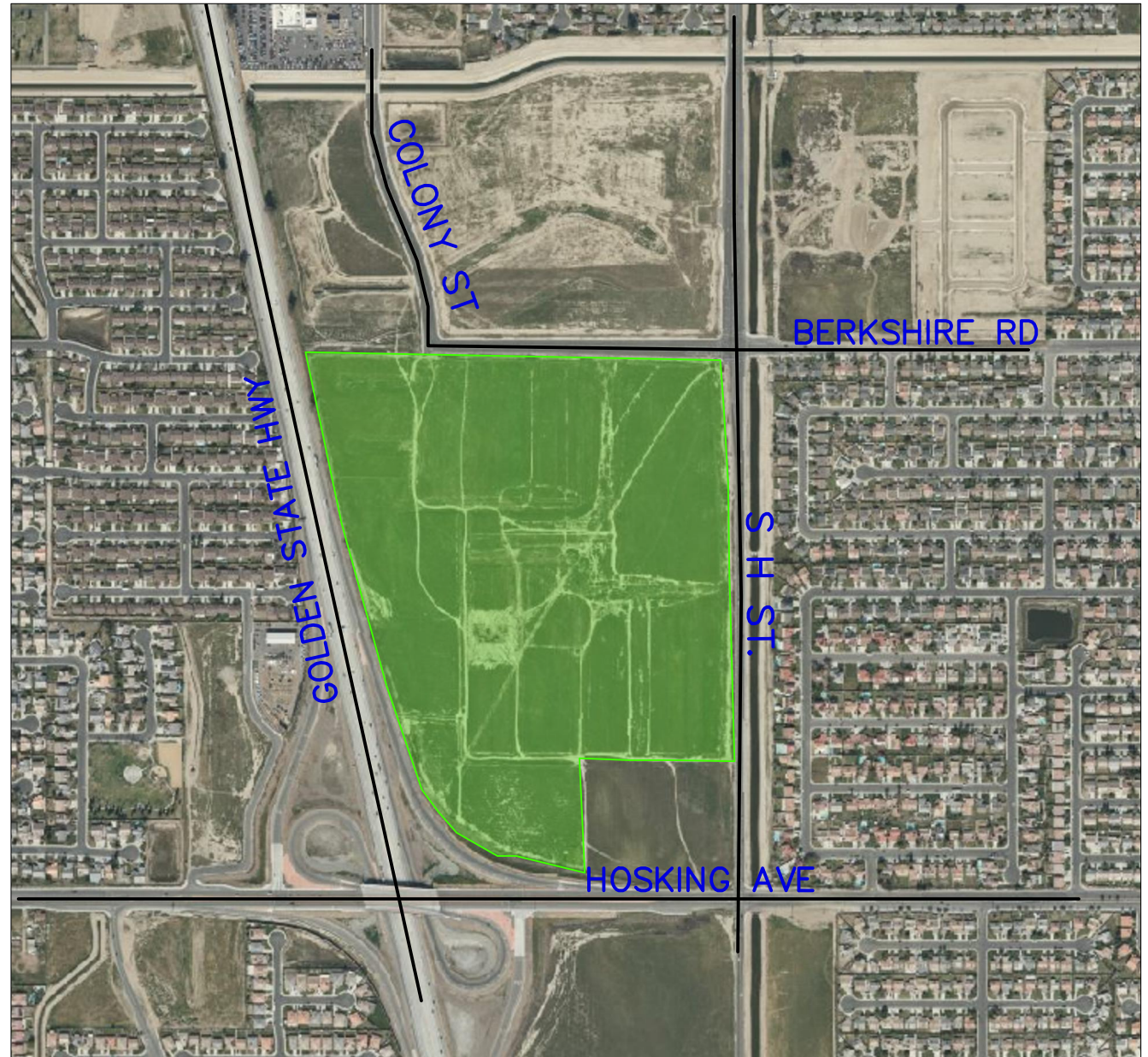
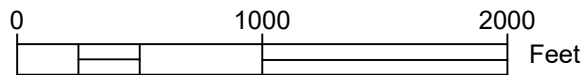
Both the size of the parcels encompassed by the proposed Majestic Hosking Project and the square footage of planned structures qualify this project for this WSA.

