

**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT  
NOVEMBER 16, 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 November 12, 2004.

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John N. Pastore, General Manager

**AGENDA FOR REGULAR MEETING  
NOVEMBER 16, 2004**

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1. **Roll Call and Call to Order.**
2. **Presentations and Acknowledgments.**
3. **Public Comment.**

**BOARD ITEMS:**

4. **Minutes of the October 19, 2004 Regular Meeting.** **1-7**  
**RECOMMENDATION:** Approve Minutes as written.
5. **Payment Authorization Report.** **8-14**  
**RECOMMENDATION:** Approve Report and authorize payment of the October 2004 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).**
  - a. **Revenue & Expenditure Report.** **15-24**  
**RECOMMENDATION:** Note and file.
  - b. **Bad Debt Write-Off – None.** **(-)**
7. **Resolution No. R-04-22 Appointing Mel McCullough Assistant District Treasurer.** **25**  
**RECOMMENDATION:** Approve.
8. **Sycamore Creek CFD #1 (Brian Woods).**
  - a. **Project Update.** **26-30**
  - b. **Arbitrage Rebate Calculation** **31**
  - c. **1531 houses to be built. 13 houses built to date. 1% complete** **(-)**

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- 9. Citation Homes “Montecito Ranch” CFD #2 (Al Isolda).**
- a. Project Update. (-)
  - b. 305 houses to be built. 283 houses occupied to date. 93% complete
- 10. Empire Capital “The Retreat” CFD #3 (Jim Rems).**
- a. Project Update. (-)
  - b. Presentation by Empire Land re: request for supplemental bond issuance. **32-37**  
**RECOMMENDATION:** Approve in-concept.
  - c. 550 estimated houses to be built, Golf Course Clubhouse & Amenities
- 11. KB Home “Painted Hills” Project (Doug Fairbanks, Superintendent).**
- a. Project Update. (-)
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete
- 12. KB Home “Canyon Oaks” (Painted Hills No. 2)**
- a. Project Update. (-)
  - b. 30 houses to be built. 0 houses occupied to date. 0% complete.
- 13. Shea Homes “Trilogy” Project (Brett Hughes).**
- a. Project Update. (-)
  - b. Discussion of excess sewer capacity service rights. (-)
  - c. 1266 houses to be built. 713 houses occupied to date. 56% complete
- 14. Ranpac “Toscana” Project (Sam Yoo).**
- a. Project Update. (-)
  - b. 1443 estimated houses to be built.

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<b>15. Ridge Properties “Wild Rose Business Park” Project (Grant Destache).</b>	
a. Project Update.	(-)
b. Proposed Cost Estimate from Dudek & Associates for Design of Sewer Lift Station to Serve Wildrose Business Park Phase 3.	<b>38-44</b>
<b>RECOMMENDATION:</b> To be made by the Board.	
<b>16. Mission Clay “Serano Specific Plan” Project (Blair Dahl).</b>	
a. Project Update.	(-)
<b>17. Presentation of FY 2003/04 Audited Financial Statements.</b>	<b>(under separate cover)</b>
<b>RECOMMENDATION:</b> Approve.	
<b>18. Adoption of Ordinance No. O-04-02 Declaring Water Emergency Condition.</b>	<b>45-53</b>
<b>RECOMMENDATION:</b>	
1. Open public hearing	
2. Staff presentation	
3. Accept public testimony	
4. Close public hearing	
5. Adopt Ordinance No. O-04-02	
<b>19. Consideration of Subordination Request by County of Riverside Redevelopment Agency for Proposed Bond Issue for Project Area 1-1986.</b>	<b>54-59</b>
<b>RECOMMENDATION:</b> Approve.	
<b>20. Revisions to MWD Annexation Policy.</b>	<b>60-70</b>
For discussion only.	
<b>21. Consideration of Water &amp; Sewer Will-Serve Letter Agreement with County of Riverside.</b>	<b>71-79</b>
<b>RECOMMENDATION:</b> Continue usage of site specific will-serve letters.	
<b>22. Consideration of Proposed Cost Estimate for Engineering and Design of the Water Reclamation Plant Flood Protection Berm Project.</b>	<b>80-87</b>
<b>RECOMMENDATION:</b> To be made by the Board.	

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<b>23. Water Utilization Reports.</b> <b>RECOMMENDATION:</b> Note and file.	<b>88-97</b>
<b>24. Committee Reports.</b>	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez).	(-)
1. Meeting with Lee & Associates re: Southerly pond filling project.	
c. New Facilities (Director Destache).	(-)
d. Public Relations (Director Deleo).	(-)
<b>25. General Manager's Report.</b>	
a. General Manager's Report.	<b>98-100</b>
b. Operations Report.	<b>101-102</b>
c. Treatment Plant Construction (Jeff Pape).	(-)
1. Update.	
d. Authorization to Advertise for Wildrose Reservoir Tank Repair Project.	(-)
e. Discussion of Excess/Expanded Sewage Capacity for the Lee Lake Water Reclamation Facility.	(-)
<b>26. District Engineer's Report.</b>	<b>103-104</b>
a. Status of Projects.	
b. Proposed Cost Estimate for Engineering and Design of an Ancillary Jockey Pump Station for Reclaimed Water System to Feed Wildrose Business Park in the not-to-exceed amount of \$36,930.	<b>105-110</b>
<b>RECOMMENDATION:</b> To be made by the Board.	
c. Request by Dudek & Associates for Cost Overruns on Non-Potable Water Line Project in the not-to-exceed amount of \$9,780.	<b>111-112</b>
<b>RECOMMENDATION:</b> To be made by the Board.	

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- d. Proposed Cost Estimate for Title 22 Certification Testing  
for the Treatment Plant Expansion Project.  
**RECOMMENDATION:** To be made by the Board. **(To be distributed)**
- 27. District Counsel's Report. (-)**
- 28. Seminars/Workshops. (-)**
- 29. Consideration of Correspondence.**  
An informational package containing copies of all pertinent correspondence for  
the Month of October will be distributed to each Director along with the Agenda.
- 30. Adjournment.**