

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 PUBLIC OR SEMIPUBLIC POOL/SPA RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code. Restrooms and showers will be required if residences that the pool serves are more than 300ft from the pool.

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE INEFFECT

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Clubhouse

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 3 USE - WATER VERIFICATION RECOMMND

Prior to building permits the streets must be completed to the first lift and the water system must be installed and accepted by the water district and fire department.

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FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

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80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 6 USE OFFSITE EASEMENT OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). In addition, drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent properties. Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement(s).

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ALLOW UNDERGROUND UTIL. RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company or the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within Dillon Road are capable of being installed underground and that all financial arrangements to do so have been completed. The intent and purpose of this condition is for the undergrounding of the existing electrical lines. Should the permittee submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, the requirement of this condition to install electrical lines underground shall be determined to NOTAPPLY. The Planning Department may require consultation with the applicable utility and county staff prior to determining this condition to NOTAPPLY in order to verify the position of the utility.

80.PLANNING. 2 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

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80.PLANNING. 3 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 5 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 10 USE - SUNLINE BUS STOPS RECOMMND

A bus stop shall be shown on the street improvement plans. The bus stop shall be coordinated with the Sunline Transit Agency and shall be subject to the approval of the Transportation Director and Planning Director.

The permit holder shall submit a clearance letter from the Sunline Transit Agency to the Planning Department prior to the issuance of building permits or a letter from the Transportation Department waiving the requirement for a bus stop within the street right-of-way.

rior to the issuance of building permits, the permit holder shall submit to the Planning Department written certification from a state licensed professional that the requirements of the Sunline Transit Agency has been incorporated into the street improvement plans as approved by the Transportation Department.

80.PLANNING. 13 USE - REC & PARK DIST MITIG. RECOMMND

The landowner shall provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

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80.PLANNING. 14

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80.PLANNING. 14 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 15 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80.PLANNING. 15 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 16 USE - GEOLOGIST'S COMMENTS RECOMMND

NO STRUCTURES FOR HUMAN OCCUPANCY SHALL BE ALLOWED WITHIN THE LIMITS OF THE DEFINED FAULT SETBACK AREA.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

Long Canyon Road (NS) at:
Dillon Road (EW)

with fee credit eligibility

or as approved by the Transportation Department.

Installation of the signal shall be per 90.TRANS.19

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Long Canyon Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way along 16th Avenue

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80.TRANS. 4

USE - R-O-W DEDICATION 1 (cont.)

RECOMMND

shall be conveyed for public use to provide for a 56-foot full-width right-of-way including standard corner cutbacks at the intersections.

Sufficient public street right-of-way shall be provided along the existing non-County maintained road extending between North Country Club Drive in the Desert Crest Country Club Mobile Home Park and 16th Avenue (also a non-County maintained road) including "O" Street, as approved by the Transportation Department and the County Fire Department to establish a 56-foot full-width right-of-way including standard corner cutbacks.

Sufficient public street right-of-way along North Country Club Drive and South Country Club Drive shall be conveyed for public use to provide for 60-foot full-width rights-of-way including standard corner cutbacks at the intersections as approved by the Transportation Department.

Sufficient public street right of way along El Segundo Way, Crestwood Drive and Calle Casita shall be conveyed for public use to provide for 50-foot full-width rights-of-way including standard corner cutbacks at the intersections as approved by the Transportation Department.

Additional right-of-way may be required at intersections and project access driveways to facilitate required turning movements as approved by the Transportation Department.

In the event that the applicant fails to provide/aquire the required off-site rights-of-way, the project shall be returned for redesign.

80.TRANS. 6

USE - LANDSCAPING - DESERT

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and Desert Edge Design Guidelines requirements as approved by the Transportation Department. The landscape design shall incorporate a desert theme and Desert Edge Design Guidelines including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The use of grass, sod or other water intense

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80.TRANS. 6 USE - LANDSCAPING - DESERT (cont.) RECOMMND

ground cover plant materials will not be permitted.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

80.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Long Canyon Road, Dillon Road and 16th Avenue.
- (2) Trails along Long Canyon Road, Dillon Road and 16th Avenue.
- (3) Streetlights
- (4) Traffic signals located on Long Canyon Road at Dillon Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.

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80.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 13 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 21 USE - STREETLIGHT PLAN 1 RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be located at the intersection(s) and end of cul-de-sac(s) only as approved by the Transportation Department. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

The above mentioned improvements shall be designed and constructed per Desert Edge Design Guidelines as approved by the Transportation Department.

80.TRANS. 22 USE - FLOOD CONTROL MEASURES RECOMMND

Prior to the issuance of a building permit the flood control plans for this project shall be submitted to the Transportation Department for review and approval to ensure that flooding will not adversely impact County maintained roads.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - GRADING CLEARANCE REQmnt INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

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90.B&S. 2

BP*FEMA FORM APPRVL REQUIRED

INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE-G4.1E-CL 4:1 OR STEEPER

RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist.

90.BS GRADE. 2

USE-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

90.BS GRADE. 3

USE*G4.3PAVING INSPECTIONS

RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1

PERMIT UPDATE WITH DEH

RECOMMND

An operating permit from the Environmental Health Department, District Environmental Services (DES) Division,

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90.E HEALTH. 1 PERMIT UPDATE WITH DEH (cont.) RECOMMND

must be obtained before spaces can be occupied. Please contact DES at (760) 320-1048 for further information.

FIRE DEPARTMENT

90.FIRE. 2 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Any roads less than 32 feet in width shall be red curbed and signed as fire lanes. For parking to be allowed on both sides of the street the street width must be no less than 36 feet.

90.FIRE. 3 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each section shall have an illuminated diagrammatic representation of the actual layout which shows name and address of the park, all streets, space numbers, and fire hydrant locations within dimension and located next to main roadway access. The minimum size shall be no less than 4 feetX 4 feet.

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water

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90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over any commercial cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection) (current plan check deposit base fee is \$215.00)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all

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90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION

RECOMMND

Prior to the final building inspection the applicant shall complete the construction of the trails with all requirements of the approved trail plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

PLANNING DEPARTMENT

90.PLANNING. 1 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of one-hundred and ninety three (193) parking spaces, including six (6) handicap accessible spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of six (6) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than

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90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 6 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 7 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 40554. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 8 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421

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90.PLANNING. 8 USE - POOL AND SPA FENCING (cont.) RECOMMND

to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A (Fencing Plan).

90.PLANNING. 10 PPA - TRAILER PARKING AREA RECOMMND

All parking areas and driveways shall be paved with concrete surfacing with a minimum thickness of 3 1/2 inches and shall include expansion joints, or asphaltic concrete paving compacted to a minimum thickness of three inches on four inches of Class 2 base.

90.PLANNING. 12 USE - TRASH ENCLOSURES RECOMMND

One trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 13 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90.PLANNING. 14 PPA - SKIRT AROUND MOBILEHOME RECOMMND

The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.

90.PLANNING. 16 USE - COND COMPLY PHASE 2 RECOMMND

For Phase 2, the Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 17 USE - RECREATIONAL IMPROVEMENT RECOMMND

Prior to the final building inspection approval and occupancy of the first mobilehome space, all substantial recreational improvements shall be installed in good working order. The recreational areas shall be completely landscaped pursuant to the approval landscaping plans.

90.PLANNING. 18 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 19 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1

USE - IMPROVEMENTS

RECOMMND

The existing non-County maintained road extending between North Country Club Drive in the Desert Crest Country Club Mobile Home Park (between North Country Club Drive and South Country Club Drive) and 16th Avenue including "O" Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

Dillon Road is a County maintained road and shall be improved with 8-inch concrete curb-and-gutter, 10-foot wide Class I Bike Path modified with no raised and landscaped center median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92 pages 1 and 2. Modified as per Desert Edge Design Guidelines.

16th Avenue shall be improved with 36-feet of asphalt concrete pavement and curb and gutter within a 56-foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". Modified as per Desert Edge Design Guidelines.

Long Canyon Road is a County maintained road and shall be improved with 8-inch concrete curb-and-gutter, 5-foot wide meandering concrete sidewalk located 38-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93 pages 1 and 2. Modified as per Desert Edge Design Guidelines.

North Country Club Drive and South Country Club Drive are existing County maintained roads in the Desert Crest

CONDITIONAL USE PERMIT Case #: CUP03485

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - IMPROVEMENTS (cont.)

RECOMMND

Country Club Mobile Home Park and shall be improved full-width within the 60-foot dedicated right-of-way in accordance with County Standard No. 105, Section "C" modified as per Desert Edge Design Guidelines and as approved by the Transportation Department. (40'/60')

El Segundo Way, Crestwood Drive and Calle Casita are existing County maintained roads in the Desert Crest Country Club Mobile Home Park and shall be improved full-width within the 50-foot dedicated rights-of-way in accordance with County Standard No. 105, Section "A" modified to provide 32-feet of asphalt concrete pavement within a 50-foot full-width right-of-way as approved by the Transportation department. (32'/50') Modified as per Desert Edge Design Guidelines.

