

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



ITEM: 11.1  
(ID # 14689)

**MEETING DATE:**  
Tuesday, April 13, 2021

**FROM:** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Approval of Assignment and Assumption Agreement for Salt Creek Wild West Court Storm Drain (Tract No. 31632-1), Project No. 4-0-00296, District 3. [\$0] (Companion Item to MT Item No. 14804)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Assignment and Assumption Agreement (Agreement) between the Riverside County Flood Control and Water Conservation District (District), the County of Riverside (County), WFP Partners 2, LLC (Assignor) and KB Home Coastal, Inc. (Assignee);
2. Authorize the Chair of the Board of Supervisors to execute the Agreement documents on behalf of the District;
3. Authorize the General Manager-Chief Engineer or designee to take necessary steps to implement the Cooperative Agreement, including any future assignment and assumption associated with change of ownership of the property, subject to review by County Counsel; and
4. Direct the Clerk of the Board to return three (3) copies of the executed Agreements to the District.

**ACTION: Policy**

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 3/31/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: April 13, 2021  
xc: Flood

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

(Companion to 3.31)

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: N/A</b>	

**C.E.O. RECOMMENDATION:** Approve]

**BACKGROUND:**

**Summary**

The Assignment and Assumption Agreement (Agreement) transfers the rights and responsibilities from Assignor as established by the original Cooperative Agreement executed on September 25, 2018 (Board Agenda Item No. 11.1). Once executed, the Assignee will assume responsibility for the construction of the flood control facilities required as a condition of approval for Tract No. 31632-1. The Agreement is necessary to provide for District and County inspection and subsequent operation and maintenance of the referenced storm drain facilities.

Upon completion of construction, the Assignee will assume ownership, operation and maintenance of the mainline storm drains until such time as the District assumes ownership, operation and maintenance in accordance the terms and conditions as set forth in the Agreement. The Assignee will retain ownership, operation and maintenance of the water quality basins and landscape features located within its rights of way. The County will assume ownership and responsibility for the operation and maintenance of (i) the project's associated catch basins, inlets, outlets, connector pipes, curbs and gutters, access roads and various lateral storm drains that are thirty-six inches or less in diameter that are located within County held rights of way for Tract No. 31632-1; and (ii) the project's associated catch basins, inlets, outlets, connector pipes, curbs and gutters, access roads and various lateral storm drains that are thirty-six inches or less in diameter that are located within County held rights of way for Tract No. 31632-1;

County Counsel has approved the Agreement as to legal form, and the County and Assignee have executed the Agreement. A companion item appears on the Riverside County Transportation Department's agenda this same date.

**Prev. Agn. Ref.:** MT#7945, 11.1 of 09/25/2018

**CEQA Findings**

The transfer of rights and responsibilities from the Assignor to the Assignee is not a "project" pursuant to Section 15378(b)(5) of the State CEQA Guidelines which states that a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment."



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The transfer of rights and responsibilities will not, in and of itself, result in a physical change to the environment and does not authorize to any extent whatsoever actual physical development. Any future development, if it occurs at all, will be the result of subsequent actions subject to further CEQA review. Therefore, the transfer of rights and responsibilities is not a project within the meaning of CEQA. Therefore, CEQA does not apply.

**Impact on Residents and Businesses**

As noted above, construction of these drainage improvements is a requirement for the development of Tract No. 31632-1. The principal beneficiaries are the future residents of the tract. Ancillary benefits will accrue to the public who will utilize the tracts' roadways.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The Assignee is funding all construction and construction inspection costs. Future operation and maintenance costs of the District maintained storm drain facilities will accrue to the District.

**ATTACHMENTS:**

1. Assignment and Assumption Agreement
2. Vicinity Map

BB:blm  
P8/237027

 _____ Jason Farin, Principal Management Analyst	4/5/2021	 _____ Gregory P. Priarios, Director County Counsel	4/1/2021
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ASSIGNMENT AND ASSUMPTION AGREEMENT

Salt Creek – Wild West Court Storm Drain

Project No. 4-0-00296

Tract No. 31632-1

This Assignment and Assumption Agreement ("ASSIGNMENT") is made by and between (i) the Riverside County Flood Control and Water Conservation District, a body politic ("DISTRICT"); (ii) the County of Riverside, a political subdivision of the State of California ("COUNTY"); (iii) WFP Partners 2, LLC, a California limited liability company ("ASSIGNOR"); and (iv) KB HOMES Coastal Inc. a California corporation ("ASSIGNEE"), (together, the "Parties"). The Parties hereto agree as follows:

