



**Board of Directors
April 17, 2019**

SUBJECT:

Approve Map and Legal Descriptions, and Adopt Two Proposed Resolutions for the Annexation of Parcel Nos. U-35-19-2 and U-36-19-2 to Improvement District Nos. U-35 and U-36 (Lennar Homes of California, Incorporated)

BACKGROUND:

In accordance with the provisions of Resolution No. 2063.7, the Board established standard terms and conditions for the annexation of lands to an Improvement District of Eastern Municipal Water District. The proposed Resolutions annexing Parcel Nos. U-35-19-2 and U-36-19-2 to Improvement District Nos. U-35 (sewer) and U-36 (water) are attached as (Exhibits A and B). The parcel is located in the City of Menifee, as depicted on the attached legal description and map (Exhibit C). EMWD has received a signed petition from the current property owner, Lennar Homes of California, Incorporated, with Geoff Smith as its authorized agent. All necessary ownership documentation are on file with the District.

The table below summarizes the subject annexation:

Property Owner	Improvement District Nos.	Parcel Nos.	Acres	Annexation Fees	State Board of Equalization (SBE) Fees	Service Area Director
Lennar Homes of CA, Inc.	U-35 (Sewer) U-36 (Water)	U-35-19-2 U-36-19-2	35.40	\$7,080	\$1,200	Ronald W. Sullivan

FINANCIAL IMPACT:

Annexation fees and State Board of Equalization (SBE) fees have been paid as noted above; annexation into the improvement districts will cause the property to be included in tax assessments set annually by the Board of Directors.

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.

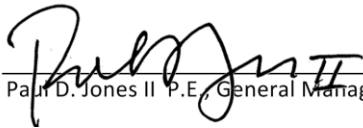
ENVIRONMENTAL IMPACT:

None

RECOMMENDATION:

Approve map and legal descriptions and authorize staff to distribute funds necessary to cover agency fees pertinent to the annexation; and adopt two proposed Resolutions annexing Parcel Nos. U-35-19-2 and U-36-19-2 to Improvement District Nos. U-35 and U-36 of the Eastern Municipal Water District.

SUBMITTED BY:



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

3/31/2019



Laura Nomura, Deputy General Manager

3/26/2019

Attachment(s):

Exhibit A - Sewer Resolution

Exhibit B - Water Resolution

Exhibit C - Legal Descriptions and Map

Exhibit D - Directors Map

History:

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

Staff Contact: Dan Howell