

# AGENDA STAFF REPORT

**MEETING NAME:** REGULAR BOARD MEETINGS

**MEETING DATE(S):** NOVEMBER 14 & 18, 2024

**FROM:** ERIC WECK P.E., ENGINEERING MANAGER

**FOR:** ACTION  X  DIRECTION       INFORMATION     



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## ACCEPTANCE OF THE WATER SUPPLY ASSESSMENT AND WATER SUPPLY VERIFICATION FOR THE FIRST PALM SPRINGS COMMERCE CENTER

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### STAFF RECOMMENDATION

Board acceptance and approval of the Water Supply Assessment and Water Supply Verification for the First Palm Springs Commerce Center located in the City of Palm Springs.

### SUMMARY

Senate Bill 610 requires preparation of a Water Supply Assessment (WSA) for development projects that are subject to the California Environmental Quality Act (CEQA), and are defined as a "Project" in the State Water Code 19012. Senate Bill 221 requires preparation of a Water Supply Verification (WSV) for projects that are subject to approval of a development agreement or tentative map that includes a subdivision. The First Palm Springs Commerce Center (Project) will develop over 101 acres (gross) of unimproved land into two warehouse buildings, where Building 1 will cover 1,516,174 square feet, and Building 2 will cover 393,957 square feet. Both warehouses will have office space, a truck docking area and employee parking. Therefore, the Project is subject to the requirements of Senate Bills 610 and 221. A combined WSA and WSV was prepared by MNS Engineers, Inc. and was approved by Staff. The approved WSA and WSV will be included in the CEQA documents to be prepared by the developer, with the City of Palm Springs as the lead agency.

### ANALYSIS

The proposed Project includes 43.79 acres for industrial building area, 15.82 acres for landscaping and stormwater management, and 36.85 acres for parking access roads and hardscape. Approximately 4.62 acres will be for right-of-way dedication. It is estimated that the Project will generate a water demand of 254.5 acre-feet per year. As shown in the analysis, the total projected water supplies available to MSWD during normal, single dry, and multiple dry water years during a 20-year projection are sufficient to meet the projected water demand associated with the proposed First Palm Springs Commerce Center Project, in addition to MSWD's existing and planned future uses. MSWD has sufficient water supplies available to serve the proposed Project.

### FISCAL IMPACT AND STRATEGIC PLAN

#### IMPLEMENTATION

No fiscal impact to MSWD. This action is consistent with Strategic Plan Smart Goal 2.1: Ensure excellence in regulatory compliance.

### ATTACHMENTS

First Palm Springs Commerce Center Project Water Supply Assessment and Verification, September 2024

FINANCIAL DATA		
Cost Associated with this action:	\$0	
Current FY cost:	\$0	
Future FY cost:	\$0	
Is it covered in current year budget:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Budget adjustment needed:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If yes, year needed:	N/A	
All previous contracts including dates, amounts and board approvals are attached or have been made available.		
FUNDING SOURCES		
Source of funds:	Developer Funded	
BID/Job#	11834	
Current BID/Job balance	\$30,000	
Balance remaining if approved:	\$27,708.66	