

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

448



FROM: TLMA – Transportation Dept and
Economic Development Agency

SUBMITTAL DATE:
March 3, 2005

SUBJECT: Joint Community Facilities Agreement by and among County of Riverside, Riverside County Service Area No. 84, Romoland School District, and Menifee Development, LLC, a California limited liability company.

RECOMMENDED MOTION: That the Board of Supervisors approve the following Joint Community Facilities Agreement and authorize the Chairman to execute same: Joint Community Facilities Agreement (Street and Drainage Improvements and CSA Improvements) by and among Romoland School District; County of Riverside, Riverside County Service Area No. 84, and Menifee Development, LLC, a California limited liability company, dated as of February 1, 2005.

BACKGROUND: Menifee Development LLC (the "Developer") has petitioned Romoland School District to form "Community Facilities District No. 2004-1 (Heritage Lake) of Romoland School District" (the "CFD") which will be located in the unincorporated area of the County in the Romoland area, includes approximately 911 acres within its boundaries and is intended to finance the needed infrastructure to support approximately 2,641 single family detached residential units.

(Continued on Page 2)

FORM APPROVED
COUNTY COUNSEL

MAR 3 2005

Departmental Concurrence

George A. Johnson

George A. Johnson
Director of Transportation

Bradley J. Hudson

Bradley J. Hudson
Assistant County Executive Officer EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

SOURCE OF FUNDS:	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 *Debra Coumoyer*

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

Prev. Agn. Ref.: ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
 District: 3
 Agenda Number: 3.51

Certain water and sewer facilities to be owned by Eastern Municipal Water District, certain flood control facilities to be owned by Riverside County Flood Control and Water Conservation District, and certain parks to be owned by Valley Wide Recreation and Park District are to be financed through the CFD.

The Developer is conditioned by the terms of the Joint Community Facilities Agreement (JCFA) to cause the property within the CFD to be annexed into Riverside County Services Area No. 84 which will have responsibility for energizing the streetlights within the CFD. At this time, annexation proceedings with regard to the parcels within Improvement Area 1 have begun.

The parcels within the CFD have made application for annexation into Lighting and Landscaping District No. 89-1-C ("L&LM Dist. No. 89-1-C") of the County and will be identified as Zone 44 of said District. L&LM Dist. No. 89-1-C will be responsible for maintaining fossil filtered catch basins within the CFD.

By entering into the JCFA neither the County nor Riverside County Service Area No. 84 is assuming any liability with regard to the formation of the CFD or the sale and issuance of any special tax bonds.

The County Executive Office, the Transportation Department and the staff for Riverside County Service Area No. 84 have participated in the negotiation and preparation of the JCFA and recommend that it be approved.