The proposed project lies within the Greenfield County Water District (Greenfield CWD) service area (**Figure 2**), thus, the purpose of this WSA is to examine Greenfield CWD’s existing and future water supply and its ability to meet the project’s projected water demands. The adequacy of water supply is evaluated for a normal year, single-year drought, and multi-year drought in 5-year increments over a 20-year planning period.

FIGURE 1

PROJECT LOCATION AND VICINITY MAP

MAJESTIC HOSKING PROJECT



FILE NAME: 5140200_PROJECTLOCATIONMAP
DATE: 9/16/2021

LEGEND

MAJESTIC HOSKING
PROJECT
ROAD

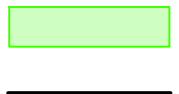
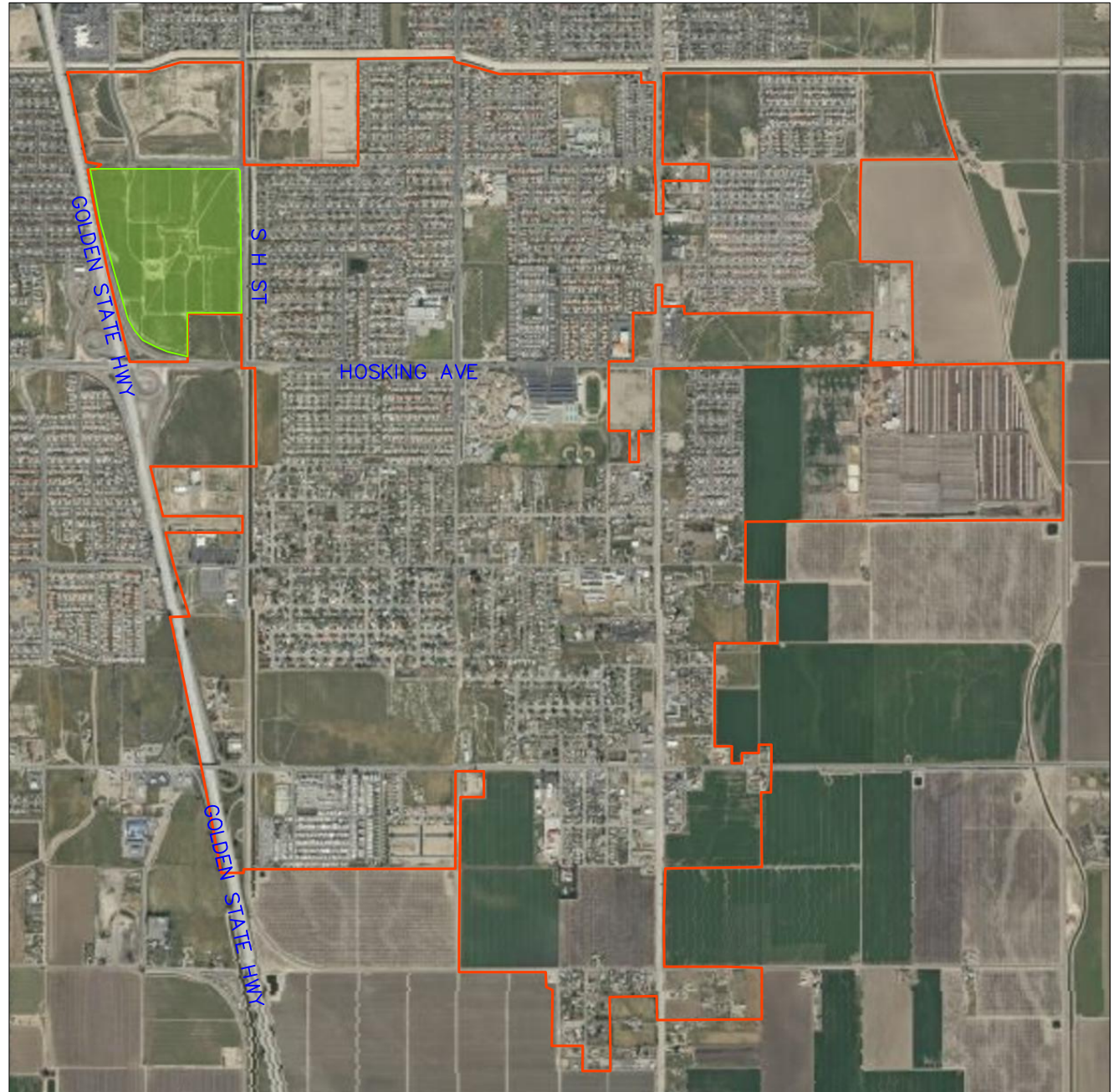
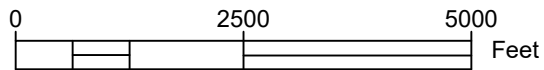