The above mentioned improvements shall be designed and constructed per Desert Edge Design Guidelines as approved by the Transportation Department.

All of the interior roadways shall be constructed by detail as shown by Exhibit A, Amended No. 6 and shall not be maintained by Transportation Department.

90.TRANS. 2 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 2 MAP - TS/GEOMETRICS

RECOMMND

The intersection of Long Canyon Road (NS) at Dillon Road (EW) shall be improved to provide the following geometrics:

Northbound: One shared left turn/through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Westbound: One left turn lane, one shared through/right
turn lane

The intersection of Long Canyon Road (NS) at 16th Avenue
(EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and two through lanes

Southbound: One left-turn lane and one through lane

Eastbound: One shared left-turn/through/right-turn lane

Westbound: One left-turn lane and one shared
through/right-turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics
shall be the responsibility of the landowner/developer.

90.TRANS. 6

USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project.
The project proponent shall be responsible for any
additional paving and/or striping removal caused by the
striping plan. Traffic signing and striping shall be
performed by County forces with all incurred costs borne
by the applicant, unless otherwise approved by the County
Traffic Engineer.

Signing and striping plans for Dillon Road shall meet the
Desert Edge Design Guidelines to provide Golf Cart lanes as
approved by the Transportation Department.

90.TRANS. 10

USE - STREETLIGHT AUTHORIZATIO

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to
Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No.
89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID
or other electric provider.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - LANDSCAPING PLAN

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461 and Desert Edge Design Guidelines. Landscaping shall be installed within Dillon Road, Long Canyon Road and 16th Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

90.TRANS. 12 USE - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461, and Desert Edge Design Guidelines. Street lights and poles shall be as per Desert Edge Design Guidelines.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 14 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, treet lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

90.TRANS. 15 USE - UTILITY INSTALL RECOMMND

lectrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 16 USE - DRIVEWAYS RECOMMND

One driveway only shall be allowed along Long Canyon Road and shall be located a minimum of 660-feet from 16th Avenue in accordance with Standard No. 114 as approved by the Transportation Department. The driveways along 16th Avenue and the street extending between North Country Club Drive in the Desert Crest Country Club Mobile Home Park and 16th Avenue designated as "O" Street shall be located in accordance with Exhibit No. "A" for Conditionl Use Permit No. 3485, Amended No. 5. All driveways shall be designed and constructed in accordance with Standard No. 207A modified to accommodate gated access including a minimum 3 vehicle stacking distance from the gate control mechanism and a turn around area as approved by the Transportation Department.

An emergency access only driveway shall be located along Dillon Road at the easterly project boundary as approved by the Transportation Department and the County Fire Department. This driveway shall be designed and constructed in accordance with Standard No. 207A.

90.TRANS. 17 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location:

Long Canyon Road (NS) at:
Dillon Road (EW)

with fee credit eligibility

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 20

USE - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

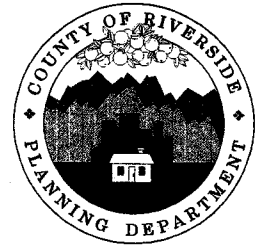
- (1) Landscaping along Long Canyon Road, Dillon Road and 16th Avenue.
- (2) Trails along Long Canyon Road, Dillon Road and 16th Avenue.
- (3) Street lights
- (4) Traffic signals located on Long Canyon Road at Dillon Road.



Tony Carstens
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert C. Johnson
Planning Director

Planning Department

ATTEN: Lawrence McDermoth
18075 La Ventana
Murrieta, CA 92562

ADDITIONAL INFORMATION REQUEST

DATE: 1/12/06
CASE NO. CUP3485
E.A. NO. 40554

A study of your case has determined that the following additional information or amended reports are necessary to complete the review of your project:

SEE ATTACHED MATERIALS WITH EMPHASIS ON ITEMS MARKED 5. DRT CORRECTIONS REQUIRED

In addition, please respond to the following:

Project is scheduled for Technical Review Committee (TRC) on January 19, 2005; the next Planning Commission Hearing in the desert is April 19, 2006. March 22, 2006 is the effective information and departmental clearance deadline in order to be scheduled for the next desert public hearing date. Attached and draft status conditions of approval to date (still subject to change) and any significant comment letters received to date by the Planning Department.

Your case is being reviewed by the TRC. In addition to this letter, you may receive a case correction letter from other TRC members. The TRC consists of representatives of Building and Safety, Fire, Transportation, Health, Planning, and Flood Control District or the Coachella Valley Water District. You are encouraged to remain in close contact with TRC members. Applicants may request a meeting with individual TRC departments and applicants will receive notice of the project's first TRC meeting, which you should attend.

TRC and additional information deadline is the hearing deadline date for clearance to the next available public hearing date as outlined in the current Transportation and Land Management Agency Development Review time line memo. Hearing deadline clearance includes clearances from TRC members shown in the LMS "routing" screen, and Planning Department approval of all requested additional information. Additional time may be required due to agency redesign requirements, environmental determinations, or further inter-agency coordination.

To view the status of county department's review, you may go to the following web page: www.tlma.co.riverside.ca.us. Click on "Planning", click on "Case Specific Status Information", click on "Planning Case Search Routines", then click on "Retrieve Planning Case LDC Status". Use capital letters and please remember to use case type plus five digit case number, for example: "PP19503" "TR27771" or "CZ06221" or "WCS00102" or "CUP03116R1" (R1 = revised permit #1).

Riverside Office • 4080 Lemon Street • 9th Floor
P.O. Box 1409 • Riverside • California • 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Indio Office • 82-675 Hwy 111 • 2nd Floor
Room 209 • Indio • California • 92201
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta • California • 92563
(951) 600-6170 • Fax (951) 600-6145

The draft LMS conditions of approval are attached to this letter along with the DRT correction requirements for your review; further discussion with staff is encouraged to avoid misunderstandings and resolve issues. For your information, the LMS permit condition milestone codes are:

- 5 = DRT (old name for TRC) correction requirements (to note additional information needed)
- 10 = General (permanent on-going occupancy and operational requirements)
- 20 = Prior to certain date (deadlines for certain actions and overall life of permit)
- 30 = Prior to project approval (used for specific plans and projects associated with them)
- 40 = Prior to phasing (used for land division maps for unit phasing approvals)
 - 50 = Prior to recordation of a map
 - 60 = Prior to issuance of grading permits
 - 70 = Prior to grading permit final inspection approval
 - 80 = Prior to issuance of building permits
 - 90 = Prior to building permit final inspection approval
- 100 = Prior to issuance of a given number of building permits (used to mark certain actions)

Please submit the PLANNING related additional information indicated above. It is highly advisable to submit information well in advance of the hearing deadline, or TRC meeting, to allow staff adequate time for review. Reports and other information submitted at the TRC meeting may require the case to be continued in order to allow staff adequate review time. Staff may require up to 30 days (per CEQA) to review submitted additional information and make environmental determinations.

Additional information from other departments will follow shortly.

Should you have any other questions, please feel free to contact this office at (760) 863-8277 or online at <http://www.tlma.co.riverside.ca.us>.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Robert C. Johnson, Planning Director

Maurice Borrows, Contract Planner

xc: File Copy
Riverside File
Applicant
Engineer
Owner



RECEIVED

FEB 06 2010

Riverside County
Planning Department
Desert Office

November 15, 2007

County of Riverside
Transportation and Land Management Agency
Planning Department
Attention: Judy Deertrack
38-656 El Cerrito Road
Palm Desert, CA 92211

Re: Conditions of approval – CUP 03475, APN # 65--183– Riverside Commercial Investment

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located east of Indian Avenue, North of 19th Avenue, South of 18th Avenue and west of Calle De Los Romos.

Water service is available for the proposed project provided the following conditions of service are completed:

1. The developer must comply with all the rules, laws, ordinances, and regulations of the Mission Springs Water District at the time that the service water application is submitted.
2. The developer must apply for water service and submit payment regarding all of the District fees, charges, and deposits. Fees will be based on the Master Meter size i.e. (Domestic 2" - Water Connection fee \$13,470 + 2" meter installation fee of \$2,110.00. Irrigation meter ¾" – Water Connection Fee \$ 4,353.00, and meter installation fee \$975.00). All fees are subject to change due to the actual time of application for services from the District.
3. The installation of back flow prevention devices will be required.
4. Based on the final Water Supply Assessment in compliance with SB 222, and SB610, it will be determined on what infrastructure is already in place to satisfy the potable water requirements as well as the fire department requirements. Some offsite infrastructure may be re-imbursed to the owner and credits earned in connection with the project through a mutual water agreement.
5. Installation of fire line services will be required per Riverside County Fire Department Standards. A double detector check will be a requirement at the time of installation.

