

**SUBMITTAL TO THE FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT  
BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 14.1  
(ID # 22762)

**MEETING DATE:**

Tuesday, June 10, 2025

**FROM :** FLOOD CONTROL DISTRICT

**SUBJECT:** FLOOD CONTROL DISTRICT: Approval of the First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement (Flood Control Improvements) for Community Facilities District No. 29 of the Riverside Unified School District Between the Riverside County Flood Control and Water Conservation District, the County of Riverside, the Riverside Unified School District, the Community Facilities District No. 29 of Riverside Unified School District, MRF – Groves Development, L.P. and Pulte Home Company, LLC, Nothing Further is Required Under CEQA, Districts 1 and 5. [S0] Companion Item to MT Item No. 27905

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that Nothing Further is Required under the California Environmental Quality Act ("CEQA") because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration ("MND") No. EA40800, adopted by the Lead Agency (Riverside County Planning Department) on April 11, 2017;

Continued on Page 2

**ACTION:**Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 5/27/2025

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**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: Flood

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Approve the First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement for the Riverside Unified School District Community Facilities District No. 29 Between the Riverside County Flood Control and Water Conservation District ("District"), the County of Riverside ("County"), the Riverside Unified School District ("School District"), the Community Facilities District No. 29 of Riverside Unified School District, MRF – Groves Development, L.P. ("Assignor") and Pulte Home Company, LLC ("Developer");
3. Authorize the Chair of the District's Board of Supervisors to execute the First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement documents on behalf of the District; and
4. Direct the Clerk of the Board to return five (5) executed First Assignment, Assumption and Amendment to the Joint Community Facilities Agreements to the District, and one (1) executed First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement to the County.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Pulte Home Company, LLC ("Developer") has acquired certain real property from MRF – Groves Development, L.P. ("Assignor") within the Riverside Unified School District CFD No. 29 (Spring Mountain Ranch). Assignor unconditionally conveys to Developer all rights, title, interests, benefits, duties, liabilities, obligations and responsibilities related to CFD No. 29 (Spring Mountain Ranch) pursuant to the Joint Community Facilities Agreement ("JCFA"), dated as of March 1, 2018 [District's Board Agenda Item No. 11.5], entered into by and among the District, County, School District, Assignor and Spring Mountain Investments, LLC (Previous Developer).

Additionally, the Developer agrees to perform all remaining duties, liabilities, obligations and responsibilities of the Assignor with respect to CFD No. 29 (Spring Mountain Ranch) as provided in the JCFA and pursuant to that certain Purchase and Sale Agreement and Joint Escrow Instructions dated as of August 25, 2020.

Pursuant to Section 6.3 of the JCFA, the District, County, School District and CFD must give written consent to the assignment of duties and obligation of the Assignor. It is recommended that the assignment of this JCFA be given to Pulte Home Company, LLC.

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

County Counsel has approved the First Assignment, Assumption and Amendment to the JCFA as to legal form. The School District, CFD, Assignor and Developer have executed the First Assignment, Assumption and Amendment to the JCFA. A companion item appears on the Riverside County Transportation Department's Board agenda this same date.

**Prev. Agn. Ref.:** MT Item No. 6431,11.5 of 02/27/18

**Environmental Findings**

Pursuant to Section 15096 of the CEQA Statutes and Guidelines, the District, in its limited capacity as a responsible agency, considered the MND that was prepared for the Developer's project by the Riverside County Planning Department and independently finds that the MND adequately covers the District's plan check, inspection, operation and future maintenance of flood control facilities that are the subject of Tract No. 33410. Furthermore, the District finds that no significant adverse impacts will occur as a result of the plan check, inspection, operation and future maintenance of the proposed flood control facilities that are the subject of the JCFA. The First Assignment is to transfer the rights and responsibilities established by the previous flood control improvements JCFA to the Assignee. The Assignment is an action in furtherance of the project, and nothing further is required for CEQA because this proposed action was adequately analyzed in the earlier filed MND by this Board.

**Impact on Residents and Businesses**

Local residents will benefit from the flood control improvements that are financed and acquired by means of this flood control improvements JCFA.

**Additional Fiscal Information**

Future operations and maintenance costs associated with said mainline storm drain facility will accrue to the District.

**ATTACHMENT:**

1. Vicinity Map
2. First Assignment, Assumption and Amendment to the Joint Community Facilities Agreement

AGR:AMR:blj  
P8/261897

SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

  
Douglas Ordóñez Jr. 6/2/2025

  
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

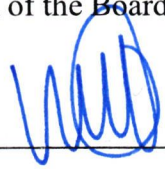
**APPROVED AS TO FORM:**

MINH C. TRAN  
County Counsel

**ATTEST:**

KIMBERLY RECTOR  
Clerk of the Board

By:   
MICHAEL THOMAS  
Deputy County Counsel


By:   
Deputy

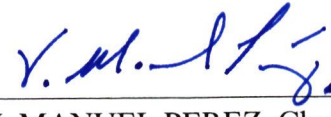
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**[Signatures continued on next page]**

**RECOMMEND FOR APPROVAL:**

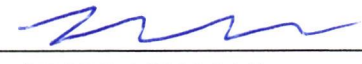
**COUNTY OF RIVERSIDE**

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

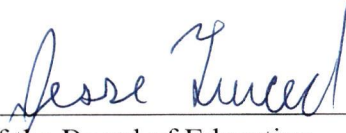
(SEAL)

**[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.

Signature Francesca Lozano  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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.