FIGURE 2

GREENFIELD SERVICE
AREA MAP

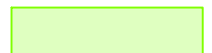
MAJESTIC HOSKING
PROJECT



FILE NAME: 5140200_WATERDISTRICTMAP
DATE: 9/16/2021

LEGEND

MAJESTIC HOSKING
PROJECT



GREENFIELD COUNTY
WATER DISTRICT



BOUNDARY AS OF 9/7/2021

2. PROJECT WATER DEMAND

2.1 EXISTING DEMAND

The project site is vacant and lacks water supply. Thus, there is no water demand associated with the project acreage currently.

2.2 FUTURE WATER DEMAND

To estimate project water demand, Greenfield CWD's "Calculation of Single-Family Residence Equivalents for Water Service" (see the **Appendix**) was used for the retail, restaurant, and industrial warehousing uses. The results are shown in **Table 1** along with landscape irrigation demand :

Table 1: Water Demand Estimate

Land Use	Building/Irrigated Area		Estimated Water Flow (gpd/1,000 sq ft)	Water Demand	
	Square Feet	Acres		(MG/yr)	(acre-feet per yr)
RETAIL ¹	182,500	4.19	346	23.0	70.7
RESTAURANT ²	5,000	0.11	1,075	2.0	6.0
INDUSTRIAL ³	<u>1,012,185</u>	<u>23.24</u>	28	10.3	<u>31.7</u>
Subtotal Building Area =	1,199,685	27.5			108.4
LANDSCAPING ⁴	369,912	8.49		6.2	19.1
CONTINGENCY ⁵	10%			0.6	1.9
TOTAL =	1,569,597	36.0		42.2	129.4

Notes:

Square footages from Site Plan Review application submittal to City of Bakersfield, May 20, 2021

¹ Used water demand factors for "Shopping Centers" in the GCWD Calculation of Single-Family Residence Equivalents for Water Service.

² Assumed restaurants would occupy approximately 5,000 sq ft of total retail space; actual occupancy to be determined.

³ Used water demand factors for "Warehousing" in the GCWD Calculation of Single-Family Residence Equivalents for Water Service.

⁴ Used calculations from "Guidelines for Estimating Unmetered Landscaping Water Use" from the Office of Energy Efficiency & Renewable Energy. Based on "intense exposure" with low water requirements and medium irrigation system efficiency in a desert climate. <https://www.energy.gov/eere/femp/downloads/guidelines-estimating-unmetered-landscaping-water-use>

⁵ A 10% contingency is included at this point in planning.

Thus, future water demand in a normal year at full development is estimated to be 42.2 MG/yr or 129.4 acre-feet per year for the proposed project.

The warehouse portion of the project is likely to precede occupancy of the retail and restaurant development such that possible phasing in terms of water demand may be:

Table 2
Projected Water Demand by Year, acre-feet per yr

Phase of Development	2025	2030	2035	2040	2045
RETAIL	0.0	70.7	70.7	70.7	70.7
RESTAURANT	0.0	6.0	6.0	6.0	6.0
INDUSTRIAL	31.7	31.7	31.7	31.7	31.7
LANDSCAPING PHASE	9.6	19.1	19.1	19.1	19.1
CONTINGENCY	1.0	1.9	1.9	1.9	1.9
Total, AF/yr =	42.3	129.4	129.4	129.4	129.4
<i>Total, MG/yr =</i>	<i>13.8</i>	<i>42.2</i>	<i>42.2</i>	<i>42.2</i>	<i>42.2</i>