6. The Mission Springs Water District requires to have all of it's facilities within the public right-of-way. Recorded and dedicated easements (per final map dedications and approvals) will also be required per final design approval.
7. The developer must submit hydraulic calculations to the District indicating the availability of the required fire flows as determined by the Riverside County Fire Department.
8. The developer must comply with all the District standards and conditions and have final approval of all design plans by the District Engineer and/or his/her designee, and the District General Manager.
9. The developer will be required to bond all infrastructure and be required to supply a warranty bond for the infrastructure. This warranty bond will be released 1 year from the District's acceptance of the infrastructure.
10. Some of the infrastructure must be constructed in certain phases and in a manner to serve the project. The phasing and approval of these facilities and infrastructure will be at the discretion and approval of the District Engineer, and/or General Manager.

Sewer Service is currently unavailable in this area. Offsite sewer system and an Onsite collection system will be required for this development

1. The developer must comply with all the rules, laws, ordinances, and regulations of The Mission Springs Water District at the time of application of sewer service.
2. The developer must make an application for sewer service with payment of all fees charges and deposits. (i.e. multifamily, residential - sewer connection fee per MSWD fee schedules).
3. 8 inch Vetrified Clay Pipe (collection system) will be required to placed through the entire project site to connect each lot and unit. The offsite line will need to be built from the SW corner of the project site heading westerly to the MSWD lift station. The line will need to built in compliance with the Desert Crest Sewer Study done by Webb and Associates.
4. The developer must comply with all the District standards and conditions and have final approval of all design plans by the District Engineer and/or his/her designee, and the District General Manager.

5. The developer will be required to bond all infrastructure and be required to supply a warranty bond for the infrastructure. This warranty bond will be released 1 year from the District's acceptance of the infrastructure.
6. Some of the infrastructure must be constructed in certain phases and in a manner to serve the project. The phasing and approval of these facilities and infrastructure will be at the discretion and approval of the District Engineer, and/or General Manager.

All new residential and commercial development should comply with *Mission Springs Water District's Water Efficient Landscaping Guidelines*. This policy requires outdoor water conservation practices within MSWD's service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate. For additional details, please contact Brent Gray at 329-5169, ext. 131.

All bonds required for sewer and water service must be presented to the Mission Springs Water District before and final design plans are signed.

If we can be of further assistance, please do not hesitate to call me at (760) 329-6448 ext 151.

Sincerely,



Dan Patneau
Engineering Manager

A L B E R T A . **W E B B** A S S O C I A T E S

3786 MCCRAY STREET • RIVERSIDE, CA 92506
PHONE 951 686 1070 • FAX 951 788 1256
WWW.WEBBASSOCIATES.COM

W.O.: 2006-0108
File No.: 4401.0074

August 17, 2006

Mr. Arden Wallum, General Manger
MISSION SPRINGS WATER DISTRICT
66575 2nd Street
Desert Hot Springs, California 92240

RE: Desert Crest Area Sewer Study

Dear Mr. Wallum:

Pursuant to Mission Springs Water District's authorization on June 19, 2006 of our April 12, 2006 proposal for the Desert Crest Area Sewer Study, we have prepared the following letter report to review and address the facilities to provide sewer service to the existing Desert Crest Area development and future development along Dillon Road.

Background

The Desert Crest area is located approximately 13,000-feet east of the intersection of Dillon Road and Avenida Manzana (see Figure 1). The Dos Palmas (Areas "L" & "M") Sewer Lift Station is under construction near this intersection. Desert Crest development consists of approximately 680 dwelling units⁽¹⁾ and the wastewater generated within this area is currently conveyed to the Desert Crest Wastewater Treatment Plant (DCWWTP). There is a proposed residential development planned to be located north of the Desert Crest area and the District is considering various options of how to provide sewer services to the proposed development. The proposed development consists of approximately 580 additional dwelling units and would bring the total to 1,310 dwelling units (at build out) tributary to the DCWWTP. Based on the land use

⁽¹⁾ The existing Desert Crest Development north of Dillon Road consists of 580 dwelling units and is currently built out. The development south of Dillon Road consists of 100 dwelling units and has empty lots for 50 more dwelling units. Current dwelling units tributary to the Desert Crest Wastewater Treatment Plant is 680 dwelling units.

CIVIL ENGINEERING	WATER RESOURCES ENGINEERING	ASSESSMENT/ SPECIAL TAX CONSULTING	PLANNING & ENVIRONMENTAL SERVICES	CONSTRUCTION MANAGEMENT AND INSPECTION	TRAFFIC & TRANSPORTATION ENGINEERING	LAND SURVEYING	PUBLIC WORKS
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map (see attached Appendix H, Plate 3 per the March 2001 MSWD Master Sewer Plan) we have assumed these additional dwelling units will be of the same type (mobile homes) as the existing Desert Crest Development. The following table summarizes the current and ultimate wastewater generated within the Desert Crest tributary area:

Table 1 – Desert Crest Tributary Area

Flow Conditions	No. of Dwelling Units ⁽¹⁾	Average Daily Flows (MGD) ⁽²⁾	Peak Flows (MGD) ⁽³⁾
Current	680	0.11	0.34
Ultimate	1,310	0.21	0.63

- ⁽¹⁾ Review of various maps and discussions with District staff
- ⁽²⁾ Wastewater generation factor per March 2001 MSWD Master Sewer Plan for high density residential land use with factor of 160 gpd/edu. Actual measured flows have been indicated to average 120 gpd/edu but analysis used Master Generation numbers.
- ⁽³⁾ Peaking factor per March 2001 MSWD Master Sewer Plan

The wastewater developed under ultimate buildout would be conveyed to the existing Desert Crest WWTP (DCWWTP). Currently the DCWWTP has the capacity to treat 90,000 gallons per day (gpd) of wastewater from the Desert Crest area and has a duplicate "back up" process train with the same 90,000 gpd capacity. In order to provide adequate service for the proposed 580 dwelling units and maintain treatment plant redundancy, an additional third process train would require construction. This option was not a part of the scope nor reviewed in detail, but we understand the DCWWTP has limited space for expansion. We reviewed the option to convey the wastewater generated within the proposed development as well as the existing Desert Crest area to the Dos Palmas (Areas "L" & "M") Sewer Lift Station which pumps to the Horton WWTP. The DCWWTP may then be decommissioned. Ultimately, the wastewater tributary to the "L" & "M" Sewer Lift Station would be conveyed to a treatment facility near Interstate 10 and Little Morongo Road on property owned by the District.

Required Facilities

A review of existing topography from Riverside County Flood Control maps was conducted and an existing ground profile for Dillon Road was plotted. A preliminary approximate profile of the sewer main was prepared to determine the feasibility of an all gravity sewer main to convey the proposed wastewater flows from the Desert Crest area (see Figure 1).

During final design, aerial topography will be required to confirm the accuracy of the existing ground elevations. We reviewed existing physical constraints such as existing washes, connection points at the existing Desert Crest sewer system (intersection of Dillon Road and Desert Crest Avenue) and the Dos Palmas (Areas "L" and "M") sewer system (at the intersection of Dillon Road and Avenida Manzana) to prepare the conceptual profile. Assuming a 10-inch diameter pipe at minimum slope of 0.32% and a D/d ratio of 0.75, the maximum capacity of this sewer will be 0.75 MGD which will accommodate the ultimate Desert Crest development. The minimum depth of the gravity sewer main will be located approximately at Zeta Road with an approximate depth of bury of 5-feet (see Figure 1). Special design considerations should be evaluated during final design of a gravity sewer main with shallow depths and at existing drainage washes. The maximum depth of bury of the gravity sewer main will be located approximately at June Road with an approximate depth of bury of 23-feet (see Figure 1).

As previously discussed, the District would decommission the DCWWTP and the wastewater generated in the Desert Crest area would be conveyed to the Dos Palmas (Area "L" and "M") Sewer Lift Station. The wastewater generated in the proposed Desert Crest development north of Dillon Road may flow by gravity to the proposed sewer main. However, the wastewater generated from an existing Desert Crest development south of Dillon Road cannot flow by gravity to the proposed sewer main. Currently the sewer system for the existing development south of Dillon Road (See Figure 2, Area F2) gravities to the DCWWTP. Based on available Riverside County Flood Control mapping, the southern area of the development is 40-feet lower in elevation than Dillon Road and a gravity system will not be feasible to serve this area. A pressure system, such as a sewer lift station and forcemain system may be a viable solution.

The pressure system should be designed for the build out number of lots for Area F₂ which is 150 dwelling units. A wastewater generation factor of 160 gpd/edu would apply to this tributary area with a peaking factor of 4.5 (wastewater generation and peaking factor per March 2001 MSWD Master Sewer Plan) for a peak flow of 0.09 MGD or 63 gpm. With approximate forcemain distance of 2,000-feet and applying a flow of 63 gpm with Hazen-Williams Roughness Coefficient (C-Value) of 120 and utilizing a 4-inch diameter forcemain (1.6 fps velocity), the friction loss through the pipe is approximately 8-feet. Adding the 40-feet for the elevation difference and additional 15-feet for wet well depth, the total discharge head (TDH) for the pumping rate of 63 gpm will be 63-feet. Assuming a pump efficiency rate of 0.50%, the power required for this lift station will be approximately 2 hp (5 hp unit). The following table is a summary of the pressure system requirements.

