

AGENDA STAFF REPORT



MEETING NAME: REGULAR BOARD MEETINGS

MEETING DATE(S): JUNE 11 & 15, 2026

FROM: ERIC WECK P.E., ENGINEERING MANAGER

FOR: ACTION X DIRECTION _____ INFORMATION _____

ACCEPTANCE OF THE WATER SUPPLY ASSESSMENT AND WATER SUPPLY VERIFICATION FOR THE FIRST PALM SPRINGS COMMERCE CENTER II DEVELOPMENT PROJECT

STAFF RECOMMENDATION

It is recommended accept and approve the Water Supply Assessment (WSA) and Water Supply Verification (WSV) for the First Palm Springs Commerce Center II Development Project (Project) located in the City of Palm Springs.

SUMMARY

Senate Bill 610 requires preparation of a WSA for development projects that are subject to the California Environmental Quality Act (CEQA) and are defined as a “Project” pursuant to California Water Code Section 10912. Senate Bill 221 requires preparation of a WSV for projects subject to approval of a tentative subdivision map or development agreement. The Project consists of the development of approximately 58.6 acres with a single 1,092,337 square-foot industrial warehouse building, including approximately 10,000 square feet of mezzanine office space, trailer parking, docking facilities, employee parking, stormwater retention facilities, and landscaped areas. The Project is located north of Interstate 10 and east of State Route 62 within the City of Palm Springs (City) and includes Assessor Parcel Numbers 666-320-021 through -028, and -002 through -005. Because the Project exceeds 650,000 square feet of industrial floor area and occupies more than 40 acres, it qualifies as a “Project” under Senate Bill 610 and requires preparation of a WSA and WSV. A combined WSA and WSV was prepared by BKF in coordination with MSWD. The City of Palm Springs is serving as the CEQA Lead Agency for the Project. The completed WSA and WSV will be incorporated into the Project’s CEQA documentation and administrative record.

ANALYSIS

The Project is anticipated to generate an estimated water demand of approximately 30 acre-feet per year. The WSA and WSV evaluated MSWD’s projected water supplies over a 20-year planning horizon during normal, single-dry, and multiple-dry year conditions, as required by Senate Bills 610 and 1262. The analysis concludes that MSWD has sufficient water supplies available to meet the projected demands of the Project, in addition to existing and planned future demands within the District’s service area. Staff have reviewed the WSA and WSV and determined that the documents satisfy the applicable requirements of California Water Code Sections 10910 through 10915.

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.

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#	11915	
Current BID/Job balance	\$4,532.00	
Balance remaining if approved:	\$4,532.00	

ATTACHMENTS

Attachment 1_ First Industrial Commerce Center II Water Supply Assessment and Verification, April 2026