

AGENDA STAFF REPORT

MEETING NAME: REGULAR BOARD MEETINGS

MEETING DATE(S): JUNE 12 & 16, 2025

FROM: ERIC WECK P.E., ENGINEERING MANAGER

FOR: ACTION X DIRECTION _____ INFORMATION _____



ACCEPTANCE OF THE WATER SUPPLY ASSESSMENT AND WATER SUPPLY VERIFICATION FOR THE 20TH AVENUE LOGISTICS CENTER PROJECT

STAFF RECOMMENDATION

Board acceptance and approval of the Water Supply Assessment and Water Supply Verification for the 20th Avenue Logistics Center Project located in the City of Desert Hot 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 20th Avenue Logistics Center Project (Project) will develop approximately 52.72 net acres (54.5 gross acres) of vacant land into one large warehouse building covering 1,062,165 square feet. The buildings will include office spaces, truck docking areas, and parking for employees and includes a development agreement; as such, the Project is subject to the requirements of Senate Bills 610 and 221. A combined WSA and WSV was prepared by Provost and Pritchard Consulting Group and approved by Staff for the Project located south of 19th Ave, north of 20th Ave, and West of Calle De Los Romos in the southern portion of Desert Hot Springs, Riverside County. The approved WSA and WSV will be included in the CEQA documents to be prepared by the developer, with the City of Desert Hot Springs as the lead agency.

ANALYSIS

The proposed Project includes 24.38 acres for general industrial, 5.5 acres for landscaping, 1.4 acres for stormwater management, 21.44 acres for parking and trailer storage, and 1.78 acres for right-of-way dedication. It is estimated that the Project will generate a water demand of approximately 63.7 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 Project, in addition to MSWD's existing and planned future uses. MSWD has sufficient water supplies available to serve the proposed Project.

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#	11873	
Current BID/Job balance	\$11,460	
Balance remaining if approved:	\$11,460	

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

20th Avenue Logistics Center Project Water Supply Assessment and Verification, April 2025