

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.81
(ID # 27905)**

MEETING DATE:
Tuesday, June 10, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval and Execution of the First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement between the Riverside Unified School District, the Riverside County Flood Control and Water Conservation District, the County of Riverside, the Community Facilities District No. 29 of Riverside Unified School District, MRF-Groves Development, LP, and Pulte Home Company, LLC, associated with Community Facilities District No. 29 of Riverside Unified School District. Not a project under CEQA per State CEQA Guidelines Section 15378. Districts 1 and 5. [\$0] (Companion Item to MT Item No. 22762)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and execute the First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement between the Riverside Unified School District, the Riverside County Flood Control and Water Conservation District, the County of Riverside, the Community Facilities District No. 29 of Riverside Unified School District, MRF-Groves Development, LP, and Pulte Home Company, LLC, associated with Community Facilities District No. 29 of Riverside Unified School District; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

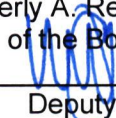
ACTION:Policy


Dennis Acuna, Director of Transportation 5/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 10, 2025
xc: TLMA-Transp.

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pulte Home Company, LLC (Assignee) acquired Tract No. 33410 (Assigned Property) from MRF-Groves Development, LP (Assignor). The Assigned Property consists of one hundred thirty-eight (138) single-family residential homes within the community known as Spring Mountain Ranch located on Pigeon Pass Road east of Interstate 215 and south of Highgrove Pass Road.

The boundaries of the Assigned Property are the same as the boundaries of the Community Facilities District No. 29 of the Riverside Unified School District Improvement Area No. 1 (CFD No. 29).

On February 27, 2018 (Agenda Item 3-64), the County of Riverside (County), Riverside Unified School District (RUSD), Riverside County Flood Control and Water Conservation District (RCFCWCD), and MRF-Groves Development LP entered into a Joint Community Facilities Agreement (JCFA) relating to CFD No. 29. CFD No. 29 will provide the means of financing the construction and acquisition of County Facilities in Improvement Area No. 1 (County Facility) to be constructed by MRF-Groves Development LP associated with the Assigned Property. Upon completion of the construction and acceptance by the County, each County Facility will be owned and maintained by the County.

Assignor now desires to assign to Assignee and Assignee agrees to assume all of the rights and obligations of the Assignor under JCFA Agreement relating to CFD No. 29.

The First Assignment, Assumption and Amendment to the JCFA 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." The First Assignment, Assumption, and Amendment to the JCFA merely transfers all rights and obligations from the Assignor to the Assignee and does not modify any of the terms of the JCFA for the Assigned Property. This transfer of rights and obligations will not, in and of itself, result in a significant environmental effect 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 First Assignment Agreement is not a project under CEQA.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

A companion item is on the Riverside County Flood Control and Water Conservation District (RCFCWCD) Board agenda this same date.

Impact on Residents and Businesses

Construction of the County Facility will substantially help mitigate potential traffic issues in this development and provide the facilities funds to support construction of the development.

Additional Fiscal Information

The County Facility constructed under the JCFA Agreement will be funded by the proceeds from the sale of the bonds issued by CFD No. 29. The Assignee is responsible for disclosing the CFD No.29 special assessment to the potential buyers of the residential homes as part of their purchase transaction.

ATTACHMENTS:

Vicinity Map/Boundary Map

First Assignment, Assumption and Amendment to the JCFA



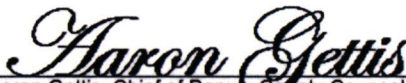
Jason Farin, Principal Policy Analyst

6/4/2025



Michael C. Thomas

5/27/2025



Aaron Gettis, Chief of Deputy County Counsel

5/28/2025

**FIRST ASSIGNMENT, ASSUMPTION AND AMENDMENT TO
THE JOINT COMMUNITY FACILITIES AGREEMENT**

This First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement (this "**Assignment, Assumption and Amendment**"), dated as of JUN 10 2025, ("**Effective Date**"), is entered into by and among the **RIVERSIDE UNIFIED SCHOOL DISTRICT** ("**School District**"), the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT** ("**Flood Control District**"), the **COUNTY OF RIVERSIDE** ("**County**"), the **COMMUNITY FACILITIES DISTRICT NO. 29 OF RIVERSIDE UNIFIED SCHOOL DISTRICT** ("**CFD 29**"), **MRF - GROVES DEVELOPMENT, L.P.**, a Texas limited partnership ("**Assignor**"), and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company ("**Assignee**"), with reference to the following facts.