Table 2 -- Pressure System Preliminary Design Requirements

Dwelling Units	150
Average Day Flows	0.02 MGD/14 gpm
Peak Flows	0.09 MGD/63 gpm
Total Discharge Head (TDH) at Peak Flow	63-feet
Forcemain Length	2,000-feet
Forcemain Diameter	4-inch
Power Required	5 hp

A larger capacity pumping unit may be considered during final design to increase the velocity in the forcemain for scouring purpose. A detailed sewer lift station and forcemain design should be performed during the final design stage. For project cost estimates, we assumed a reinforced concrete wet well design with full motor control panel, electrical service, and emergency stand by generator, although the District may want to consider a pre-package type lift station due to the minimal pumping required. Additionally, to avoid right-of-way issues, the lift station could be located on the property of the DCWWTP. The lift station may utilize existing DCWWTP electrical service as well. These items and other technical details should further be reviewed during final design.

Gravity Sewermain Detailed Analysis

The feasibility of constructing a sewer main to convey the ultimate master planned flows and potential sizing requires further analysis. The sewer lift station and forcemain system as previously discussed will still be required to convey tributary area F₂ once the DCWWTP is decommissioned.

The gravity sewer main as described above is located within a similar alignment as described in the MSWD March 2001 Master Sewer Plan. This document indicates a trunk sewer to be located along Dillon Road between the Desert Crest tributary areas and the Areas "L" and "M" tributary area. Also this document discusses the ultimate conveyance of wastewater flows to the diverted to the future "regional" wastewater treatment facility located on Little Morongo Road and Interstate 10. For the purpose of this letter report this gravity sewer main shall be referred to the Dillon Road Trunk Sewer. The wastewater to be conveyed by the Dillon Road Trunk Sewer will include the Desert Crest Tributary Area as well as areas north of Dillon Road.

Ultimately, conveyance to the future "regional" wastewater treatment facility will partially be accomplished if the Dillon Road Trunk Sewer is implemented.

A review of the land use map (see attached Appendix H, Plate 3 per the March 2001 MSWD Master Sewer Plan), tributary areas summary table (Table 5.1 per the March 2001 MSWD Master Sewer Plan) and the MSWD December 2004 Preliminary Design Report for the Areas "L" and "M" sewer system was conducted to determine the ultimate wastewater flows tributary to the Dillon Road Trunk Sewer. The following table summarizes the ultimate wastewater generated within the various tributary areas to be conveyed by the Dillon Road Trunk Sewer:

Table 3 – Dillon Road Trunk Sewer Tributary Areas

Tributary Areas ⁽¹⁾	No. of Dwelling Units ⁽²⁾	Average Daily Flows (MGD) ⁽³⁾	Peak Flows (MGD) ⁽⁴⁾
Y	100	0.03	0.09
D	310	0.05	0.16
M	616	0.15	0.46
M _s	-	0.01	0.04
A	500	0.13	0.38
B ₁	107	0.02	0.06
B ₂	336	0.08	0.26
C	263	0.07	0.21
I	2548	0.64	1.66
E	1121	0.28	0.79
F ₁	1126	0.18	0.53
F ₂	150	0.02	0.09
G	681	0.17	0.50
H	770	0.19	0.56
Total	8477	2.01	4.70

- ⁽¹⁾ Refer to Figure 2 for locations of tributary areas.
- ⁽²⁾ Review of various maps, discussions with District staff and land uses map per Appendix H, Plate 3 of the March 2001 MSWD master Sewer Plan.
- ⁽³⁾ Wastewater generation factor per March 2001 MSWD Master Sewer Plan for residential and high density residential land use with factors of 250 gpd/edu and 160 gpd/edu respectively.
- ⁽⁴⁾ Peaking factor per March 2001 MSWD Master Sewer Plan.

The existing ground profile that was plotted along with the preliminary profile of the 10-inch diameter sewer main was evaluated to determine (1) does the 10-inch diameter sewer main have the capacity to convey the additional flows and (2) if not, what size pipe diameter will be required. A review of the preliminary profile of the 10-inch diameter sewer main indicated that the controlling capacity is 0.75 MGD at 0.32% and is located at an area where combined tributary flows are greater than this capacity, therefore a 10-inch diameter sewer main is not recommended to be utilized to convey ultimate "master planned" wastewater flows.

Wastewater generation was evaluated per tributary area and sewer main evaluation was conducted in reaches (see Figure 2). Flow inputs into each reach of the sewer main are as indicated on Figure 1 and each consecutive tributary area was incorporated into these flow inputs. Peak factors were applied to the sum of the average daily flows generated with respect to each reach evaluated. The following table summarizes each reach, pipe diameter, respective capacities, tributary areas and required conveyance:

Table 4 – Dillon Road Trunk Sewer Capacity

Flow Designation/ Reach ⁽¹⁾	Corresponding Tributary Areas ⁽²⁾	Average Daily Flows (MGD) ⁽³⁾	Peak Flows (MGD) ⁽⁴⁾	Trunk Sewer Capacity Per Reach ⁽⁵⁾	Pipe Size (inch)
1/A	F ₁ , F ₂ , G, H	0.56	1.53	1.61	12
2/B	F ₁ , F ₂ , G, H, E	0.84	2.18	2.28	12
3/C	F ₁ , F ₂ , G, H, E, I _(1/3)	1.06	2.67	2.69	15
4/D	F ₁ , F ₂ , G, H, E, I	1.48	3.57	4.63	15
5/E	F ₁ , F ₂ , G, H, E, I, B, C	1.65	3.96	5.16	15

Table 4 -- Dillon Road Trunk Sewer Capacity
 (continued)

Flow Designation/ Reach ⁽¹⁾	Corresponding Tributary Areas ⁽²⁾	Average Daily Flows (MGD) ⁽³⁾	Peak Flows (MGD) ⁽⁴⁾	Trunk Sewer Capacity Per Reach ⁽⁵⁾	Pipe Size (inch)
6/F	F ₁ , F ₂ , G, H, E, I, B, C, M, Ms, Y, D, A	2.01	4.70	5.15	15

- (1) Refer to Figure 1 for trunk sewer reaches and flow input locations.
- (2) Refer to Figure 2 for locations of tributary areas.
- (3) Wastewater Generation Factor per March 2001 MSWD Master Plan for residential and high density residential land use with factors of 250 gpd/cdu and 160 gpd/cdu respectively.
- (4) Peaking Factor per March 2001 MSWD Master Sewer Plan.
- (5) Trunk sewer capacity based on open channel flow calculations with Mannings n=0.13, D/d ration=0.75 at specified slope as shown on Figure 1.

The layout of the Dillon Road Trunk Sewer was plotted similarly to the previously discussed 10-inch gravity sewer main in that it was based on preliminary layout and review of existing physical constraints such as existing washes and connection points at the existing Desert Crest sewer system (at the intersection of Dillon Road and Desert Crest Avenue) and the Dos Palmas (Areas "L" and "M") sewer system (at the intersection of Dillon Road and Avenida Manzana), a D/d ratio of 0.75, the minimum depth of approximately 5-feet and a maximum depth of bury of approximately 23-feet. A 12-inch and 15-inch diameter gravity sewer mains as described above should have the capacity to convey the ultimate wastewater flows generated within the Desert Crest tributary areas as well as the tributary areas located north of Dillon Road to the Dos Palmas (Areas "L" and "M") Sewer Lift Station.

The overall alignment of this gravity sewer main will commence at the intersection of the Dillon Road and Desert Crest Avenue. The point of connection at this location will be to an existing manhole which drains the Desert Crest Area. The gravity sewer main will then flow westerly along Dillon Road to the final point of connection to an existing sewer manhole located at the intersection of Dillon Road and Avenida Manzana. The sewer main should be located within the public right-of-way. The actual side of the centerline of Dillon Road has not yet been determined though should be finalized during final design.

Project Cost Analysis

The cost analysis for this project was based on the March 2001 MSWD Master Sewer Plan. We utilized the unit prices per the Master Plan and applied the Los Angeles area ENR Cost Index to bring these cost up to date. Table 4 below summarizes the total project cost for providing sewer services to the Desert Crest Area only:

Table 5 – Desert Crest Sewer Main (To Serve Desert Crest Area Only)

Item No.	Description	Quantity	Unit	Unit Cost	Total Estimated Construction Cost
1	10" Dia. Sewer Main	13,000	L.F.	\$90	\$1,170,000
2	48" Dia. Manhole	31	EA.	\$3,500	\$108,500
3	Connection to Existing	1	L.S.	\$8,500	\$8,500
4	Paving on Dillon Road	13,000	L.F.	\$24	\$312,000
5	Capping on Dillon Road	13,000	L.F.	\$6	\$78,000
6	D.C. Sewer Lift Station	1	L.S.	\$230,000	\$230,000
7	D. C. 4" Dia. Sewer Force Main	2,000	L.F.	\$45	\$90,000
8	Paving for 4" Dia. Forcemain	2,000	L.F.	\$24	\$48,000
Total Estimated Construction =					\$2,045,000
Total Estimated Project Cost⁽¹⁾ =					\$2,472,000

⁽¹⁾ Project cost is 1.4 times construction cost. Project cost includes: construction costs, construction contingencies, design engineering including plans and specifications; design and construction surveying and mapping; geotechnical evaluation and report; engineering contract administration; field inspection and environmental documentation. Costs are based on Engineering News Record (ENR) Construction Cost Index Los Angeles, June 2006 (ENR=8547). Escalation, financing, interest during construction, legal, and R-O-W agent costs are not included.

