

**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE LEE LAKE WATER DISTRICT  
SEPTEMBER 21, 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 September 17, 2004.

---

John N. Pastore, General Manager

**AGENDA FOR REGULAR MEETING  
SEPTEMBER 21, 2004**

**Page No.**

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

**BOARD ITEMS:**

4. **Minutes of the August 3, 2004 Regular Meeting.** **1-4**  
**RECOMMENDATION:** Approve Minutes as written.
5. **Payment Authorization Report.** **5-18**  
**RECOMMENDATION:** Approve Report and authorize payment of the August 2004 invoices.
6. **Revenue & Expenditure Reports. (Unaudited).**
  - a. **Revenue & Expenditure Report.** **19-35**  
**RECOMMENDATION:** Note and file.
  - b. **Bad Debt Write-Off – None.** **(-)**
7. **Sycamore Creek CFD #1 (Brian Woods).**
  - a. **Project Update.** **(-)**
  - b. **Contract Proposal for Appraisal Services from Stephen G. White.** **36-37**  
**RECOMMENDATION:** Approve.
  - c. **Contract Proposal for Market Absorption Services from the Meyers Group.** **38-47**  
**RECOMMENDATION:** Approve.
  - d. **Contract Proposal for Special Tax Consultant Services from MuniFinancial.** **48-53**  
**RECOMMENDATION:** Approve.

	<u>Page No.</u>
e. Contract Proposal for Bond Underwriting from O'Conner Southwest Securities. <b>RECOMMENDATION:</b> Approve.	54-57
f. Contract Proposal for Financial Advisor from Fieldman-Rolapp. <b>RECOMMENDATION:</b> Approve.	58-71
g. 1526 estimated houses to be built.	(-)
<b>8. Citation Homes "Montecito Ranch" CFD #2 (Al Isolda).</b>	
a. Project Update.	(-)
b. Request to Grant Flood Control Easement in Montecito Ranch. <b>RECOMMENDATION:</b> Approve.	72-75
c. 305 houses to be built. 266 houses occupied to date. 87% complete	(-)
<b>9. Empire Capital "The Retreat" CFD #3 (Jim Rems).</b>	
a. Project Update.	(-)
b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities	(-)
<b>10. KB Home "Painted Hills" Project (Doug Fairbanks, Superintendent).</b>	
a. Project Update.	(-)
b. 204 houses to be built. 200 houses occupied to date. 98% complete	(-)
<b>11. Shea Homes "Trilogy" Project (Brett Hughes).</b>	
a. Project Update.	(-)
b. Discussion of Trilogy Water Capacity Issues.	(-)
c. 1266 houses to be built. 679 houses occupied to date. 54% complete	(-)
<b>12. Ranpac "Toscana" Project (Sam Yoo).</b>	
a. Project Update.	(-)
b. 1443 estimated houses to be built.	(-)

	<u>Page No.</u>
<b>13. Ridge Properties “Wild Rose Business Park” Project (Grant Destache).</b>	
a. Project Update.	(-)
<b>14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).</b>	
a. Project Update.	(-)
<b>15. Water Utilization Reports.</b>	<b>76-86</b>
<b>RECOMMENDATION:</b> Note and file.	
<b>16. Swimming Pool Discharge Policy P-04-01.</b>	<b>87-88</b>
<b>RECOMMENDATION:</b> Approve and Adopt.	
<b>17. Discussion of Change to Wildrose Reservoir Site Layout and Tank Size.</b>	<b>89-94</b>
For Discussion by General Manager.	
<b>18. Consideration of Sycamore Creek Standby Pump Installation.</b>	<b>95-101</b>
<b>RECOMMENDATION:</b> Approve Purchase offer from Watson Mechanical, Inc. in the amount of \$48,057.00.	
<b>19. Discussion of Water Reclamation Flood Protection Project and Funding Opportunity.</b>	
<b>RECOMMENDATION:</b>	
a. Discussion of Grant Application for Proposition 50 Funds.	<b>102-109</b>
b. Direct General Manager to request engineering cost estimate for re-design of Project.	(-)
c. Direct General Manager to request environmental services cost estimate for environmental and permitting work associated with new project.	(-)
<b>20. Consideration of Cost Estimate for Preparation of Standard Drawings Update by Dudek &amp; Associates in the amount of \$5,000.</b>	<b>110-113</b>
<b>RECOMMENDATION:</b> To be made by Board.	

	<u>Page No.</u>
<b>21. Discussion of California Meadows Sewer Treatment Plant Emergency Overflow Pond Complaints and Proposed Operations Changes.</b>	<b>114-117</b>
<b>RECOMMENDATION:</b> Direct General Manager to install automatic power Transfer switches for emergency power at Butterfield Estates Sewer Treatment Plant and California Meadows Sewer Treatment Plant.	
<b>22. Consideration of Automatic Transfer Switch Installations at Butterfield Estates Sewer Treatment Plant and California Meadows Sewer Treatment Plant.</b>	<b>118</b>
<b>RECOMMENDATION:</b> Approve purchase offer from Watson Mechanical, Inc. in the amount of \$32,148.	
<b>23. Conservation Item Funding Agreement Number C03-203 Between Western Municipal Water District and Lee Lake Water District.</b>	<b>119-124</b>
<b>RECOMMENDATION:</b> Approve Agreement No. 1 to Agreement C03-203.	
<b>24. Election of CSDA Special District Representative.</b>	<b>125-135</b>
<b>RECOMMENDATION:</b> To be made by the Board.	
<b>25. Committee Reports.</b>	
a. Finance (Director Garrett).	<b>136-137</b>
1. Authorization to Purchase 1.60 cfs for Reaches A-E from WMWD.	
b. Engineering (Director Rodriguez).	(-)
c. New Facilities (Director Destache).	(-)
d. Public Relations (Director Deleo).	(-)
<b>26. General Manager's Report.</b>	
a. General Manager's Report.	<b>138-140</b>
b. Operations Report.	<b>141-142</b>
c. Treatment Plant Construction (Jeff Pape).	(-)
1. Update.	

	<u>Page No.</u>
d. Discussion of Upcoming Mills Plant Shutdown.	143
e. Discussion of Temporary Shutdown of Wildrose Reservoir for Repairs. <b>RECOMMENDATION 1:</b> Authorize General Manager to Solicit Bids for Tank Repair Work.	144-145
<b>RECOMMENDATION 2:</b> Approve proposal from Consolidated Data Systems in the amount of \$5,784.00	146
f. Approval of Shields Consulting Group Contract from 7/1/04 to 6/30/06. <b>RECOMMENDATION:</b> Approve.	147-152
g. Agreement for Participation in Riverside Operational Area Organization for Emergency Services. <b>RECOMMENDATION:</b> Authorize participation in the Operational Area Organization by Execution of Signatory Exhibit and designate John Pastore and Ken Caldwell as designated representatives.	153-172
h. Discussion of Water Service Provider for APN 282-160-018.	(-)
i. SCAP Newsletter.	173-179
<b>27. District Engineer's Report.</b>	(-)
a. Status of Projects.	
<b>28. District Counsel's Report.</b>	(-)
<b>29. Seminars/Workshops.</b>	180-182
a. LAIF Conference, October 27-28, Sacramento, CA	
<b>30. Consideration of Correspondence.</b> An informational package containing copies of all pertinent correspondence for the Month of August will be distributed to each Director along with the Agenda.	

**Agenda for Regular Meeting  
September 21, 2004  
Page 8**

**31. Closed Session.**

1. To be held for the purpose of "Personnel Matters", in accordance with Section 54957.6 of the Government Code.

**32. Adjournment.**