RECITALS

A. On June 5, 2018, the School District formed CFD 29 and designated two Improvement Areas therein known as Improvement Area No. 1 ("**Improvement Area No. 1**") and Improvement Area No. 2 ("**Improvement Area No. 2**") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with California Government Code Section 53311 et seq. ("**Act**").

B. In connection with the formation of CFD 29, the School District, Flood Control District, County, Assignor, and Spring Mountain Investments, LLC entered into that certain Joint Community Facilities Agreement (Flood Control and Transportation Improvements and Sewer Collection System - CSA 152C), dated as of March 1, 2018 (the "**JCFA**").

C. As of the date of the JCFA and formation of CFD 29, Assignor owned the real property designated on the boundary map as Improvement Area No. 1, and Spring Mountain Investments, LLC owned the real property designated on the boundary map as Improvement Area No. 2. Subsequent thereto, a successor-in-interest to the real property within Improvement Area No. 2 requested that the School District dissolve Improvement Area No. 2. In its Ordinance No. 2018/19-06, the School District dissolved Improvement Area No. 2.

D. Effective as of February 23, 2021, Assignor conveyed to Assignee its interest in the real property encompassing Improvement Area No. 1 (the "**Property**"), which the Property is more particularly described on **Exhibit "1"** attached hereto and by this reference incorporated herein, pursuant to that certain *Purchase and Sale Agreement and Joint Escrow Instructions* dated as of August 25, 2020, between Assignor, as "Seller," and Assignee, as "Buyer" (as amended, the "**Sale Agreement**") and Grant Deed recorded in the official records of the County on February 23, 2021 as Document No. 2021-0117090.

E. Pursuant to Section 6.3 of the JCFA, Assignor may assign its duties and obligations under the JCFA to a purchaser of the Property pursuant to an assignment agreement entered into with Assignor, Spring Mountain Investments, LLC, the County, the Flood Control District, the School District, and CFD 29. However, because Improvement Area No. 2 has been dissolved, all of the rights, duties, and obligations of Spring Mountain Investments, LLC or any subsequent owner of property within Improvement Area No. 2 under the JCFA will hereafter be treated by the remaining parties to the JCFA as having terminated.

F. Subsequent thereto, Assignor provided a supplement to Exhibit B that decreased the description of the Facilities and the amount of the Acquisition Cost for said Facilities. The County Transportation Facilities and Flood Control Facilities are no longer eligible for reimbursement from bond or special tax proceeds as part of any reimbursement for formation or issuance costs.

G. The Sewer Collection System (CSA 152C) is shown in concept and its estimated acquisition costs are stated in Exhibit "B". Exhibit "B" to the JCFA is hereby replaced in its entirety by Exhibit "B-1", attached hereto and incorporated herein by this reference and will be related only to Improvement Area No. 1 and the associated responsibilities for the operation and maintenance of same.

H. Pursuant to Sections 2.3 and 3.5 of the JCFA, any amendments to the Sewer Collection System and any modifications in the composition and description of any Facility, or in the amount of the Acquisition Cost for said Facility to be implemented by the Administrator, are subject to the written approval of the School District, the Flood Control District, the County, and the Developer.

I. Assignor intends by this Assignment, Assumption and Amendment to assign to Assignee, and Assignee intends to assume from Assignor, all rights, duties, and obligations of Assignor under the JCFA applicable to the Property.

J. The parties now desire to enter into this Assignment, Assumption and Amendment in order to amend certain provisions of the JCFA and Exhibit B to the JCFA pursuant to Sections 2.3, 3.5 and 6.4 of the JCFA in order to account for removal of the County Transportation Facilities and Flood Control Facilities.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Definitions.** Except as expressly defined herein, all capitalized terms shall have the meaning afforded to those terms in the JCFA.