3. GREENFIELD CWD WATER SUPPLY AND DEMAND

3.1 BACKGROUND

The project is located within the Greenfield CWD service area. Greenfield CWD, established in 1955, is a domestic water supplier located within the census-designated place of Greenfield, located approximately 7 miles south of downtown Bakersfield. The service area (approximately 3.3 square miles) is bound by the Arvin-Edison Intake Canal to the north, Cottonwood Road to the east, Di Giorgio Road to the south, and State Route 99 to the west and part of the service area is within the Bakersfield city limits. The total land within the Greenfield CWD sphere of influence is approximately 6 square miles, a good portion of which is undeveloped and mostly farmland. Greenfield CWD does not supply water to agricultural customers in this undeveloped area.¹

Greenfield CWD's service area population is approximately 10,801, with an estimated 97% of their 3,273 water service connections being residential. The remaining connections are for commercial and industrial usage. Groundwater is the sole source of water supply to Greenfield CWD; the district does not supply raw or recycled water and have no plans to do so in the future. Current (2020) water demand is 835 million gallons/yr, 2,564 acre-feet per year. Projected demand in the year 2045 is 1,069 million gallons/yr, 3,287 acre-feet per year.¹

¹ Source: "2020 Urban Water Management Plan for Greenfield County Water District Draft" by QuadKnopf, Inc. dated April 2021.

The climate within the service area is typical of the Southern San Joaquin Valley and is characterized as desert. The summers are very hot (average 94°F) and dry, while the winters are milder (average 59°F) and more humid. The overall rainfall is low, with the majority of the 7 inches of average annual precipitation occurring between October and May.²

The following information regarding water supply is obtained from Greenfield CWD's 2020 Urban Water Management Plan. The plan describes water supply and demand within the service territory during normal, single-dry, and multiple-dry years over the next 20 year period. The projected supply and demand in Greenfield CWD's Urban Water Management Plan can then be compared to water demand estimates for this proposed project and an opinion rendered as to supply sufficiency.

Greenfield CWD's sole water supply source is groundwater. Greenfield CWD does not purchase potable water from any other source, however they do purchase Kern Island Canal "seepage" water from the Kern Delta Water District. That supply is characterized in the Urban Water Management Plan as seepage that "passes through Greenfield CWD's service area and becomes groundwater". Additionally, Greenfield CWD does not use surface, storm, waste, recycled, or desalinated water. Per the Urban Water Management Plan, they also do not enter into water exchanges or transfers from other water suppliers for direct use.

Although the acreage associated with the Majestic Hosking Project has been annexed into the Greenfield CWD service area, water demand associated with this acreage is not accounted for in Greenfield CWD's Urban Water Management Plan. See Section 3.2 for a discussion as to available supplies to meet the proposed project's water demands.

3.2 CURRENT AND PROJECTED SUPPLY TO GREENFIELD CWD

The aquifer that underlies Greenfield CWD's service area is the Kern Sub-basin (Groundwater Basin No. 5-22.14). This sub-basin is one of 23 sub-basins within the Tulare Lake Hydrologic Region, which is one of three subregions of the Central Valley aquifer system (**Figure 3**). The Kern Sub-basin is composed mainly of alluvial sediments (i.e. sand, silt, clay, cobbles, and boulders). The major waterways that drain into the sub-basin and provide much of the surface water runoff for the region are the Kern River and Poso Creek. The Kern Sub-basin, with a surface area of approximately 3,040 square miles, is bound by the Kern County line and the Tule Groundwater sub-basin to the north, the base of the Sierra Nevada Mountains to the east, the base of the San Emigdio and Tehachapi Mountains to the south, and the base of the Coast Ranges to the west.³

The total useable groundwater storage capacity in the Kern Sub-basin is estimated to be 40 million acre-feet.⁴ However, the groundwater levels are reportedly trending lower than historical levels in a significant portion of the Tulare Lake Hydrologic Region, with the Kern Sub-basin being listed as critically over-drafted.

