

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT
JULY 20, 2004, 8:30 A.M. AT
THE DISTRICT'S ADMINISTRATIVE OFFICE
22646 TEMESCAL CANYON ROAD, CORONA, CALIFORNIA 92883-5015**

The following is a summary of the rules of order governing meetings of the Lee Lake Water District Board of Directors:

AGENDA ITEMS

In case of an emergency, items may be added to the Agenda by a majority vote of the Board of Directors. An emergency is defined as a work stoppage; a crippling disaster; or other activity, which severely imperils public health, safety or both. Also, items, which arise after the posting of Agenda, may be added by a two-thirds vote of the Board of Directors.

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until placed on a future agenda in accordance with Board policy.

NOTICE TO PUBLIC

All matters listed under the Consent Calendar will be voted upon by one motion. There will be no separate discussion of these items, unless a Board Member or member of the public requests that a particular item(s) be removed from the Consent Calendar, in which case, they will be considered separately under New Business.

**IF ANYONE WISHES TO SPEAK WITH THE BOARD
ABOUT ANY CONSENT CALENDAR MATTER(S),
PLEASE STATE YOUR NAME, ADDRESS,
AND APPROPRIATE ITEM NUMBER(S).**

AFFIDAVIT OF POSTING

I, John N. Pastore, General Manager of the Lee Lake Water District, hereby certify that I caused the posting of the Agenda at the District office at 22646 Temescal Canyon Road, Corona, California 92883-5015 prior to July 16, 2004.

John N. Pastore, General Manager

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JULY 20, 2004**

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- 1. Roll Call and Call to Order.**
- 2. Presentations and Acknowledgments.**
 - a. Re-scheduling of August 17, 2004 Meeting to August 3, 2004.
- 3. Public Comment.**

BOARD ITEMS:

- 4. Minutes of the June 15, 2004 Regular Meeting. 1-5**
RECOMMENDATION: Approve Minutes as written.
- 5. Payment Authorization Report. 6-15**
RECOMMENDATION: Approve Report and authorize payment of the June 2004 invoices.
- 6. Revenue & Expenditure Reports. (Unaudited). 16-29**
 - a. Revenue & Expenditure Report.
RECOMMENDATION: Note and file.
 - b. Bad Debt Write-Off – None.
- 7. Sycamore Creek CFD #1 (Brian Woods). (-)**
 - a. Project Update. (-)
 - b. 1526 estimated houses to be built.
- 8. Citation Homes “Montecito Ranch” CFD #2 (Al Isolda). (-)**
 - a. Project Update. (-)
 - b. 305 houses to be built. 262 houses occupied to date. 86% complete

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9. Empire Capital “The Retreat” CFD #3 (Jim Rems).	
a. Project Update.	(-)
b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities	
10. KB Home “Painted Hills” Project (Doug Fairbanks, Superintendent).	
a. Project Update.	(-)
b. 204 houses to be built. 200 houses occupied to date. 98% complete	
11. Shea Homes “Trilogy” Project (Brett Hughes).	
a. Project Update.	(-)
b. 1266 houses to be built. 640 houses occupied to date. 51% complete	
12. Ranpac “Temescal Hills” Project (Sam Yoo).	
a. Project Update.	(-)
b. 1443 estimated houses to be built.	
13. Ridge Properties “Wild Rose Business Park” Project (Grant Destache).	
a. Project Update.	(-)
14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).	
a. Project Update.	(-)
15. Water Utilization Reports.	30-39
RECOMMENDATION: Note and file.	

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16. Annual Meeting of the Lee Lake Water District Financing Corporation.	40-41
RECOMMENDATION:	
I. Call to Order.	
II. Report on Status of Projects.	
III. Approval of prior meeting minutes of July 15, 2003.	
IV. Election Appointment or Rotation of New Officers.	
V. Public Comments.	
VI. Other Business.	
VII. Adjournment.	
17. Consideration of Audit Services for FY 2003/04 by Ahern, Adcock, Devlin, LLP in the amount of \$9,395 plus expenses.	42-45
RECOMMENDATION: Approve.	
18. Approval of Re-allocation of Sewer and Water Service Rights from Ridge Properties APNs 283-100-055, 056, 057, 064 & 070 and 283-110-060 to APN 283-100-058.	46-49
RECOMMENDATION: Approve Re-allocation of sewer and water service rights to APN 283-100-058 and determination of 274 sewer and 279 water excess service rights remaining,	
19. Agreement to Form Basin Monitoring Program Task Force with SAWPA and Task Force Agencies.	50-65
RECOMMENDATION: Approve Agreement No. A-04-13 and rescind approval of the prior Agreement No. A-04-10, which has been superceded.	
20. In-Lieu Agreement for Mitigation.	66-72
RECOMMENDATION: Approve Agreement No. A-04-13.	
21. Committee Reports.	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez).	
1. Excess Sewage Capacity Allocation update.	73
c. New Facilities (Director Destache).	(-)
1. Regional Storm Drain Project update.	

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d. Public Relations (Director Deleo). 1. MAC meeting update.	(-)
22. General Manager's Report.	
a. General Manager's Report.	74-76
b. Operations Report. 1. Sewer Spill Report.	77-78 79-81
c. Treatment Plant Construction (Jeff Pape). 1. Update.	(-)
d. Request to Transfer Real Property APN 283-390-005 (0.79 acres) to Temescal Land Company, LLC in Return for Fee Title to Portion of APN 283-100-045 (0.69 acres approx.) and a 30-foot Easement Across Remaining Portion of APN 283-100-045. RECOMMENDATION: Approve.	82-83
e. Request to Transfer a Portion of APN 283-390-007 to County of Riverside Flood Control for Future Storm Drain Maintenance. RECOMMENDATION: Approve.	84-85
f. Vulnerability Assessment Report. RECOMMENDATION: Note and file.	(-)
g. Riverside County Local Hazard Mitigation Plan Update.	86-91
h. District Insurance Update. RECOMMENDATION: Accept and approve payment for insurance renewal.	92-100
i. Results of Focused Gnat Catcher Survey for Wildrose Reservoir II.	101-112
j. Report on Wildrose Reservoir By-pass Plan.	113-116
k. Authorization to approve transfer of Ridge Properties excess sewer service rights to KB Homes' Canyon Oaks and Starfield Sycamore Creek projects in compliance with District policy. RECOMMENDATION: Approve.	(-)
l. Request by Gail Trucking for lease of District's option parcel for temporary de-silting basin. RECOMMENDATION: Approve in concept.	(-)

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m. Request for Purchase of 2004 Utility Truck. RECOMMENDATION: Approve.	117-122
n. Consideration of a Section 125 Cafeteria Plan. RECOMMENDATION: Approve.	123-169
23. District Engineer's Report. a. Status of Projects.	(-)
24. District Counsel's Report. a. Temescal Heritage Foundation Donation.	170
25. Seminars/Workshops.	(-)
26. Consideration of Correspondence. An informational package containing copies of all pertinent correspondence for the Month of June will be distributed to each Director along with the Agenda.	
27. Closed Session. 1. To be held for the purpose of "Personnel Matters", in accordance with Section 54957.6 of the Government Code.	
28. Adjournment.	