2. **Assignment, Acceptance and Assumption.** Assignor hereby assigns, conveys and transfers to Assignee any and all of Assignor's rights, duties and obligations under the JCFA as they apply to the Property in accordance with the terms thereof (the "**Assigned Obligations and Rights**"). Assignee hereby accepts the foregoing assignment and unconditionally assumes and agrees to perform all of the Assigned Obligations and Rights as owner of the Property, and Assignor is hereby released from all of the Assigned Obligations and Rights with respect to such Property. Such assignment is made by Assignor without representation, warranty, or recourse to Assignee, except as expressly set forth in the Sale Agreement.

3. **Indemnification by Assignee.** Assignee agrees to protect, indemnify, defend, and hold Assignor harmless from and against all third-party claims made against Assignor relating to the Property under the JCFA and relating to the period after the Effective Date hereof, if such third-party claims are caused by the breach of an express obligation assumed by Assignee hereunder contained in the JCFA by Assignee or any partner, member, officer, director, affiliate, contractor, agent, or employee of Assignee. The foregoing indemnification shall exclude any third-party claims against Assignor arising out of the actions of Assignor in violation of the JCFA. The foregoing indemnification shall include all costs, expenses, damages, and liabilities (including, without limitation, reasonable attorneys' fees) incurred by Assignor in connection with or as a result of said third party claims.

4. **Indemnification by Assignor.** Assignor agrees to protect, indemnify, defend and hold Assignee harmless from and against all third-party claims made against Assignee relating to the Property under the JCFA and relating to an obligation that has not been assumed by Assignee hereunder, but only to the extent such third-party claims are caused by the breach of an express obligation contained in the JCFA by Assignor or any partner, member, officer, director, affiliate contractor, agent, or employee of Assignor. The foregoing indemnification shall exclude any third-party claims against Assignee arising out of the actions of Assignee in violation of the JCFA. Further, the foregoing indemnification shall include all costs, expenses, damages, and liabilities (including, without limitation, reasonable attorneys' fees) incurred by Assignee in connection with or as a result of said third party claims.

5. **Successors and Assigns.** This Assignment, Assumption and Amendment shall inure to the benefit of, and be binding upon, the successors, executors, administrators, legal representatives, and assigns of the parties hereto.

6. **Governing Law.** This Assignment, Assumption and Amendment shall be governed and construed in accordance with the laws of the State of California.

7. **Further Assurances.** Each party to this Assignment, Assumption and Amendment agrees to execute and deliver to the other parties, upon request, such further documents and instruments and to diligently undertake such further actions, as are necessary or desirable to effectuate this Assignment, Assumption and Amendment. Upon full execution

hereof, either party may provide a copy of this Assignment, Assumption and Amendment to the applicable Governmental Authority.

8. **Attorney Fees and Costs.** In the event of any action or suit arising from this Assignment, Assumption and Amendment, the prevailing party, whether by final judgment or out of court settlement, shall be entitled to recover from the other party all costs and expenses of suit, including, without limitation, reasonable attorney fees and costs.

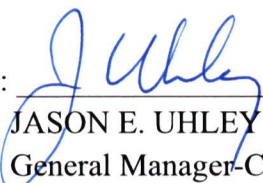
9. **Counterparts.** This Assignment, Assumption and Amendment may be signed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

ACCEPTANCE AND APPROVAL

The undersigned hereby acknowledges receipt of the foregoing *Assignment, Assumption and Amendment to the Joint Community Facilities Agreement*, and hereby approves, consents, and agrees to all of the terms and conditions set forth therein.

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

RECOMMEND FOR APPROVAL:

By:  _____
JASON E. UHLEY
General Manager-Chief Engineer

By: _____
KAREN SPIEGEL, Chair
Riverside County Flood Control and Water
Conservation District Board of Supervisors

APPROVED AS TO FORM:

MINH C. TRAN
County Counsel

ATTEST:

KIMBERLY RECTOR
Clerk of the Board

By: _____
MICHAEL THOMAS
Deputy County Counsel

By: _____
Deputy

(SEAL)

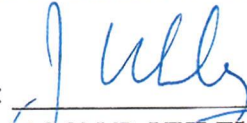
[Signatures continued on next page]