² Source: National Oceanic and Atmospheric Administration

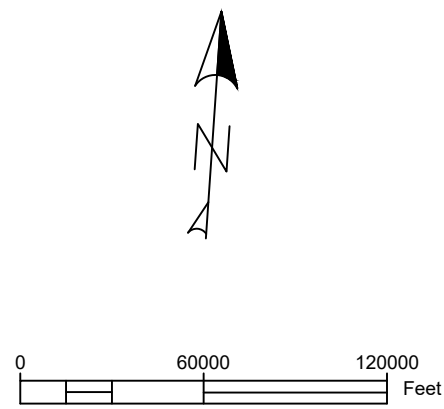
³ Source: California Dept of Water Resources, 2006

⁴ Source: California Dept of Water Resources Bulletin 118

FIGURE 3

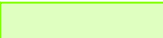


HYDROLOGIC
REGION
MAP

MAJESTIC
HOSKING
PROJECT



FILE NAME: 5140200_HYDROLOGICREGIONMAP
DATE: 9/16/2021

LEGEND

- MAJESTIC HOSKING PROJECT 
- KERN GROUNDWATER
SUB-BASIN NO. 5-22.14
BOUNDARY 
- GREENFIELD COUNTY
WATER DISTRICT BOUNDARY
AS OF 9/7/2021 

Existing and planned groundwater supply to Greenfield CWD is characterized in the Urban Management Plan as follows:

“the sole source of water for the District is through groundwater pumping. Continued groundwater pumping is also the only planned source of water in the future. Since the Kern Subbasin is a non-adjudicated basin, there are currently no restrictions on groundwater pumping.

“Because there is no current restriction on groundwater pumping, the limit of available water is the pump capacity of the five existing wells to pump groundwater. The pump capacity of the five wells to pump groundwater is...7,282 acre-feet per year”

The amount of groundwater pumped by Greenfield CWD in the past 5 years is:

Table 3
Greenfield CWD Groundwater Pumped in Past Five Years⁵

Calendar Year	Total Groundwater Pumped	
	AFY	MG/yr
2016	2,182	711.0
2017	2,350	765.7
2018	2,442	795.7
2019	2,431	792.2
2020	2,564	835.4

Table 6-9 of the Urban Water Management Plan projects this estimated supply capacity (i.e. 3,168 MG/yr or 9,722 acre-feet per year) to remain constant throughout 2045. It concludes that “anticipated groundwater supplies are sufficient to meet all demands through the year 2040 even under multiple-dry year drought conditions”.

3.3 RELEVANT GROUNDWATER SUSTAINABILITY PLAN

Greenfield CWD’s service area lies within the Kern River Groundwater Sustainability Agency 361 square mile plan area and a Groundwater Sustainability Plan dated January 2020 speaks to regional groundwater issues (See http://www.kernrivergsa.org/?page_id=1122). Greenfield CWD’s service area is included in the “Agricultural Management Area” of that Groundwater Sustainability Plan and they cooperatively participated in the Plan preparation. The groundwater basin analysis and water budget performed by Todd Groundwater concluded that the lower sustainable yield of the groundwater basin across the Plan Area is 290,740 acre-feet per year. Agencies within the Kern River Groundwater Sustainability Agency also control an additional 437,780 acre-feet per year of surface water supplies.

The Kern River Groundwater Sustainability Plan concludes that “KRGSA already has under its control sufficient Kern River and imported State Water Project water to achieve sustainability under a variety of future demand scenarios”.

⁵ Data provided by District Engineer on Sept 28, 2021.

3.4 PROJECTED WATER DEMAND INCLUDING THE PROPOSED PROJECT

Table 4 shows Greenfield CWD's projected water demand by land use sector in five-year increments through the year 2045 as stated in Table 4-2 of the 2020 Urban Water Management Plan:

Table 4
Greenfield CWD Projected Water Demand by Land Use Sector⁶

Use Type	Projected Water Use (MG/yr)				
	2025	2030	2035	2040	2045
Single Family	693	729	765	803	843
Multi-Family	65	69	72	75	78
Commercial	97	102	107	112	117
Industrial					
Landscape	11	11	12	12	12
Losses	15	16	17	18	19
Total	881	927	972	1,020	1,069

Note that the "Commercial / Industrial" use sector is projected to demand 97 to 117 MG/yr (300 to 260 acre-feet per year) over the planning period; however, demand associated with the Majestic Hosking Project is not included in that use sector. In other words, the proposed project water demand is in addition to Greenfield CWD's current management planning:

