



**Board of Directors  
February 19, 2020**

**SUBJECT:**

Approve Map and Legal Descriptions, and Adopt Two Proposed Resolutions for the Annexation of Parcel Nos. U-23-19-3 and U-24-19-3 to Improvement District Nos. U-23 and U-24 (Multiple Property Owners)

**BACKGROUND:**

On March 1, 2019, Sutter Mitland, LLC., requested annexation of the subject property and subsequently, transferred ownership of the lands described herein to Pulte Home Company, LLC., Richmond American Homes of Maryland, Incorporated (RAH) and Pardee Homes. Each of the aforementioned companies signed the District’s Improvement District Petition whereby they acknowledge and agree to all terms and conditions of the subject proceedings. The above described property sale has no material impact on the improvement district process and therefore the annexation will be processed as one contiguous property instead of three separate properties for each of the respective owners.

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-23-19-3 and U-24-19-3 to Improvement District Nos. U-23 (sewer) and U-24 (water) are attached as (Exhibits A and B). The parcel is located in an Unincorporated Territory, County of Riverside, as depicted on the attached legal descriptions and map (Exhibit C). EMWD has received a signed petition from the current property owners, Pulte Home Company, LLC., RAH and Pardee Homes. All necessary ownership documentation are on file with the District.

The table below summarizes the subject annexation:

Property Owners	Improvement District Nos.	Parcel Nos.	Acres	Annexation Fees	State Board of Equalization (SBE) Fees	Service Area Director
Pulte, Richmond American, Pardee	U-23 (Sewer) U-24 (Water)	U-23-19-3 U-24-19-3	61.21	\$12,242	\$1,500	Philip E. Paule

**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 EMWD'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-23-19-3 and U-24-19-3 to Improvement District Nos. U-23 and U-24 of the Eastern Municipal Water District.

**SUBMITTED BY:**



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

1/31/2020



Laura Nomura, Deputy General Manager

1/28/2020

**Attachment(s):**

*Exhibit A - Sewer Resolution*

*Exhibit B - Water Resolution*

*Exhibit C - Legal Description and Map*

*Exhibit D - Directors Map*

History:

02/11/20	Board Administrative Committee	RECOMMENDED FOR APPROVAL
02/19/20	Board Meeting	

Staff Contact: Dan Howell