

Saddle Creek CSD/CV Partners

Working Draft MOU Terms and Conditions, Version 1

March 27, 2019

1. CSD office property/CCWD lease

- a. CSD to pay proportional share of lease cost
- b. Propose amount based on number of employees

2. Office Building and Equipment ownership

- a. CV to donate building trailer, two tractors and water truck to CSD
 - i. CSD to Water street trees on CV properties and culdesacs where no irrigation exists
 - ii. CSD to provide water truck for fire prevention/suppression purposes
 - iii. Determine value of trailer and equipment for CV tax purposes
- b. CSD to pay proportional share of water and power bills for building based on # of employees
- c. CSD to reimburse CV for fuel costs related to Mosquito abatement, general common area maintenance, storm drains

3. Gate operations and location

- a. CV funds gate attendant as desired with gate closed during off hours
- b. CSD owns the physical building and ROW
- c. CSD pays electrical, water and sewer, phone for the building
- d. CV to consider gate relocation, at their expense at future date to provide unfettered access to commercial

4. Construction gate ownership and operation

- a. CV owns equipment, provides power and phone cost
- b. CSD operates and manages access and maintenance
- c. To be improved to CSD standards and dedicated for ownership in future; or eliminated if alternate access provided in future development

5. Water Meters and Accounts

- a. All common area water meters in the name of CV and paid by them to keep community watered and looking saleable
- b. Work cooperatively to transfer ownership of private irrigation and landscape areas to appropriate property owner(s)
- c. CSD to continue to maintain common areas as currently configured
 - i. Site plan to be developed depicting areas

- d. CSD funds and provides responsible operation and maintenance of irrigation system and landscape
- e. CSD continues to pay partial share of cost on irrigation meter serving Saddle Creek 2; which is in their name

6. Stormwater management – CSD responsible for DI, culverts and related infrastructure.

- a. CV responsible for stormwater management outside of road ROW
- b. Standards on culvert exit to be modified for future projects to avoid erosion
- c. CV to assist in troubleshooting and implementing a remedy for odor on occurring Rockridge, and to be responsible for pond improvements if determined necessary/responsible for odor

7. Wetlands and 404 Permit Management –

- a. 404 Permit, Compliance Administration is CSD responsibility
- b. CV to provide pond maintenance records, water quality results
- c. Maintenance and Inspection Plan to be developed collaboratively between CSD and CV regarding operating responsibility
 - i. General inspection provided by CSD
 - ii. Improvements and major maintenance provided by CV under CSD guidance
- d. CV to maintain and comply with NPDES General Permit currently in place in Golf Resort name (Aquatic Pesticides)
 - i. Resort owns wetland property and permit responsibility
- e. CSD monitors and enforces pond water levels (water supplied/paid from GC contract with CCWD); see Roger Pito wetlands report 2016

8. Wildlife habitat easements

- a. CSD responsible for administration/encroachment under deed restriction
- b. CSD performs cleaning, weed management and mowing
 - i. Fee for service charged to those who either do not maintain or contract with CSD

9. Operation of roads

- a. Roads maintenance the responsibility of CSD
 - i. Encroachment permit may be required for heavy construction equipment/work
- b. CV to assist financially when road improvement priorities/work scope are adjusted to suit development/sales needs
- c. CSD to review road maintenance plans and priorities with CV

10. Common area maintenance

- a. CSD pays electricity for irrigation timers
- b. CSD Operates and maintains irrigation

- c. CSD Maintains Landscaping
- d. CV pays for water
- e. CV to assist financially when landscape improvement priorities/work scope are adjusted to suit development/sales needs

11. Open space parcels

- a. CV pays water and power for irrigation
- b. CSD maintains irrigation and landscape