

AGENDA STAFF REPORT

FROM: General Manager Arden Wallum

BY: **Assistant General Manager** Brian Macy

☐ Action ☐ Direction ☒ **INFORMATION**

CORPORATE YARD BUILDING UPDATE

STAFF RECOMMENDATION

Receive and file information regarding the Corporate Yard Building Update.

SUMMARY

During a Board Workshop held on January 12, 2021, MSWD staff was given direction to meet with City of Desert Hot Springs (DHS) staff to discuss the possibility of building at the Corporate Yard location adjacent to and utilizing the Mission Springs Park (Park) parking lot for public parking. As directed, MSWD staff met with Danny Porras - DHS Public Works Director/City Engineer, and Nicholas Haecker - DHS Public Works Manager on January 27, 2021 to discuss the new building, the location, and any concerns the City may have with the project. Below are the discussion highlights from the meeting.

- Zoning Designation - The current zoning of the property is OS-P (Open Space – Parks and Recreation) which will require either a zoning modification or a Conditional Use Permit. DHS will work with MSWD to complete the necessary action to allow the proposed building to proceed.
- Less Vandalism - The new building would provide additional activities at the park which would lead to less vandalism.
- Sufficient Parking – Understanding that the times of use between MSWD public meeting and park activities will not overlap, public parking will not be a problem.
- Traffic Signal at Palm Drive/Park Lane – The traffic signal at Palm Drive/Park Lane will be installed following the Riverside County Library (Library) construction. Additional intersection improvements will not be required as part of the MSWD project.
- Drainage Issues – DHS and MSWD have been working together for years to increase the stormwater capacity of the detention area currently in use just south of the athletic fields. The building construction may allow for better drainage from the existing impervious area (i.e. Corporate Yard asphalt) to the proposed future improvements. DHS and MSWD will continue to work together for the benefit of the park and surrounding stormwater control.
- Permitting – As MSWD is a public agency, many aspects of the project may be exempt from CEQA. DHS and MSWD will work together to follow all applicable CEQA requirements.

ANALYSIS - N/A

FISCAL IMPACT - N/A