



**Board of Directors  
January 16, 2019**

**SUBJECT:**

Approve and Authorize the Water Supply Assessment for the Junction at Menifee

**BACKGROUND:**

Senate Bills 221 and 610 require the District to respond to requests for a statement that adequate water supplies are or will be available to meet the water demands associated with proposed land development. Senate Bill 610 focuses on the content of a water supply agency's Urban Water Management Plan (UWMP) and stipulates that when an Environmental Impact Report (EIR) is required in connection with a project, the appropriate water supply agency must provide an assessment (Exhibit A) of whether its total projected water supplies will meet the projected water demands associated with the proposed project. Senate Bill 221 also requires water supply verification when a tentative map, parcel map, or development agreement for a project is submitted to a land use agency for approval. Senate Bill 221 applies to proposed residential development of more than 500 dwelling units with some exceptions. Senate Bill 610 applies to a proposed residential development of more than 500 dwelling units, or large commercial, industrial, or mixed-use development.

The City of Menifee is the lead agency for the preparation of an EIR pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, and et seq. for the Junction at Menifee (Proposed Project). The Proposed Project is located on approximately 54 acres in the City of Menifee and consists of very high density residential senior housing and a proposed hotel, along with 33 acres of commercial retail. The Proposed Project is located within the City of Menifee, bounded by Wicker Road to the north, Haun Road to the east, Howard Way to the west, and Scott Road to the south. The estimated annual demand for the Proposed Project is 224 acre-feet (AF). The land use considered for the project area in the 2015 UWMP demand projection was Business Park/Light Industrial. Although these land uses are not consistent with the Proposed Project, the demand for this project is nonetheless anticipated to be within the limits of the projected demand accounted for in the 2015 UWMP. Eastern Municipal Water District (EMWD) is also constantly updating its water supply portfolio and developing local resources to meet future demand. In 2021, the UWMP will be updated and will include this project in future demand projections and updates to the EMWD supply portfolio.

**FINANCIAL IMPACT:**

None

**STRATEGIC PLANNING GOAL/OBJECTIVE:**

Water Supply Diversity and Reliability: Develop and implement a portfolio of projects and management techniques to achieve a reliable and cost-effective balance of water supplies utilizing imported, local and recycled water sources.

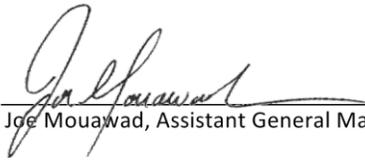
**ENVIRONMENTAL IMPACT:**

None

**RECOMMENDATION:**

Approve and authorize the Water Supply Assessment for the Junction at Menifee in accordance with the provisions of Senate Bill 610 and Senate Bill 221.

**SUBMITTED BY:**



Joe Mouawad, Assistant General Manager

1/2/2019



Nick Kanetis, Deputy General Manager

1/3/2019

**Attachment(s):**

*Exhibit A - Water Supply Assessment*

History:

01/10/19 Board Planning Committee RECOMMENDED FOR APPROVAL  
01/16/19 Board Meeting

Staff Contact: Elizabeth Lovsted