RECITALS

A. DISTRICT, COUNTY and ASSIGNOR have previously entered into that certain Agreement which was executed on September 25, 2018, (District Board Agenda Item No. 11.1, County of Riverside Agenda Item No. 3.17), and recorded as Document No. 2018-0410714 in the Official Records of the County of Riverside ("AGREEMENT"), setting forth the parties' respective rights and obligations concerning ASSIGNOR's proposed design and construction of certain flood control and drainage facilities required as a condition of approval for Tract No. 31632-1 located in an unincorporated area of western Riverside County in the State of California, are hereinafter called "PROPERTY"; and

B. Subsequent to the execution of said AGREEMENT, ASSIGNEE has acquired fee title to PROPERTY pursuant to a certain Grant Deed dated December 04, 2020, and plans to proceed in accordance with AGREEMENT; and

C. A true copy of AGREEMENT, has been provided to ASSIGNEE and said AGREEMENT describes the terms and conditions by which those certain flood control and drainage improvements that are required in connection with the development of Tract No. 31632-1

are to be designed and constructed by ASSIGNOR, and inspected and accepted for operation and maintenance by DISTRICT and COUNTY; and

D. AGREEMENT stipulates that ASSIGNOR may assign its rights and responsibilities as set forth therein subject to the written consent of the parties thereto; and

E. The totality of ASSIGNOR'S rights, title, interests, benefits and privileges pursuant to AGREEMENT, are hereinafter collectively called "ASSIGNOR RIGHTS", and the totality of ASSIGNOR'S obligations pursuant to AGREEMENT, are hereinafter collectively called "ASSIGNOR OBLIGATIONS"; and

F. ASSIGNOR RIGHTS and ASSIGNOR OBLIGATIONS are hereinafter altogether called "RIGHTS AND OBLIGATIONS"; and

G. ASSIGNOR, ASSIGNEE, COUNTY, and DISTRICT intend that, by execution of this ASSIGNMENT, ASSIGNEE shall assume and agrees to perform all of ASSIGNOR's rights and obligations as stated in AGREEMENT; and

NOW, THEREFORE, in consideration of the preceding Recitals and the mutual covenants hereinafter contained, the parties hereto do hereby mutually agree as follows:

1. The above Recitals are true and correct.
2. By execution of this ASSIGNMENT, ASSIGNOR hereby assigns all of its RIGHTS AND OBLIGATIONS to ASSIGNEE.
3. For the benefit of DISTRICT and COUNTY, ASSIGNEE hereby agrees to be fully bound by the terms of AGREEMENT that are stated and imposed on ASSIGNOR in AGREEMENT.
4. In regard to the assignment of RIGHTS AND OBLIGATIONS set forth herein, DISTRICT hereby consents to and hereby agrees to be bound by (i) the assignment of RIGHTS AND OBLIGATIONS in favor of ASSIGNEE, and (ii) the assumption by ASSIGNEE of said RIGHTS AND OBLIGATIONS. In further clarification of the intent of the parties, ASSIGNEE



and ASSIGNOR specifically agree with DISTRICT that access and/or grant of real property interests required by DISTRICT pursuant to AGREEMENT, if any, shall be satisfied by ASSIGNEE, and in regard to all financial obligations, DISTRICT shall invoice ASSIGNEE for all charges incurred pursuant to AGREEMENT.

5. The assignment and assumption of RIGHTS AND OBLIGATIONS pursuant to this ASSIGNMENT shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of the respective parties hereto.

6. In the event that any action or suit by the party hereto is brought against another party hereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this ASSIGNMENT, the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including reasonable attorneys' fees.