Table 5 below summarizes the total project cost for providing sewer services to the Desert Crest Area only:

Table 6 - Dillon Road Trunk Sewer (Includes Ultimate Master Planned Flows)

Item No.	Description	Quantity	Unit	Unit Cost	Total Estimated Construction Cost
1	12" Dia. Sewermain	4,300	L.F.	\$110	\$473,000
2	48" Dia. Manhole	11	EA	\$3,500	\$38,500
3	15" Dia. Sewermain	8,700	L.F.	\$140	\$1,218,000
4	60" Dia. Manhole	22	EA	\$6,500	\$143,000
5	Connection to existing	1	L.S.	\$8,500	\$8,500
6	Paving on Dillon Road	13,000	L.F.	\$24	\$312,000
7	Capping on Dillon Road	13,000	L.F.	\$6	\$78,000
8	D.C. Sewer Lift Station	1	L.S.	\$230,000	\$230,000
9	D.C. 4" Dia. Sewer Forcemain	2,000	L.F.	\$45	\$90,000
10	Paving for 4" Dia. Forcemain	2,000	L.F.	\$24	\$48,000
Total Estimated Construction =					\$2,639,000
Total Estimated Project Cost⁽¹⁾ =					\$3,650,000

⁽¹⁾ Project cost is 1.4 times construction cost. Project cost includes: construction costs, construction contingencies, design engineering including plans and specifications; design and construction surveying and mapping, geotechnical evaluation and report; engineering contract administration; field inspection and environmental documentation. Costs are based on Engineering News Record (ENR) Construction Cost Index Los Angeles, June 2006 (ENR=8547). Escalation, financing, interest during construction, legal, and R-O-W agent costs are not included.

Dos Palmas Sewer Lift Station

Per the December 2004 Preliminary Design Report (PDR) and subsequent August 2005 Contract Specifications Book for the Areas "L" and "M" Sewer Gravity Main, Forcemain and Lift Station, the pump station capacity was designed to be increased in increments to account for development over time. The first phase is as described, the second phase involves an impellor change and the third phase involves an addition of a wet well and upgraded pumping units. Ultimately, all flows will go to the future "regional" wastewater treatment facility. These ultimate wastewater flows conveyed by the Dillon Road Trunk Sewer were not considered during the development of the above referenced PDR and therefore will impact the Dos Palmas Lift Station's capacity and accelerate the timing for implementation of each phase and the future "regional" wastewater treatment facility. The following table summarizes the Dos Palmas (Areas "L" and "M") Sewer Lift Station current and ultimate capacities:

Table 7 – Dos Palmas (Areas "L" and "M") Sewer Lift Station Capacity

Phase	Capacity (MGD)	Dwelling Units (DU)
Phase 1 - Current design capacity	1.0 MGD	1,510 DU
Phase 2 - Capacity with Impellor Trim, Change Out and Electrical work	1.3 MGD	1,980 DU
Phase 3 - Lift Station Expansion (limited by forcemain size)	2.0 MGD	3,080 DU

(1) Lift station capacity in terms of dwelling units per Table 3-1 and Table 3-3 of the December 2004 Areas "L" and "M" PDR.

Per the December 2004 PDR the ultimate build out "peak" wastewater generated within the areas "L" and "M" and other surrounding areas is 1,373 gpm (2.0 MGD). The Dos Palmas Sewer Lift Station will require implementation of each phase for expansion to provide this capacity. Subsequently, the forcemain was sized to convey this ultimate flow (10-inch diameter forcemain with 1,373 gpm flow yields 5.6 fps). By conveying the Desert Crest area and potentially other areas along Dillon Road, the Dos Palmas Sewer Lift Station's ability to serve Areas "L" and "M" per the December 2004 PDR is reduced. The limiting factor for possible

Dos Palmas Lift Station expansion is the forcemain size. A forcemain replacement will be required in order to serve both Areas "L" and "M" and the Desert Crest areas. The following table summarizes wastewater flows conveyed to the Dos Palmas Sewer Lift Station per existing developments, proposed developments and planned improvements:

Table 8 – Peak Flows Tributary to Dos Palmas Lift Station

Tributary Areas	Peak Flow	Dwelling Units
Initial Lift Station Start Up ⁽¹⁾	0.17 MGD	273
Existing Desert Crest Areas ⁽²⁾	0.34 MGD	680
Future Sewer service to Area "L" (Phase 1)	0.12 MGD	250
Proposed Desert Crest development north of Dillon Road	0.30 MGD	580
Remaining infill lots of existing Desert Crest development south of Dillon Road ⁽³⁾	0.03 MGD	50
Total Peak Flow =	0.83 MGD ⁽⁴⁾	1833

- ⁽¹⁾ Flows generated once construction of the Dos Palmas Sewer (Areas "L" and "M") Sewer Gravity Main, service laterals, forcemain, and sewer lift station is complete as described in Table 3-2 of the December 2004 Areas "L" and "M" PDR.
- ⁽²⁾ Based on approximately existing 680 dwelling units with Master Plan Wastewater Generation Factor of 160 gpd/edu.
- ⁽³⁾ Approximately 50 remaining lots remaining in this development.
- ⁽⁴⁾ Peaking factors varies and are not summed.

If all the improvements are constructed per the table above, the total peak wastewater flow to the Dos Palmas Sewer Lift Station will approximately be 0.83 MGD, which is relatively close to the lift stations' current design capacity. This lift station will be serving approximately 1,833 dwelling units, of which 1,310 dwelling units will be from the Desert Crest Tributary area. The following table summarizes the remaining capacity of the Dos Palmas Lift Station with the additional flows from the Desert Crest area:

Table 9 - Dos Palmas Lift Station Remaining Capacity

Flow Criteria per Dos Palmas Lift Station and Forcemain Design Parameters	Peak Flows / Dwelling Units	Peak Flows / Dwelling Units (Cumulative)
Present Peak Flows per Table 8 above	0.83 MGD / 1,833 DU	0.83 MGD / 1,833 DU
Lift Station Remaining Pump Capacity	0.17 MGD / 273 DU	1.0 MGD / 2,106 DU
Lift Station Additional Pump Capacity with Impellor Change Out	0.30 MGD / 371 DU	1.3 MGD / 2,477 DU
Lift Station Expansion Limited by Forcemain Size	1.0 MGD / 1510 DU	2.0 MGD / 3,987 DU

The total of 3,987 dwelling units is greater than the total of 3,080 dwelling unit capacity of the Phase 3 expanded Dos Palmas Lift Station (see Table 7). Subtract the 1,310 dwelling units of the Desert Crest area from the total 3,987 dwelling units per Table 9 above yields 2,677 dwelling units, which is within the Phase 3 capacity of the Dos Palmas Lift Station. Therefore, by conveying wastewater flows from the Desert Crest area to the Dos Palmas Lift Station, Areas "L" and "M" will lose the ability to serve 403 dwelling units from its tributary area. As more tributary areas develop as described both in this letter report and the December 2004 Areas "L" and "M" PDR, the lift station capacity will be surpassed. The District should consider expansion of the Dos Palmas Sewer Lift Station or conveyance to the future "regional" wastewater treatment plant, as per the March 2001 MSWD Master Sewer Plan. We have not included any developments effect along the Dillon Road Trunk Sewer which would further impact the capacity of the Dos Palmas Lift Station.

It is noted that review of wastewater treatment plant capacities for the existing Horton WWTP and the existing Desert Crest WWTP was not conducted for this letter report.

MISSION SPRINGS WATER DISTRICT

August 17, 2006

Page 13 of 13

Should you have any questions or require additional information, please contact our office.

Sincerely,

ALBERT A. WEBB ASSOCIATES

William T. Malone

William T. Malone, P.E.

Principal Engineer

Enclosures

cc: Brent Gray, MSWD
Milagros Wallace, MSWD
Hubert Webb, Webb Associates



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 12, 2006

Maurice Borrows, Project Planner
Riverside County Planning Department
82-675 Hwy 111, 2nd Floor, RM 209
Indio, California 92201

RECEIVED

JAN 17 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Conditional Use Permit No. 3485– EA No. 40554
Proposal: Add 569 mobile home spaces to Country Club Estates
APN#: 654-150-017

Dear Mr. Borrows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Dillon, south of 16th Avenue, east of Long Canyon, west of Corktail Road in the Pass and Desert Area, 4th Supervisorial District. The project is a proposal to add 569 mobile home spaces to Country Club Estates. The project site is zoned R-T. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible to:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,

Ron Wymore
Planner

January 18, 2006

Mr. Maurice Borrows, Project Planner
Planning Department, Indio Office
Riverside County
82-675 Highway 111, Room 209
Indio, CA 92201

RECEIVED

JAN 20 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: APN: 654-150-017

Dear Mr. Borrows:

This letter responds to your request for comments regarding the proposed development located north of Dillon Road, south of 16th Avenue, east of Long Canyon, and west of Corkall Road. The SunLine Transit Agency (SunLine) staff has reviewed the tentative map and offers the following comments.

