



**Board of Directors  
April 17, 2019**

**SUBJECT:**

Adopt a Proposed Resolution of the Board of Directors of Eastern Municipal Water District Approving an Amended and Restated Joint Community Facilities Agreement with Menifee Union School District for Eastern Municipal Water District Community Facilities District No. 2002-07 (Pacific Mayfield)

**BACKGROUND:**

Eastern Municipal Water District (EMWD) CFD No. 2002-07 (Pacific Mayfield) was formed on July 16, 2003, through the adoption of Resolution No. 3792. This CFD was formed to finance EMWD water and sewer improvements, as well as school facilities for Menifee Union School District (MUSD). EMWD and MUSD entered into a Joint Community Facilities Agreement (JCFA) with Pinehurst LLC (the Property Owner) on March 19, 2003, relating to CFD No. 2002-07. This CFD is located south of Newport Road, east of Murrieta Road, and west of Bradley Road in the City of Menifee, as depicted on the Boundary Map (Exhibit C). This project is planned for 67 lots within Improvement Area (IA) A, 123 lots within IA B, 269 lots within IA C, 242 lots within IA D, and 137 lots within IA E, for a planned total of 838 individual lots within CFD No. 2002-07 (Pacific Mayfield). There are proceedings currently underway to annex an additional 29 lots within Tract 30812 into Zone 1 of IA C. The Board approved the Resolution of Intent to Annex on March 20, 2019, and the public hearing is scheduled for May 1, 2019.

The original JCFA entered into on March 19, 2003, pursuant to its terms, subsequently expired on July 1, 2010. The property owner, Pinehurst LLC (managed by Pacific Communities Builder, Incorporated), has requested that EMWD and MUSD enter into an amended and restated Joint Community Facilities Agreement for the purpose of extending the termination date of the prior JCFA and updating the prior JCFA with the Water District's current requirements for these agreements. This Joint Community Facilities Agreement relating to CFD No. 2002-07 and Improvement Areas A through E therein supersedes and replaces the prior JCFA in its entirety. EMWD will own and operate the water and sewer improvements and Menifee Union School District will own and operate the school facilities constructed and financed through this CFD.

The Resolution (Exhibit A) approving the amended and restated Joint Community Facilities Agreement (Exhibit B) will authorize the President of the Board, or the General Manager, or the Deputy General Manager, or the Director of Finance, and the Secretary of the Board of Directors of EMWD to execute and deliver the amended and restated Joint Community Facilities Agreement.

**FINANCIAL IMPACT:**

None

**STRATEGIC PLANNING GOAL/OBJECTIVE:**

Financial Stability: Enhance and maintain the District's strong financial position and credit quality by identifying and implementing specific opportunities to improve underlying financial metrics.

**ENVIRONMENTAL IMPACT:**

None

**RECOMMENDATION:**

Adopt a proposed Resolution approving the amended and restated Joint Community Facilities Agreement between Menifee Union School District, Eastern Municipal Water District, and Pinehurst LLC for Eastern Municipal Water District CFD No. 2002-07 (Pacific Mayfield).

**SUBMITTED BY:**

  
Paul D. Jones II, P.E., General Manager

4/3/2019

  
Laura Nomura, Deputy General Manager

4/1/2019

**Attachment(s):**

*Exhibit A - Resolution*

*Exhibit B - Joint Community Facilities Agreement*

*Exhibit C - Boundary Map*

History:

|          |                                |                          |
|----------|--------------------------------|--------------------------|
| 04/11/19 | Board Administrative Committee | RECOMMENDED FOR APPROVAL |
| 04/17/19 | Board Meeting                  |                          |

Staff Contact: Charles Turner