7. This ASSIGNMENT is to be construed in accordance with the laws of the State of California.

8. This ASSIGNMENT may be changed or modified only upon the written consent of the Parties hereto.

9. Any and all notices sent or required to be sent to ASSIGNEE arising from either this ASSIGNMENT, or the obligations contained in AGREEMENT will be mailed by first class mail, postage prepaid, to the following addresses:

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT  
1995 Market Street  
Riverside, CA 92501  
Attn: Contract Services Section

COUNTY OF RIVERSIDE  
4080 Lemon Street, 8th Floor  
Riverside, CA 92502-1090  
Attn: Transportation Department  
Plan Check Section

WFP PARTNERS 2, LLC  
Post Office Box 1978  
Santa Fe, CA 92067  
Attn: Kevin Wieck

KB HOME COASTAL, INC  
10990 Wilshire Boulevard, Floor 7  
Los Angeles, CA 90024  
Attn: Scott Hanson

10. The individuals executing this ASSIGNMENT on behalf of ASSIGNEE hereby certify that they have the authority within their respective companies to enter into and execute this ASSIGNMENT, and have been authorized to do so by any and all boards of directors, legal counsel and/or any other board, committee or other entity within their respective companies which have the authority to authorize or deny entering into this ASSIGNMENT.

11. This ASSIGNMENT may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute but one and the same instrument.

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IN WITNESS WHEREOF, the parties hereto have executed this ASSIGNMENT on

April 13, 2021  
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By *J. Uhley*  
JASON E. UHLEY  
General Manager-Chief Engineer

By *Karen S. Spiegel*  
KAREN SPIEGEL, Chair  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER  
Clerk of the Board

By *Leila Moshref-Danesh*  
LEILA MOSHREF-DANESH  
Deputy County Counsel

By *Kezia Harper*  
Deputy

(SEAL)



Assignment and Assumption Agreement:  
Salt Creek – Wild West Court Storm Drain  
Project No(s). 4-0-00296  
Tract No. 31632-1  
BB:blm  
2/22/21



RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

By Mark Lancaster  
MARK LANCASTER  
Director of Transportation

By Karen S. Spiegel  
Karen Spiegel, Chair  
Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

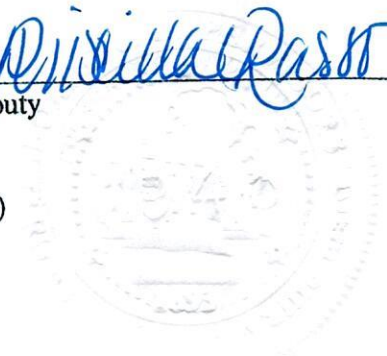
GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER  
Clerk of the Board

By Kristine Bell-Valdez  
KRISTINE BELL-VALDEZ  
Deputy County Counsel

By Priscilla Passo  
Deputy

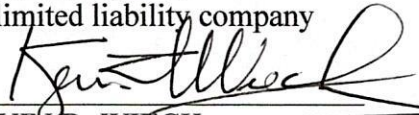
(SEAL)



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2/22/21

**ASSIGNOR**

**WFP PARTNERS 2, LLC**  
a California limited liability company

By   
KEVIN D. WIECK  
Managing Member

(ATTACH NOTARY WITH CAPACITY  
STATEMENT)

*\* see attached California notary document.*

Assignment and Assumption Agreement:  
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BB:blm  
2/22/21

Clear/Reset

WELLS FARGO

# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

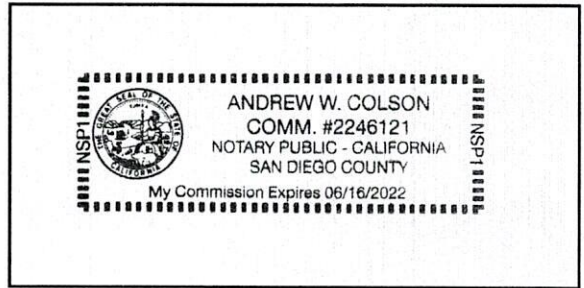
County of

San Diego

On 12/26/2021 before me, Andrew W. Colson, Notary Public (here insert name and title of the officer),

personally appeared Kevin D. Wiech

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

### For Bank Purposes Only

Description of Attached Document

Type or Title of Document \_\_\_\_\_

Document Date \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

Account Number (if applicable) \_\_\_\_\_




F001-000DSG5350CA-01



**ASSIGNEE**

**KB HOME COASTAL, INC.,**  
a California corporation

By  \_\_\_\_\_  
SCOTT HANSEN  
Vice President

(ATTACH NOTARY WITH CAPACITY  
STATEMENT)

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Project No(s). 4-0-00296  
Tract No. 31632-1  
BB:blm  
2/22/21

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On March 11, 2021 before me, Claudia Camorlinga, Notary Public, personally appeared SCOTT HANSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Claudia Camorlinga, Notary Public

(SEAL)