



July 9, 2019

City of Menifee
Attn: Lisa Gordon, Planning Manager
29844 Haun Road
Menifee, CA 92586

Subject: Fleming Ranch Water Supply Assessment

Dear Lisa Gordon:

On September 20, 2017, the Board of Directors for the Eastern Municipal Water District (EMWD), approved the Water Supply Assessment (WSA) for Fleming Ranch. The purpose of the WSA report is to satisfy the requirements of Senate Bill (SB) 610 and SB 221, which integrates water and land use planning by requiring a water agency to assess whether the supplies projected in its Urban Water Management Plan (UWMP) are adequate to meet a project's projected demands. SB 610 and 221 apply once a project reaches or exceeds certain thresholds, such as 500 residential dwelling units. The WSA for Fleming Ranch determined that the project's planned land use was consistent with EMWD's UWMP and accordingly, the anticipated water demands of approximately 626 acre-feet (AF) annually were determined to be within the projected available supply.

On June 6, 2019, the City of Menifee and EMWD were notified by the developer that the project plan has been updated to include a community park and recreation center. The developer indicated that the net impact of this change would be an increase in water demand of approximately 2,000 gallons per day, or roughly 2.2 AF annually. As this increase constitutes roughly 0.4% of the original total, the impact is considered to be negligible from a water supply perspective.

A table detailing the land use and demands considered in EMWD's UWMP for this area is included as Attachment 1. The updated project plan remains consistent with the land use categories considered for

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this area and the projected demands are anticipated to be within the limits accounted for in the 2015 UWMP.

Please feel free to contact me by phone at (951) 928-3777 x4512, or by email at ngg@emwd.org if there are further questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gordon Ng", with a long horizontal flourish extending to the right.

Gordon Ng, P.E.

Civil Engineer II

GN:gn

Attachment(s)/Enclosure(s): Demand Summary Table

c: Noah Shih, LEED AP
Joe Mouawad, P.E.
Lanaya Voelz Alexander, P.E.
Anna Garcia, E.I.T.

Attachment 1: Land Use Considered in EMWD 2015 UWMP (Fleming Ranch Parcels)

Land Use Category	Unit	Area (Acres)	Acres or Dwelling EDUs	Flow Factor (gpd/Unit)	Average Day Demand (gpd)	Annual Demand (AF)
Rural Residential	DU	5.9	1.2	1,320.0	1,549.7	1.7
Medium High Density Residential	DU	243.8	1,462.9	400.0	585,168.0	655.9
Business Park/Light Industrial	acre	72.7	72.7	2,200.0	159,874.0	179.2
Total					746,591.7	836.9