

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

705



**FROM:** County Executive Office

**SUBMITTAL DATE:**  
December 21, 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 November 1, 2004, by and among County of Riverside, Western Municipal Water District of Riverside County, 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 to be named Community Facilities District No. 04-2 (Lake Hills Crest) of the County of Riverside (the "CFD"). The above referenced Joint Community Facilities Agreement (JCFA) must statutorily be entered into prior to the formation of the CFD. 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 within 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 water and sewer facilities that are the subject of JCFA.

*Debra Cournoyer*

Debra Cournoyer, Senior Management Analyst

FORM APPROVED  
COUNTY COUNSEL

DEC 23 2004

Departmental Concurrence

<b>BY 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	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

**APPROVE**

**County Executive Office Signature**

*[Signature]*

Policy

Consent

Dept't Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.:** Dec 14, 2004 3.3 | **District:** 1 | **Agenda Number:**

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

3.4

On September 14, 2004 the Board adopted Resolution No. 2004-427 (the "Resolution of Intention") which pursuant to the Mello-Roos Act of 1982, as amended (the "Act") initiated the proceedings to form the CFD. The Board of Directors of Western Municipal Water District of Riverside County ("WMWD") has approved the JCFA on December 8, 2004.

This JCFA sets forth the terms and conditions under which the subject water and sewer facilities are to be constructed and accepted by the WMWD into its maintained system.