

**-AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT  
MAY 24, 2011, 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, Allison Harnden, Office 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 May 20, 2011.

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Allison Harnden, Office Manager

**AGENDA FOR REGULAR MEETING  
May 24, 2011**

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

**BOARD ITEMS:**

4. **Minutes of the April 26, 2011 Regular Meeting.** 1-4  
**RECOMMENDATION:** Approve Minutes as written.
5. **Payment Authorization Report.** 5-7  
**RECOMMENDATION:** Approve Report and authorize payment of the April 26 – May 24, 2011 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).** 8-26
  - a. Revenue & Expenditure Report.  
**RECOMMENDATION:** Note and file.
  - b. Lien update. 27  
**RECOMMENDATION:** Note and file.
7. **LAFCO Resolution No. 04-11 Approving the proposed sphere of influence amendment (addition) to Lee Lake Water District.** 28-35  
**RECOMMENDATION:** Accept LAFCO Resolution No. 04-11.
8. **LAFCO Resolution No. 05-11 Approving the proposed annexation to Lee Lake Water District (El Sobrante Landfill) LAFCO No. 2010-16-1.** 36-42  
**RECOMMENDATION:** Accept LAFCO Resolution No. 05-11.

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- 9. Trilogy Development.**
- a. Homeowners Association update. (-)
  - b. Golf Course update. (-)
- 10. Sycamore Creek Development.**
- a. Project Update. (-)
  - b. 1748 houses to be built. 1112 houses occupied to date. 64% complete
  - c. Richmond America – Whisper Ridge 6 lots remaining with 1 house in inventory.
  - d. Meritage Homes – 67 lots, 2 models, 5 homes built, 2 occupied, 4 under construction, 6 additional lots released by County.
- 11. CFD No. 1 Sycamore Creek Recycled Water System.**
- a. Update on progress. (-)
  - b. Non-potable water project 1.5 MG Storage Tank Construction Payment Request No. 4. **43-44**
- RECOMMENDATION:** Approve.
- 12. Retreat Development – Ryland Homes.**
- a. Retreat recycled water conversion update. (-)
  - b. 517 houses to be built. 442 houses occupied to date. 85% complete
  - c. Ryland Homes 77 lots priced between \$474-555K, 26 lots released by County, 19 sold, 12 complete with 11 occupied and 1 in inventory.
- 13. Ranpac “Toscana” Project (Sam Yoo).**
- a. Project Update. (-)
  - b. 1443 estimated houses to be built.
- 14. Re-alignment of Temescal Canyon Road (Sam Yoo).**
- a. Project Update. (-)

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<b>15. Ridge Properties “Wild Rose Business Park” Project (Tracy Hodge).</b>	
a. Project Update.	(-)
<b>16. Mission Clay “Serano Specific Plan” Project (Blair Dahl).</b>	
a. Project Update.	(-)
<b>17. Water Utilization Reports.</b>	<b>45-58</b>
<b>RECOMMENDATION:</b> Note and file.	
<b>18. FY 11/12 Draft Budget Review – For Discussion Only.</b>	<b>59-80</b>
<b>19. Committee Reports.</b>	
a. Finance (Director Garrett).	(-)
b. Engineering (Director Rodriguez).	(-)
c. Public Relations (Director Deleo).	(-)
<b>20. General Manager’s Report.</b>	
a. General Manager’s Report.	<b>81</b>
b. Leroy Road Sewer Lift Station (SLS) Reimbursement Agreement – For Discussion.	<b>82-86</b>
b. Operations Report.	<b>87-88</b>
<b>21. District Engineer’s Report.</b>	
a. Status of Projects.	<b>89</b>
b. Proposed Extension of District Engineering Services	<b>90-98</b>
<b>RECOMMENDATION:</b> To be made by the Board.	
<b>22. District Counsel’s Report.</b>	(-)
<b>23. Seminars/Workshops.</b>	

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**24. Consideration of Correspondence. 99**

An informational package containing copies of all pertinent correspondence for the Month of March will be distributed to each Director along with the Agenda.

**25. Adjournment.**