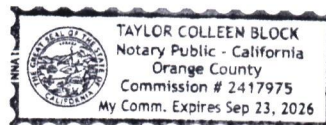
State of California  
County of ORANGE)

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)

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**

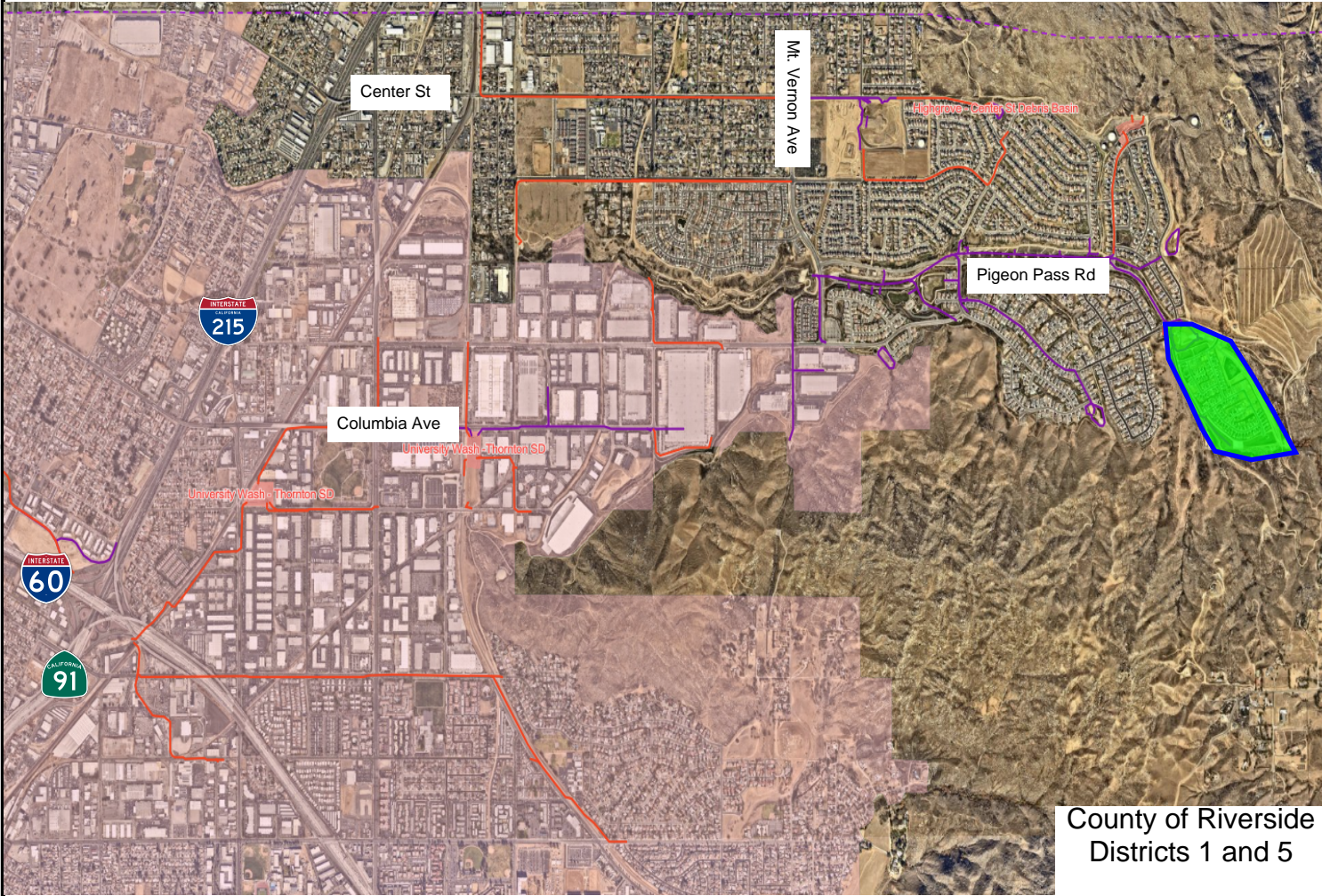
**Community Facilities District No. 29  
of Riverside Unified School District,  
Improvement Area No. 1**

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

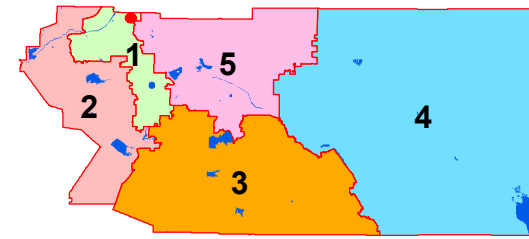
<b>Facility</b>	<b>Street Name Containing Sewer Facility</b>	<b>Description</b>	<b>Acquisition Cost</b>
<b>Off-Site Sewer Improvements</b>	River Gulch Road, Highgrove Pass Road, Pigeon Pass Road STA 10+00.00 to 16+52.38	Approximately 6,400 linear feet of 8" PVC SDR-35 sewer pipe, manholes, cleanouts, 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
<b>On-Site Sewer Improvements</b>	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)**

	<p>Tristan Lane STA 10+00.00 to 18+60.62</p>	<p>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.</p>	<p>\$70,091</p>
	<p>Anthony Street STA 10+00.00 to 19+92.23</p>	<p>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.</p>	<p>\$78,852</p>
	<p>Milam Drive STA 10+00.00 to 14+96.67</p>	<p>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.</p>	<p>\$35,045</p>
<p><b>TOTAL:</b></p>			<p><b>\$1,738,672</b></p>



County of Riverside  
Districts 1 and 5



**Legend**

- Supervisory District
- Project Vicinity
- Existing Facilities
- Pending Acceptance Facilities
- City of Riverside

**Description**

Joint Community Facilities District CFD  
No. 29 of Riverside Unified School District  
Improvement Area No. 1



# VICINITY MAP