Based on further review, SunLine is not requesting inclusion of transit amenities in the proposed development at this time as we currently do not provide service to this location. As part of the project, SunLine recommends that sidewalks be constructed in all areas fronting the project site to ensure that future residents are able to access services offered in the neighborhood.

SunLine continues to work on the comprehensive study to examine existing routes and determine how best to improve transit service offered in the community. Based on further analyses and depending on the results of the on-going study, SunLine may provide transit service to the proposed project in the future, if warranted. SunLine is working cooperatively with all jurisdictions to ensure that they have input into the process before the draft transit improvement plan is finalized.

Please feel free to contact me at 760-343-3456, ext. 119., if you have any concerns or questions regarding this letter.

Sincerely,




Eunice Lovi
Director of Planning

EL/amp

cc: C. Mikel Oglesby, General Manager



Southern
California
Gas Company

A  Sempra Energy™ company

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JAN 31 2006

TRANSPORTATION
DEPARTMENT

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FEB 06 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

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FEB 3 2006

TRANSPORTATION DEPT.
PLAN CHECK

January 23, 2006

County of Riverside
Transportation and Land Management
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Subject: Various Projects

EA 40554 - N/Dillon, S/of 16th Ave, E/Long Canyon W/Corkall Rd - Zoning - Riverside
EA 40544 - N/Tramway Rd, S/Spurr W/Indian Ave - Zoning - Riverside

Southern California
Gas Company

9400 Oakdale Avenue
Chatsworth, CA
91313

Mailing Address:
P. O. Box 2300
Chatsworth, CA
91313-2300
M.L.9314

tel 818-701-4546
fax 818-701-3441

Southern California Gas Company, Transmission Department, has no facilities within your proposed improvement. However, our Distribution department may have some facilities within your construction area. To assure no conflict with the local distribution's pipeline system, please contact (951) 335-7725.

Sincerely,

Rosalyn Squires
Pipeline Planning Assistant
Transmission Department

RIVERSIDE COUNTY

BOB DOYLE, SHERIFF
CORONER-PUBLIC ADMINISTRATOR



Sheriff
CORONER-PUBLIC ADMINISTRATOR

73-520 FRED WARING DRIVE • PALM DESERT, CA 92260 • (760) 836-1600

January 11, 2006

RECEIVED

JAN 17 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

County of Riverside
Planning Department
82-675 Highway 111
Room 209
Indio, CA 92201

ATTN: Maurice Borrows, Project Planner
RE: Conditional Use Permit No. 3485

Thank you for the opportunity to comment on the attached Conditional Use Permit for the area northerly of Dillon Road, southerly of 16th Avenue, easterly of Long Canyon Road, and westerly of Corkill Road, Desert Hot Springs.

***Current Planned Design:** I respectfully request copies of the completed floor, elevation, landscaping, and lighting plans for the above project so that I may provide you with additional Crime Prevention through Environmental Design (CPTED) recommendations.

PRE-CONSTRUCTION PHASE:

On January 11, 2006, about 9:25 P.M., I conducted a site inspection. Based on the site inspection and the plan you provided me, I make the following recommendations.

Prior to construction on the site, a 6' temporary chain-linked fence should be erected around the perimeter of the property. This will help prevent theft of and vandalism to construction materials and equipment on the site. Security lighting should be placed in areas where equipment and materials are stored.

I also recommend that a list of the serial and/or license numbers of the equipment and vehicles stored at the site be maintained in the construction trailer. This will allow Sheriff's personnel to obtain the serial or license number(s) of stolen equipment or vehicles immediately for reporting and recovery purposes. Keys should not be left with or on equipment or vehicles to help prevent theft and/or destruction.

The builder's name, address, and emergency telephone number should be conspicuously posted at the construction site for emergency notification.

Condition Use Permit No. 3485

Construction equipment and supplies should be stored on the site in such a manner as not to block natural surveillance from the surrounding roads.

A licensed and bonded security company should be hired to provide an on-site security officer for after hours, weekends and holiday security. This would help prevent thefts from the construction site.

If you have any questions regarding these recommendations, please call me at my office 760-836-1600. If the developers have any questions, I will consult with you and you can provide them with the information.

Respectfully,



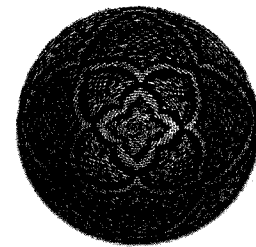
Officer Ron Dortch
Riverside County Sheriff's Department

Attachment

CC: Lieutenant Charlie Branscum

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE



January 10, 2006

Maurice Borrows, Project Planner
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED

JAN 19 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Re: Concurrent Case EA40554, CFG03995-To add 569 Mobile Home Spaces to Country Club Estates Mobile Home Park.

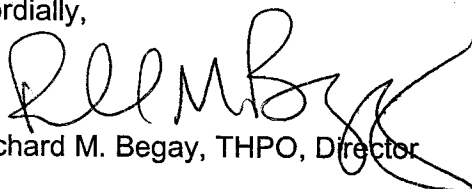
Mr. Borrows:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in your project. The information on the project referenced above has been compared to data in the Agua Caliente Cultural Register. Register data indicates that the proposed location is not within Reservation boundaries. However, it is on lands included within the Tribal Traditional Use Area. Because of this, the Agua Caliente THPO requests the following:

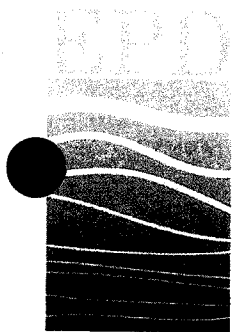
1. Based on the project location within the Traditional Use Area, the Agua Caliente THPO requests copies of any cultural resource documentation that might be generated in connection with these efforts for permanent inclusion in the Agua Caliente Cultural Register.
2. Experience has shown that there is always a possibility of encountering buried cultural resources during construction related excavations. Given that, the Agua Caliente THPO requests that an Approved Cultural Resource Monitor(s) be present during any survey and/or any ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator.

Please contact our offices for further information about Approved Cultural Resource Monitors. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at 760-883-1368. You may also email me at rbegay@aguacaliente.net.

Cordially,


Richard M. Begay, THPO, Director

c: Agua Caliente Cultural Register



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

November 8, 2006

To: Consultants Collaborative
160 Industrial Street, Suite 200
San Marcos, California 927078
Attention: Mike Jefferson

Dear Mr. Jefferson:

Re: EPD Comments for *Biological Resources/Protocol Burrowing Owl Survey Letter Report, Desert Crest Mobile Home Park* dated July 31, 2006 and revised on August 18, 2006.
Assessor's Parcel Number(s): 654-150-017
Case Numbers: CUP03485

This letter is to inform you that the Per Planning Department request, the EPD has reviewed both biological reports for compliance under California Environmental Quality Act (CEQA). Attached are comments prepared by EPD staff in accordance with the CEQA.

If you have any questions concerning your case, please contact me at (951) 955-6892 or via e-mail at dcarr@rctima.org.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David W. Carr
Ecological Resources Specialist

DWC

xc: Maurice Borrows, Planning Department
Ray Gray, Owner
Lawrence McDermott, Applicant/Engineer

General Comments

The following comments address specific reporting details as they pertain to biological resources under the CEQA. While the habitat assessment has adequately addressed the burrowing owl presence on the property, a General Biological Report is required to assess all biological resources to occur on-site. Review of the California Natural Diversity Database (CNDDB) indicates there are numerous species that may have a potential to occur on the subject site.

Review the *Biological Policies and Procedures* document located online at <http://www.tlma.co.riverside.ca.us/epd/documents/BiologicalPoliciesProcedures.pdf> and *Environmental Report Packet* located online at [http://www.tlma.co.riverside.ca.us/epd/documents/Environmental Report Packet.pdf](http://www.tlma.co.riverside.ca.us/epd/documents/Environmental%20Report%20Packet.pdf) and prepare the General Biological Report accordingly. Contact the EPD with any questions regarding the reporting requirements. The items listed below are to be met prior to scheduling the case for public hearing. The existing reports may be amended and/or subsequent revised reports may be submitted to the EPD for review.