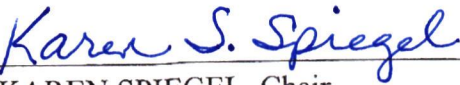
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**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

RECOMMEND FOR APPROVAL:

By: 
JASON E. UHLEY
General Manager-Chief Engineer

By: 
KAREN SPIEGEL, Chair
Riverside County Flood Control and Water
Conservation District Board of Supervisors


APPROVED AS TO FORM:

MINH C. TRAN
County Counsel

By: 
MICHAEL THOMAS
Deputy County Counsel

ATTEST:

KIMBERLY RECTOR
Clerk of the Board


By: 
Deputy

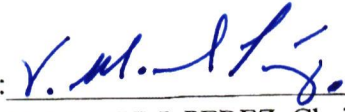
(SEAL)

[Signatures continued on next page]

RECOMMEND FOR APPROVAL:

COUNTY OF RIVERSIDE

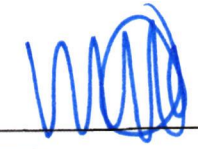
By: 
DENNIS ACUNA
Director of Transportation

By: 
V. MANUEL PEREZ, Chairman
Riverside County Board of Supervisors

APPROVED AS TO FORM:
MINH C. TRAN
County Counsel

ATTEST:
KIMBERLY RECTOR
Clerk of the Board


By: 
MICHAEL THOMAS
Deputy County Counsel

By: 
Deputy

(SEAL)

[Signatures continued on next page]

**RIVERSIDE UNIFIED SCHOOL DISTRICT,
for itself and on behalf of Community Facilities
District No. 29 of Riverside Unified School
District**

By: 
ERIN POWER, Assistant Superintendent
Business Services

ATTEST:
By: 
Clerk of the Board of Education

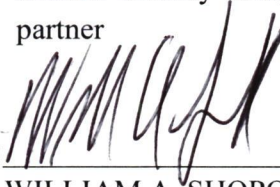
[Signatures continued on next page]

ASSIGNOR:

MRF - GROVES DEVELOPMENT, L.P.,
a Texas limited partnership

By: ARF Partners Development, L.P., a Texas
limited partnership, its general partner

By: Eastbridge Partners GP, LLC, a Texas
limited liability company, its general
partner

By: 

WILLIAM A. SHOPOFF
President

(ATTACH NOTARY WITH CAPACITY
STATEMENT)

[Signatures continued on next page]

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

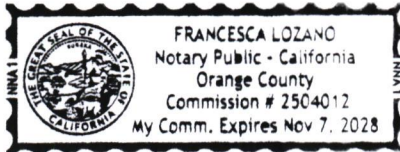
State of California

County of Orange }

On 04/17/2025 before me, Francesca Lozano, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William A. Shopoff
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Francesca Lozano
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact


Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

ASSIGNEE:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: 

DARREN WARREN
Division Vice President

(ATTACH NOTARY WITH CAPACITY STATEMENT)

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.

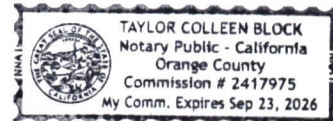
State of California
County of ORANGE)

On MARCH 24, 2025 before me, TAYLOR COLLEEN BLOCK, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DARREN WARREN,
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.



Signature Taylor Colleen Block (Seal)

EXHIBIT "1"Legal Description of the Property

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

BEING A PORTION OF THE SOUTH ½ OF SECTION 10, AND THE NORTH ½ OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SECTION 10, AS SHOWN ON RECORD OF SURVEY

RECORDED IN BOOK 96, PAGES 29 THROUGH 35, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

THENCE NORTH 89° 21' 29" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 658.68 FEET; THENCE NORTH 00° 57' 57" EAST, A DISTANCE OF 197.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 1530.00 FEET, TO WHICH A RADIAL BEARS SOUTH 72° 41' 33" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 163.80 FEET, THROUGH A CENTRAL ANGLE OF 06° 08' 03", TO A POINT ON THE SOUTHERLY RIGHT OF WAY (R/W) LINE OF HIGHGROVE PASS ROAD;