Table 5
Greenfield CWD Projected Water Demand
Including the Proposed Majestic Hosking Project

	Projected Water Use (MG/yr)				
	2025	2030	2035	2040	2045
Greenfield CWD Projected Water Demand (from Table 4)	881	927	972	1,020	1,069
Majestic Hosking Project (from Table 2)	13.8	42.2	42.2	42.2	42.2
Total, MG/yr	895	969	1,015	1,062	1,111
Total, acre-feet per yr	2,746	2,974	3,116	3,260	3,410

So, in the year 2045, projected water demand including the Majestic Hosking Project would be an estimated 4% higher than the projection stated in Greenfield CWD's 2020 Urban Water Management Plan.

⁶ Table 4-2, Greenfield CWD 2020 Urban Water Management Plan

3.6 WATER SUPPLY UNDER VARYING HYDROLOGIC CONDITIONS

The adequacy of water supply is to be evaluated for a normal year, single-year drought, and multi-year drought in 5-year increments over a 20-year planning period.

Greenfield CWD projects total supplies available to meet customer demands to the pumping capacity of its wells, i.e. 9,722 acre-feet per year. For example, even in a multi-year (5 yr) drought scenario, Greenfield CWD projects a steady 9,722 acre-feet per year supply availability.⁷ Section 7.2 of the management plan states that:

“Therefore, the District has a reliable water supply and is not vulnerable to seasonal and climatic shortages. There is no current need for plans to supplement or replace the existing groundwater source available to the District with alternative sources or water demand management measures.”

The Kern River GSP includes a water budget across the planning area which includes Greenfield CWD along with proposed projects that “clearly provide sufficient increased water supply and decreased demand to eliminate both checkbook and adjusted model deficits and fully mitigate potential future overdraft”. Phase One Projects described in the Kern River GSP:

Table 6
Phase One Projects for Kern River GSA Groundwater Sustainability Plan⁸

Project	Description	New Kern River GSA Water Supply
Water Allocation Plan	Kern Delta Water District plans to use its full Kern River entitlement as prioritized in its Water Allocation Plan for the Ag Management Area.	20,797 AFY
Kern River Optimized Conjunctive Use	The City plans to use its full Kern River entitlement, less current obligations, to mitigate undesirable results for water levels and water quality in the Urban Management Area.	89,619 AFY
Expand Recycled Water Use in Kern River GSA	The City will increase recycled water use inside of the Kern River GSA from its WWTP No. 3 in 2026 when a contract for use outside of the Kern River GSA expires.	11,556 to 13,407 AFY
Conversion of Agricultural Lands to Urban Use	Approximately 10,000 acres of current Kern River GSA ag lands is expected to be urbanized; this future urban demand is already included in the projected water budget, so 100% of this ag water use represents a demand reduction	27,000 AFY
ENCSD North Weedpatch Hwy Water System Consolidation	Up to six small water systems in the northeast Kern River GSA will be consolidated into the East Niles CSD system for benefits to drinking water quality, including to disadvantaged communities	No new supply; improved water quality to disadvantaged communities
Possible Water Exchange	Kern River GSA member agencies can perform exchanges of surface water and groundwater for benefits to water quality, including to disadvantaged communities	

⁷ Table 7-5, Greenfield CWD 2020 Urban Water Management Plan

⁸ Table 7-1, Kern River Groundwater Sustainability Plan dated January 2020

So, the Greenfield Urban Water Management Plan forecasts 9,722 acre-feet of reliable supply for a normal year, single-year drought, and multi-year drought in 5-year increments over a 20-year planning period; three-fold the forecasted water demand over the planning period. Similarly, the Kern River Groundwater Sustainability Plan estimates groundwater safe yield combined with other sources of supply and supplemental supply projects which combined “fully mitigate potential future overdraft”.

