



AGENDA STAFF REPORT

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Agenda Number: D
File ID: 0483.05, 0421.2

Section Name: Environmental Services
Project ID:

MEETING DATE: July 11, 2023

SUBJECT: Approve the Water Supply Assessment for the Thermal Ranch Specific Plan

TO: BOARD OF DIRECTORS

FROM: ENV SVCS - WATER RESOURCE, .

**GENERAL MANAGER
RECOMMENDATION:**

RECOMMENDATION:

Approve the Water Supply Assessment (WSA) for the Thermal Ranch Specific Plan.

BUDGET IMPACT:

N/A

PROCUREMENT METHOD:

If other, please explain: .

BACKGROUND

This request consists of approval of the WSA for the Thermal Ranch Specific Plan (Project) located on approximately 619 acres of largely vacant land bounded by Avenue 62 to the north, Tyler Street to the east, Avenue 64 to the south, and Harrison Street to the west in the unincorporated area of Thermal, Riverside County (County). The Project proposes a master-planned equestrian lifestyle community within six distinct Planning Areas centered around an equestrian center, including up to 1,682 dwelling units, 285,000 square feet of commercial uses, a 150 key hotel (approximately 112,500 square feet), 17,789,468 square feet of landscaping/open space, and 463,520 square feet of outdoor water features.

The total projected water demand for the Project is 1,753.63 acre-feet per year (AFY) or 2.83 acre-feet per acre. This includes projected indoor residential water demand of 279.79 AFY, projected indoor commercial water demand of 231.28 AFY, projected outdoor irrigation water demand of 1,168.39 AFY, and projected outdoor water features demand of 74.18 AFY. The Project's total projected water demand accounts for approximately 3.6 percent

of CVWD's total planned increases in urban water demand of 48,100 AFY by 2045.

This WSA provides an assessment of the availability of sufficient water supplies during normal, single-dry, and multiple-dry years over a 20-year projection to meet the projected demands of the Project, in addition to existing and planned future water demands of CVWD, as required by Senate Bill (SB) 610 and SB 1262. This WSA also includes identification of existing water supply entitlements, water rights, water service contracts, and agreements relevant to the identified water supply for the Project and quantities of water received in prior years pursuant to those entitlements, rights, contracts, and agreements.

This WSA has been prepared in compliance with the requirements of SB 610 and SB 1262 by Terra Nova Planning and Research in consultation with CVWD and the County. This WSA will be reviewed every five years, or in the event that the water planning assumptions have changed, until the Project begins construction on all planning areas, to ensure it remains accurate and no significant changes to either the Project or available water supply has occurred. Consistent with the provisions of SB 610, neither this WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service, and shall not impose, expand, or limit any duty concerning the obligation of CVWD to provide certain service to its existing customers or to any future potential customers. This WSA does not constitute an agreement to provide water service to the Project, and does not entitle the Project, Project Applicant, or any other person or entity to any right, priority or allocation in any supply, capacity, or facility. To receive water service, the Project will be subject to an agreement with CVWD, together with any and all applicable fees, charges, plans and specifications, conditions, and any and all other applicable CVWD requirements in place and as amended from time to time.

PRIOR BOARD ACTION:

N/A

DISTRICT STRATEGIC PLAN GOAL(S)/OBJECTIVES(S):

N/A

ENVIRONMENTAL IMPACT:

N/A

PUBLIC NOTICE REQUIRED

N/A

LEGAL REVIEW

N/A

ATTACHMENTS

Att 1 - Thermal Ranch WSA Summary

Att 2 - Thermal Ranch Specific Plan Water Supply Assessment

Att 3 - List of Approved WSAs