THENCE NORTH 88° 07' 47" EAST, A DISTANCE OF 226.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.74 FEET, THROUGH A CENTRAL ANGLE OF 21° 23' 24";

THENCE SOUTH 61° 17' 00" EAST, A DISTANCE OF 359.44 FEET;
THENCE SOUTH 38° 30' 10" EAST, A DISTANCE OF 211.84 FEET;
THENCE SOUTH 23° 00' 36" EAST, A DISTANCE OF 742.17 FEET;
THENCE NORTH 67° 08' 38" EAST, A DISTANCE OF 382.28 FEET;
THENCE SOUTH 31° 02' 24" EAST, A DISTANCE OF 714.53 FEET;
THENCE SOUTH 25° 22' 56" EAST, A DISTANCE OF 457.70 FEET;

THENCE SOUTH 83° 22' 56" WEST, A DISTANCE OF 794.26 FEET;
THENCE NORTH 89° 12' 52" WEST, A DISTANCE OF 574.67 FEET;
THENCE NORTH 00° 47' 08" EAST, A DISTANCE OF 401.99 FEET;
THENCE NORTH 00° 47' 08" EAST, A DISTANCE OF 1242.14 FEET TO THE POINT OF
BEGINNING.
TOGETHER WITH

THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN
BERNARDINO BASE AND MERIDIAN LYING NORTHEASTERLY OF THE CENTERLINE OF
PIGEON PASS ROAD, AS SHOWN ON SAID RECORD OF SURVEY BOOK 96, PAGES 29
THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION IN THE EUREKA SUBDIVISION, AS SHOWN BY
MAP ON FILE IN BOOK 4, PAGE 67 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

APN'S: 255-240-016-9, 255-240-022-4, 257-180-011-3, 257-180-013-5, 257-180-015-7 AND 255-
230-024-5.

EXHIBIT B-1

**Community Facilities District No. 29
of Riverside Unified School District,
Improvement Area No. 1**

Sewer Collection System (CSA 152C) Facility Description (Tract No. 33410)