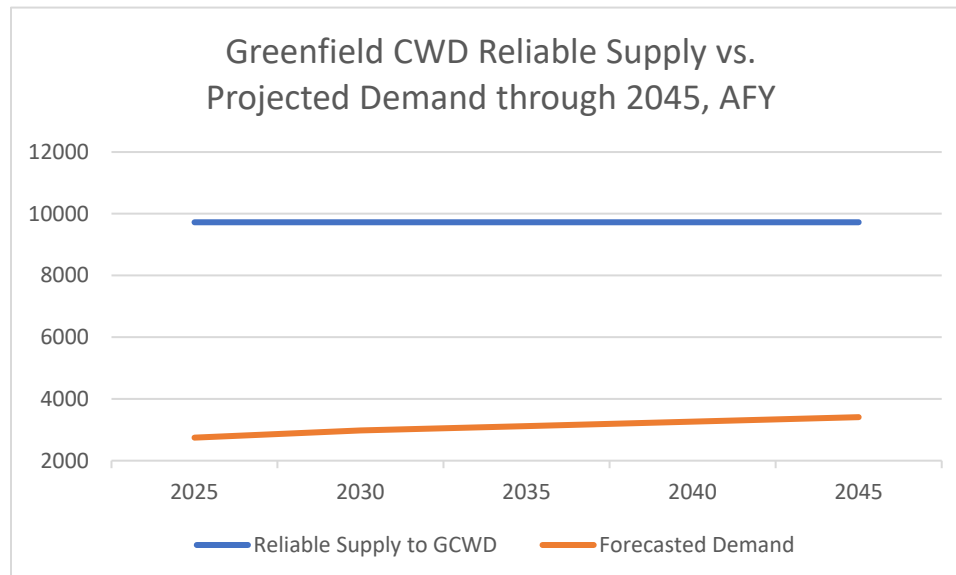
Further, the Majestic Hosking Project will connect to the City of Bakersfield wastewater collection system, directing wastewaters to the City’s water reclamation plants. This means that wastewater generated by the proposed project will contribute to the volume of recycled water potentially available to fulfill elements of the regional groundwater sustainability program.

3.7 ADEQUACY OF WATER SUPPLIES FOR THE PROPOSED PROJECT

Water supply and demand comparison over varying hydrologic conditions, taking into account the water demand of the proposed Majestic Hosking Project is expressed in **Table 7**:

Table 7
Greenfield CWD Projected Water Demand
Including the Proposed Majestic Hosking Project

			Projected Water Use (acre-feet/yr)				
			2025	2030	2035	2040	2045
Projected	Reliable	Supply	9,722	9,722	9,722	9,722	9,722
(from UWMP Table 6-9)							
Greenfield	CWD	Projected					
Water	Demand	including the					
Majestic	Hosking	Project					
(from Table 5)			2,746	2,974	3,116	3,260	3,410
Surplus	Supply	Available,					
AFY=			6,976	6,748	6,606	6,462	6,312



The preceding tabulation and graph express that Greenfield CWD has more than adequate groundwater supplies to meet water demand through the year 2045 within its service area, including the added demand associated with the subject project.

Note, too that Greenfield CWD's Resolution 08-01 "Concerning Acquisition of Additional Water Supplies for Lands Seeking Annexation to the District and for New Development Projects Within the District" requires dedication "to the District a supply of recharged surface water sufficient in quality and quantity to offset all future projected groundwater demand of such lands and projects".

3.8 WATER SHORTAGE CONTINGENCY PLAN

In June 2021, Greenfield CWD Board of Directors adopted its "2020 Water Shortage Contingency Plan for the District" via Resolution 2021-03 (see <https://greenfieldwater.specialdistrict.org/draft-2020-water-shortage-contingency-plan> . That Plan identifies demand management measures that Greenfield CWD would take in the event of a water shortage, measures which may vary depending on the level of water shortage severity.

4. CONCLUSIONS

Estimated water demand associated with the Majestic Hosking Project represents an additional 129.4 acre-feet per year demand on the Greenfield CWD delivery system. Greenfield CWD's 2020 Urban Water Management Plan published in April 2021 forecasts more than adequate groundwater supplies to reliably meet customer demands, including demand associated with the proposed project, under various drought scenarios, over a 20 year planning period.

