

**SUBMITTAL TO THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



716 B

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
June 14, 2005

SUBJECT: Community Facilities District 2003-15(a) (Morgan Valley)
Joint Community Facilities Agreements: Flood Control Improvements and Street Improvements; by and among Riverside County Flood Control and Water Conservation District, the County of Riverside, Eastern Municipal Water District, Pulte Home Corporation, a Michigan Corporation, and Morgan Valley 76, LP, a California limited partnership

RECOMMENDED MOTION:

Approve the subject Joint Community Facilities Agreements (Flood Control Improvements and Street Improvements) and authorize the Chairman to execute both agreements on behalf of the District.

BACKGROUND:

The Joint Community Facilities Agreement (Flood Control Improvements) sets forth the terms and conditions by which certain flood control and stormwater drainage facilities required as a condition for

(Continued on Page 2)

FINANCIAL: N/A

MH-W:bjj

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA

Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
Annual Net District Cost:	N/A	For Fiscal Year:	N/A

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

FORM APPROVED
COUNTY COUNSEL

JUN 8 2005

Departmental Concurrence

- Policy
- Consent
- Policy
- Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 3rd

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

11.2

COMPLIA OF RIVERSIDE
02 JUN -2 PM 3:18
OFFICE

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BACKGROUND: (continued)

development for Tract Nos. 29743 and 29743-1 are to be constructed by Pulte (Developer) and, upon completion of construction, accepted by the District for operation and maintenance. Additionally, the JCFA establishes the terms and conditions by which CFD 2003-15(a) will reimburse the Developer for constructing the subject facilities. The Joint Community Facilities Agreement (Street Improvements) sets forth the terms and conditions by which certain roadway improvements (and associated drainage facilities) required as a condition for development for Tract Nos. 29743 and 29743-1 are to be constructed by the Developer and, upon completion of construction, accepted by the County for operation and maintenance. Pursuant to this Agreement, the District will assume the responsibility for keeping two road culverts free and clear of sediment and debris.

The proposed CFD is located in southwestern Riverside County and encompasses approximately 84.3 acres within its boundaries and is intended to finance the infrastructure necessary to support approximately 143 single-family, detached residential units.

The Developer is funding all construction costs, construction inspection costs and is furnishing a one-time payment to defray future maintenance costs. Upon acceptance of the flood facilities, the District will incur future operation and maintenance costs.

The County Executive Office and the Transportation Department have participated in the negotiation and preparation of this JCFA and are recommending its approval. Companion items appear on the County's agenda this same date.

MHW:blj