Other Corrections/Missing Information:

- Per MOU with the County, all biological reports must be "wet-signed" and include a certification statement.
- Attachment E-3 Summary Sheet and E-4 CEQA Checklist (also must be "wet-signed")
- Methodology and Reference sections
- USGS quadrangle(s), township, section, range
- Soils map and description
- Include two copies of any future reports submitted to the County



RECEIVED

JUL 18 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Date: July 5, 2006

To: Maurice Borrows
Riverside County Planning Department
82675 Highway 111, Room #209
Indio, California 92201
Fax: (760) 863-7555

From: Steven T. Uhlman, REHS, CIH, JD *STU*
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050 Fax: (951) 358-5443

Report written by: Kacey Gill *KG*
Industrial Hygienist I

Report Reviewed by: Steven D. Hinde, REHS, CIH *SA*
Senior Industrial Hygienist

Project Reviewed: CUP 3485

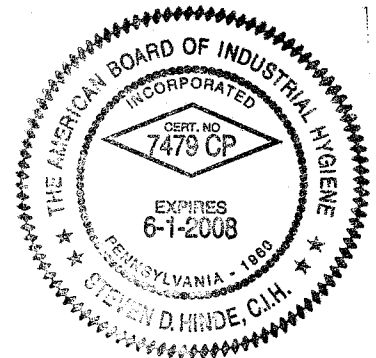
Reference Number: 95780

Applicant: Angie Wolf
1303 Moreno Way
Oceanside, California 92054

Noise Consultant Gordon Bricken & Associates
1621 East Seventeenth Street, Suite K
Santa Ana, California 92705

Review Stage: First Review

Information Provided: "Acoustical Analysis Desert Crest County of Riverside." Report Number 06/202, which is dated March 16, 2006, and a revision dated June 5, 2006.



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Long Canyon Road (the County General Plan classifies Long Canyon Road as a "Major" roadway). Average daily traffic design capacity of 28,700 assumed for Dillon Road (the County General Plan classifies Dillon as an "Arterial" roadway), quoted from the "Western Coachella Valley Area Plan Circulation Figure 7", which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major and Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Long Canyon Road to the nearest building face is estimated to be about 160 feet.
5. The distance from the centerline of Dillon Road to the nearest building face is estimated to be about 65 feet.

6. Modeling for both Long Canyon Road and Dillon Road was done using a "hard site" assumption.
7. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
8. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
9. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the barrier heights recommended will be sufficient to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six-foot high (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the western site boundary (**Long Canyon Road**) of CUP 3485.

Eight-foot high (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the southern site boundary (**Dillon Road**) of lots 1-14 of CUP 3485.

(Heights are taken from Exhibit 7 of the Acoustical Report. See attached map.)

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impacts (second stories) for Long Canyon Road and Dillon Road are approximately 71 Ldn and 75 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Long Canyon Road and Dillon Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

DESERT EDGE COMMUNITY COUNCIL MINUTES

TUESDAY, November 10, 2009, 4:30 PM

1. Call to Order 4:30 p.m.

2. Pledge of Allegiance

3. **Roll Call:** Susan Lombardi absent, with four members present there was a quorum.

Approval of the previous meetings' Minutes: Minutes for October 13, 2009 were approved with revisions. A motion to indefinitely postpone Item 6(C) of the agenda was unanimously approved.

4. STAFF REPORTS:

A. County Supervisor or Representative – Lynda Kerney announced the grand opening of the Thousand Palms Fire Station November 14, 2009 at 10 a.m., Roy Wilson Fire Station and Training Center. She then described Senator Benoit's declaration that he will resign the senate seat and be sworn in as new 4th District Supervisor in December to avoid the state's expense for a special election in January to replace him on the senate. The Off Highway Vehicle Task Force will be in our area again sometime in the future; council members hope it will be Thanksgiving weekend. County Survey has finished the 18th Avenue easements; there are several parcels without a right-of-way. They are figuring out how to approach owners regarding granting easements. In Desert Edge there are about 6 to 8 parcels that don't have a right of way. Cindy was commended for her efforts in identifying easements for this project. Supervisor Ashley received our letter regarding renaming 18th Avenue to "Wilson Way". However, there are three conflicts with streets having the name "Wilson" and it would create a split name street at the west end which could create confusion for emergency response. Therefore, the change will be unlikely. Nothing in the east valley has been named for Roy Wilson, therefore, 4th District staff hopes 62nd Avenue will be changed to Roy Wilson Parkway.

B. Sheriff's Department – Lori Hardcastle reviewed the September and October reports. In September there were 21 calls, 7 arrests, 1 residential burglary and 1 stolen vehicle. In October, there were 14 calls, 1 stolen vehicle and 4 arrests. In regards to burglaries, lock your stuff up – don't create an opportunity for thieves. A question regarding a bolt lock that is not breakable was responded to in the negative – none exists. A question regarding vandalism, with 7 tires slashed in Desert Crest was responded to, as was a question regarding vehicles abandoned in the desert.

C. Fire Department – Dave Petronovich reviewed October calls of 60 emergencies, 3 false alarm, 47 medical, 1 fire by threat, 3 traffic collisions and 2 public service. Joe Marsh commented on his televised appearance on the auto wrecking yard and warehouse fire south of I-10/west of Indian.

D. Other County Departments – State Highway Patrol was represented by Craig Rentle who announced that traffic collisions are down. There is less traffic on the highway probably due to the economy but they are writing the same amount of citations. Traffic complaints have increased in Desert Edge – persons are ignoring traffic safety controls and school bus stops on Corkill. CHP is currently doing a VIN registration verification, including mobile homes. Leroy Pace asked about cell phone locations identifiable when 911 is called; it is necessary to provide an address because the call location is only identified by the cell tower. Robin Troutchou announced that everyone should register their cell phones. Lynda Kerney added that will not provide an address for an emergency call but is rather for a call list in case of emergency, i.e. a natural disaster or need to evacuate. Joe Marsh asked how many officers cover our area; from Highway 62 to Monterey there are 2 officers, his position was created to help local officers.

Code Enforcement was represented by Jackie Fogh who now covers Desert Edge and Sky Valley. There are 55 open cases in Desert Edge. Joe Marsh asked if they are major or minor cases, i.e. signs; code enforcement will not usually address a sign issue unless there is a complaint. 42 inoperative vehicles were removed and 5 unpermitted trailers.

5. OLD BUSINESS:

A. CUP 03616 Renewal – Vista Grande Spa, 17625 Langlois, Desert Edge (north of 18th Avenue, south of Aurora Road, east of Langlois Road and west of Corkill Road, 112 Mobile Home units with 42 RV spaces on existing expired park – **Action Item.** Tom Doczi of TKD Associates Architects and Landscape Planners described landscape and club house entryway modifications to the plans on a Tentative Tract Map for existing park renewal. The landscape plan includes Langlois and Aurora and they intend to conform to the Design Guidelines by installing Washingtonian Palms to avoid overhead power lines; they are removing or relocating existing palms and modifying the streetscape, adding decomposed granite walking trail and conforming to the Design Guidelines plant palette. There will be a new monument at entry way. Joe Marsh asked about the previous plan that was submitted; it was incomplete.

They have met preliminary plan needs with Planning Department. Cindy Nance asked about infill plants for screening from view into the park, replace dead oleanders, provide adequate water, and add stylized metal to gate, also to obscure view into park and conform to Design Guidelines aesthetics. Walter commented on underground power lines and Lynda responded that if a CSA is created it would include undergrounding utilities. Joe commented on the oleander virus and suggested relocating the auto gate box to the driver side of vehicles so that it is not necessary to get out of the vehicle, i.e. for handicapped persons. The owner of the park responded that residents have an automatic gate opener, the box is for fire and guests. Joe Marsh made a motion to approve the plans with the addition of a time constraint of one year after the permit renewal to meet Design Guidelines. Jack Savage of Almar Acres asked why they were not being required to create a second ingress/egress, which cost Almar Acres a lot when they were required to conform. The owner responded that Vista Grande only has 110 spaces whereas Almar Acres has 180 spaces, and they have secondary exit onto Aurora Road. The proposed modifications to Vista Grande's tentative tract map were unanimously approved with the condition that the changes be made within one year of the permit renewal; their next CUP renewal will be in 10 years.

B. **CONDITIONAL USE PERMIT NO. 3485 - EA No. 40554 - Lee Family Trust - Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkill Road - R-T Zone - 101 Acres - REQUEST:** The conditional use permit proposes to construct and operate a 499-space mobile home park. – **Action Item.** Alibaba Farzaneh presented minor revisions to the tentative tract map. The property owner has committed to pay for 50 percent of the cost for an entry way monument at the corner of Dillon and Long Canyon, per the Design Guidelines and another property owner at Corkill will also contribute to the cost. Trails and streetscapes will be improved per the Design Guidelines, with a community trail through the southwest corner along the fault line and through the flood control basins that provides connectivity to regional trails in the Coachella Valley. Because this area will be public, there will be a need for a release from liability. Bernie, Civil Engineer, described the green belt along Long Canyon and through the fault zone for potential community trails and along Dillon Road. The streetscape will follow the Design Guidelines and there will be a bike trail along Dillon Road. There is only one item holding up the project's approval with Planning Department, the archaeology report. This item will potentially be on our agenda for January. Walter asked about the bike lane; only responsible for the property they own not that used by the public. Joe noted that this project was on the agenda five years ago, and asked for confirmation that everything was the same, that our previous conditions still stand. County made some changes and they have met those changes except for the archaeological study. Lynda stated that Planning Department had made no design changes, it is essentially the same design. Only Flood Control and Transportation concerns for drainage have been modified. The project has been rerouted through all departments and has been approved. Based on previous conditions, such as the access road and over 55 rule, everything is the same. The retention basin has been approved with overflow onto the adjacent property south of Dillon Road and the owners are working out hot water well location. David Mares representing the County Planning Department stated clearances have been obtained from all County departments – Parks and Recreation have addressed the trail concern, only archaeological study is outstanding. Leroy Pace commented on the overflow of flood waters onto other person's property's south of Dillon and Cindy agreed it has the potential to divert flooding to south toward her lower elevation home. Leroy described the 6-inch hot water well line that exists on that property and requested that they not interfere with the pipeline with their proposed street improvements. There was a question about whether the project was still 55 and over, or family; the response was that it is the same, "55 and over." Cindy made the motion that the council approve landscaping and trail changes, the proposed community monument entryway location per Desert Edge's Design Guidelines and, per the council's previously approved minutes from May 2006, a recommendation that the same conditions apply, with the addition that the developer avoid impacting an off-site hot water pipeline for Desert Crest Club House pools. The motion was unanimously approved.