Appendix

Calculation of Single-Family Residence Equivalents for Water Service

GREENFIELD COUNTY WATER DISTRICT

CALCULATION OF SINGLE-FAMILY RESIDENCE EQUIVALENTS FOR WATER SERVICE

Description	Unit of Measure	Water Estimated Flow (GPD)	Equivalent Dwelling Unit (EDU)
Residential:			
Single-family Home	Parcel	470	1.0
Duplex	Parcel	554	1.17
Triplex	Parcel	829	1.76
Fourplex	Parcel	1,106	2.35
Condominiums	Parcel	244	.51
Five Units or More	Units	244	.51
Mobile Home Parks	Spaces	244	.51
Commercial:			
Animal Kennel	1000 s.f.	114	.24
Auto Sales/Repair	1000 s.f.	114	.24
Bowling/Skating	1000 s.f.	172	.36
Car Wash:			
Tunnel Type	1000 s.f.	3,976	8.45
Wand Type	1000 s.f.	766	1.62
Drive-in Theatre	1000 s.f.	23	.04
Dry Goods Retail	1000 s.f.	43	.09
Dry Manufacturing	1000 s.f.	28	.10
Financial Inst.	1000 s.f.	114	.24
Hospital	1000 s.f.	1,092	2.32
Hotel/Motel/Rooming House	1000 s.f.	273	.58
Indoor Theatre	1000 s.f.	143	.30
Laundromat	1000 s.f.	2,929	6.23
Lumber Yard	1000 s.f.	28	.05
Manufacturing	1000 s.f.	229	.48
Night Club	1000 s.f.	383	.81
Nursery/Greenhouse	1000 s.f.	28	.05
Office Building	1000 s.f.	229	.48
Open Storage	1000 s.f.	28	.06
Professional Bldg.	1000 s.f.	328	.69
Restaurant	1000 s.f.	1,075	2.28
School	1000 s.f.	900	1.9
Service Shop	1000 s.f.	114	.24
Service Station	1000 s.f.	114	.24
Shopping Center	1000 s.f.	346	.73
Store	1000 s.f.	114	.24
Supermarket	1000 s.f.	172	.36
Warehousing	1000 s.f.	28	.05
Wholesale Outlet	1000 s.f.	114	.24

GREENFIELD COUNTY WATER DISTRICT
CALCULATION OF SINGLE-FAMILY RESIDENCE
EQUIVALENTS FOR WATER SERVICE

Description	Unit of Measure	Water Estimated Flow (GPD)	Equivalent Dwelling Unit (EDU)
Residential:			
Single-family Home	Parcel	470	1.0
Duplex	Parcel	554	1.17
Triplex	Parcel	829	1.76
Fourplex	Parcel	1,106	2.35
Condominiums	Parcel	244	0.51
Five Units or More	Units	244	0.51
Mobile Home Parks	Spaces	244	0.51
Commercial:			
Animal Kennel	1,000 s.f.	114	0.24
Auto Sales/Repair	1,000 s.f.	114	0.24
Bowling/Skating	1,000 s.f.	172	0.36
Car Wash (Tunnel Type)	1,000 s.f.	3,976	8.45
Car Wash (Wand Type)	1,000 s.f.	766	1.62
Drive-in Theatre	1,000 s.f.	23	0.04
Dry Goods Retail	1,000 s.f.	43	0.09
Dry Manufacturing	1,000 s.f.	28	0.10
Financial Inst.	1,000 s.f.	114	0.24
Hospital	1,000 s.f.	1,092	2.32
Hotel/Motel/Rooming House	1,000 s.f.	273	0.58
Indoor Theater	1,000 s.f.	143	0.30
Laundromat	1,000 s.f.	2,929	6.23
Lumber Yard	1,000 s.f.	28	0.05
Manufacturing	1,000 s.f.	229	0.48
Night Club	1,000 s.f.	383	0.81
Nursery/Greenhouse	1,000 s.f.	28	0.05
Office Building	1,000 s.f.	229	0.48
Open Storage	1,000 s.f.	28	0.06
Professional Bldg.	1,000 s.f.	328	0.69
Restaurant	1,000 s.f.	1,075	2.28
School	1,000 s.f.	900	1.90
Service Shop	1,000 s.f.	114	0.24
Service Station	1,000 s.f.	114	0.24
Shopping Center	1,000 s.f.	346	0.73
Store	1,000 s.f.	114	0.24
Supermarket	1,000 s.f.	172	0.36
Warehousing	1,000 s.f.	28	0.05
Wholesale Outlet	1,000 s.f.	114	0.24