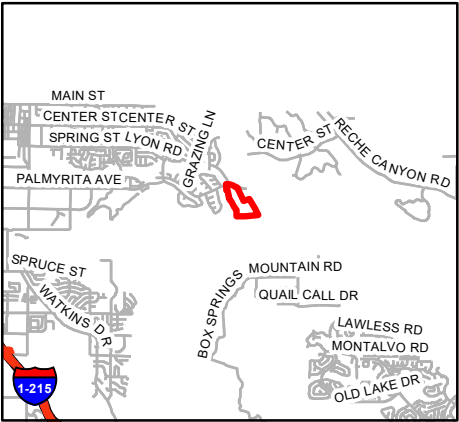
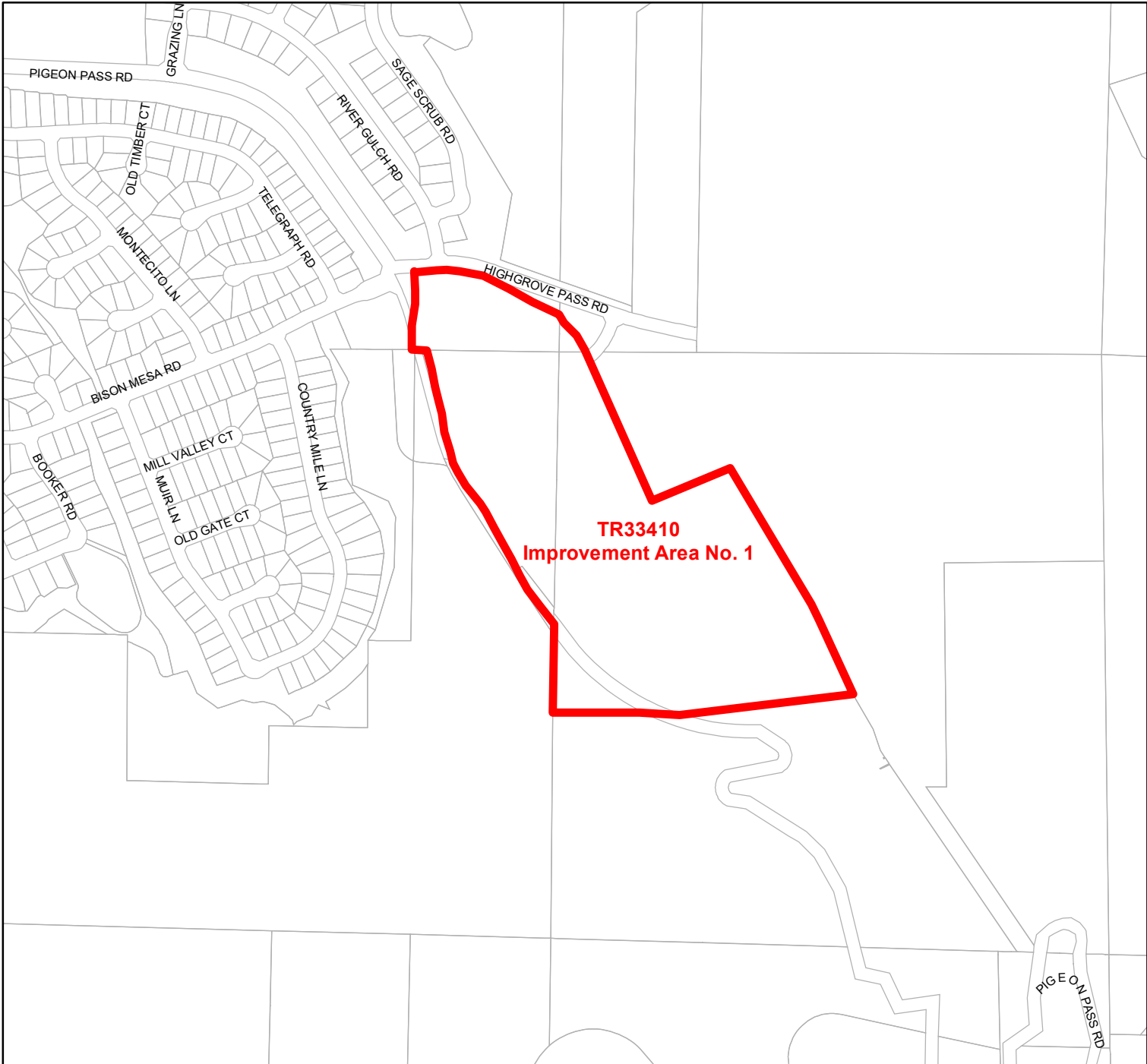
Facility	Street Name Containing Sewer Facility	Description	Acquisition Cost
Off-Site Sewer Improvements	River Gulch Road, Highgrove Pass Road, Pigeon Pass Road STA 10+00.00 to 16+52.38	Approximately 6,400 linear feet of 8" PVC SDR-35 sewer pipe, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$1,300,604
On-Site Sewer Improvements	Nicholas Road STA 10+00.00 to 16+05.32	Approximately 600 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$52,568
	Elissa Drive STA 10+00.00 to 18+47.64	Approximately 800 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$70,901
	Thomas Court STA 10+00.00 to 25+53.26	Approximately 1,500 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$131,420

Sewer Collection System (CSA 152C) Facility Description (Tract No. 33410)

Tristan Lane STA 10+00.00 to 18+60.62	Approximately 800 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$70,091
Anthony Street STA 10+00.00 to 19+92.23	Approximately 900 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$78,852
Milam Drive STA 10+00.00 to 14+96.67	Approximately 400 linear feet of 4" PVC SDR-35 sewer laterals, manholes, cleanouts, backwater valves, raising manholes to grade, and testing. Total cost also includes but is not limited to construction management, planning and engineering, plan check and inspection, bid preparation, roadway excavation, site preparation, and erosion control.	\$35,045
<p>TOTAL:</p>		<p>\$1,738,672</p>

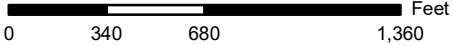
RIVERSIDE UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT No. 29 IMPROVEMENT AREA No. 1 Tract Map No. 33410

1 inch = 667 feet
Orthophotos Flown 2016
Printed by CSegarra on 9/7/2023



VICINITY MAP

PROPOSED CFID BOUNDARY



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