

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** County Executive Office

**SUBMITTAL DATE:**  
June 14, 2004

**SUBJECT:** Joint Community Facilities Agreement – Proposed Community Facilities District No. 04-2 (Lake Hills Crest) of the County of Riverside

**RECOMMENDED MOTION:** That the Board approve the Joint Community Facilities Agreement, dated as of June 1, 2004, by and among County of Riverside, Riverside County Flood Control and Water Conservation District, Riverside LHC, LTD, a Florida limited partnership, LHC Riverside Associates LLC, a California limited liability company, Lake Hills-Riverside, L.P., a California limited partnership, Lake Hills, LLC, a Delaware limited liability company, and Brehm Communities, a California corporation and authorize the Chairman to execute the Agreement.

**BACKGROUND:** Riverside LHC, LTD, LHC Riverside Associates LLC, and Lake Hills-Riverside, L.P. (collectively, the "Property Owners") are petitioning the County to form a community facilities district in association with Community Facilities District No. 84-2 (LakeHills) of the County of Riverside. The above referenced Joint Community Facilities Agreement (JCFA) must statutorily be entered into prior to the formation of the proposed community facilities district. By the terms of a series of agreements entered into by the Property Owners when Lake Hills- Riverside, L.P. purchased a portion of property with the proposed community facilities district, Lake Hills-Riverside, L.P., Lake Hills, LLC and Brehm Communities collectively assume all responsibility for the construction of the flood control facilities that are the subject of JCFA.

*Debra Cournoyer*  
Debra Cournoyer, Senior Management Analyst

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	

<b>SOURCE OF FUNDS:</b> Bond Proceeds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**  
**APPROVE**

**County Executive Office Signature** *Bhonda King*

- Dep't Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:**      **District:** 1      **Agenda Number:**

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

3.2

FORM APPROVED COUNTY COUNSEL JUN 14 2004 Departmental Concurrence

The proposed community facilities district will include approximately 815 acres (the "Property") located in the unincorporated area of the County adjacent to the southeasterly boundary of the City of Riverside. Tract Map Nos. 28815 and 28816 have been approved, include all of the Property and provide for the development of 512 single-family residential lots.

This development will complete the development of all of the property with the boundaries of CFD No. 84-2 (LakeHills) of the County.

This JCFA sets forth the terms and conditions under which the subject flood control facilities are to be construction and accepted by the Flood Control District into its maintained system.

A separate JCFA is required with Western Municipal Water District regarding the water and sewer facilities to be financed by the proposed community facilities district. An agreement with regard to road and related drainage facilities to be owned by the County is to be entered into prior to the sale of any special tax bonds by the proposed community facilities district.

County Counsel has approved this Agreement as to legal form. A companion item appears on the Riverside County Flood Control and Water Conservation District's agenda this same date.