Since the council did not receive Planning Department formal request for recommendation, the council's recommendations for the above action items will be sent to County Planning Department in the form of this meeting's minutes.

6. NEW BUSINESS:

A. Lt. Pinon presented an overview of the Citizens on Patrol program and discussed Desert Edge starting our own program. Joe described previous failed attempts. COPs is a nonprofit organization that is run by community members. Currently, there are three programs north of Interstate 10: Thousand Palms, Tri-Palm Estates and Sky Valley. Mostly snowbirds participate; the program has replaced 2

vehicles with newer model cars. You need to be 55 years old and attend an academy training. Radios for dispatch and crime deterrence are distributed. Uniforms are dependent on fundraisers and contributions. It is not necessary to go out every day, whenever a person has time they volunteer to be on patrol and maintain a log. They will provide Desert Edge COPs with one of the newer model cars. There are bylaws. If interested, call Lt. Pinon at 760-836-1613. Tri-Palms Estates participate 100 hours per month and have 106 volunteers, whereas Thousand Palms has 36 volunteers. The program provides gas, vehicle maintenance and insurance coverage. Liability insurance for volunteers is not needed because they are covered by the Good Samaritan Law. There is no set number of volunteers necessary, can decide when to go out based on police reports or available time. We can pick a logo to put on the car. Often, patrols do property checks, i.e. when owner on vacation and business checks. There was a request of attendees to call for volunteers to join COPS for Desert Edge.

B. Letter to County regarding condition of Sprint Cell Tower south of Desert Crest Country Club on Dillon Road – **Action Item** – *tabled to next month.*

C. Letter of recommendation and praise of former Supervisor Wilson's assistant Lynda Kerney to Fourth District Interim Supervisor John J. Benoit – **Action Item** – *tabled indefinitely*

D. A motion to not have the council go dark in December was made and passed unanimously.

E. Mobile Home/RV Park participation Census 2010 – Volunteers – *tabled to next month.*

7. COUNCILMEMBERS' REPORTS AND CORRESPONDENCE

A. Cindy Nance received an email requesting that we have a flea market and suggested that a farmers market might help unite the community. Until we have more people participating and a location this is not feasible and each park has its own flea market.

B. Ellie read an outline of the Coachella Valley Regional Water Management group meeting and stated how important our participation will be, especially since there will be grants for improvements such as sewer systems.

C. There were no Land Development Committee Meeting Work Agenda items relevant to our area.

D. Desert Emergency Coalition (DEC) - Emergency Preparedness Report by Joe Marsh on yesterday's meeting at Caliente Springs, there was a lot of participation.

8. PUBLIC COMMENTS: None

9. AGENDA ITEMS FOR NEXT MEETING AND ANNOUNCEMENTS

Letter to County regarding condition of Sprint Cell Tower south of Desert Crest Country Club on Dillon Road – **Action Item**

Mobile Home/RV Park participation Census 2010 – Volunteers

Everyone was invited to attend an after Thanksgiving hike with the Sky Valley Hiking club, up Snow Creek to see petroglyphs.

Everyone invited to sign in and sign in sheet was returned.

Next meeting will be December 8, 2009, 4:30 p.m., at Desert Crest Country Club Library.

10. MEETING ADJOURNED 6:00 p.m.

Joe Marsh
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760-329-0611

Ellie Dullea, Chair
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Cindy Nance, Secretary
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Walter Hadley, V Chair
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TOWN HALL MEETING
CONCERNING THE DEVELOPMENT KNOWN AS CUP03485
January 14, 2010

The meeting was called to order by Desert Crest Community President, Warren Minder at 3:00 p.m. He thanked everyone for coming and introduced the guests - investors Mr. and Mrs. Cherry Lee; their Grandson Jonathan Lee; Bernie Meyer, civil engineer; and Peter Scognamillo, Home Equity Investments.

In 2005, the Committee for Sensible Development was established. Leroy Pace, Chair, gave a report of the history of Desert Crest and the history of attempted developments that were initiated surrounding Desert Crest community.

Bernie Meyer said they have been working on the present 499 Mobile Park development for about three years. He stated that the initial issue with the County was to solve the flood control problems. They have been working to solve all issues and have come to answer any questions we might have.

Minder: Every person here was sent talking points paper and is aware of the impending concerns. We would like to know what assurance there is that this will be a senior community. Can that assurance be put in writing?

Meyer: This will not be written into the plan. Riverside County does not enforce who lives in a community. This area is obviously tied to senior communities, so we will market it to those people.

Minder: What assurance can be given, if any, in writing plans for a senior community cannot be reversed?

Meyer: (talked privately to the owner) Mr. Lee asked if in the past you have talked about having a portion of the development be a senior community.

Minder: Yes, but that is not acceptable to the Desert Crest Community around which the planned 499 Mobile Park surrounds.

Meyer: That ruling did not come from the County. It could be put in a Memorandum of Understanding; we are doing that with the water line to establish an easement.

Minder: That would be more acceptable.

Desert Edge: The lots on the plan look very small. Would they be low priced, medium priced, or high priced? Would this be low-income housing?

Meyer: No, it is not intended to be low-income housing. These lots would not be for sale, they would be for lease, or rental. A lot size of 3600 sq. ft. is the minimum allowed and these would be 4,000 sq. ft. or more.

Desert Crest: If you have a marketing plan, you have to have a game plan. It is not possible to get money from equity bankers without a game plan. Is this a senior community, or not?

Meyer: Our main goal has been to get this through the County. Some of the studies you talk about have not yet been done.

Desert Crest: Does the new development plan to obtain their own hot water?

Meyer: We are working with the clubhouse owner to get a memorandum of understanding concerning the easement for the hot water line. We plan to have an understanding in place before we have a public hearing.

Desert Crest: Is there enough water for both developments?

Meyer: There has been no plan to tap into the hot water you are using. We have not decided if hot water would go to the new community or not. It is desirable and we will investigate this. We do not plan to hinder your use of hot water.

Desert Crest: Some of the people here were involved when Gray Development was in the picture. At that time they said only about 25% of the development would be for seniors and the rest would be for families. They were asked at that time what rent would be for those lots or would people have to buy the property.

Jonathan Lee: I want to speak about Gray Investments. My grandfather loaned his money for this development thinking it was just an investment. We want a conditional use permit for future development. I work for an investment bank. We are happy to answer your questions about the hot water but are receiving questions we did not expect.

Minder: We sent to each of you representing the development a copy of the "Talking Paper." It contained other subjects besides the need for an easement for the hot water line. As far as our discussions are concerned, we are interested in starting where Gray left off with things such as widening of the roads on the periphery.

Desert Crest: Gray Developments approval of the plan with the County was preconditioned on making sure the development was for seniors only. Mission Springs wrote a letter saying how much water would be used by the community. The County has done traffic studies based on this being a senior park. If it is not a senior community and people are leaving for work, which changes everything. I believe the County's approval is dependant on whether this is a senior park. It is important for us to understand this based on the County as well as your plans.

Minder: Many people are very concerned about obtaining a guarantee that this would be a senior community, and we hope it is part of your plan. If it is not we will not support the CUP, and we want you to know that up front. That is of prime importance to this group.

Desert Crest: You said Riverside County is not concerned about whether it is a senior development. The idea of having more kids adjacent to and surrounding our community is scary -- I do not think anyone here wants to pay for a school or a bus to transport kids to school.

Meyer: We are not opposed to a senior community. There are many who build retirement communities, but we have not fully analyzed that yet. We will take that into serious consideration if it is important to you. We can put that in a Memorandum of Understanding. The County has not indicated to us that it would have to be a senior park.

Minder: On December 12, 2006, the Desert Edge Council met. They voted on approval of the development based on the condition that it be a senior park, 55 and over. The property drawing that is posted and letters we have received from Judy Deertrack do not agree. For instance, on Country Club Drive, indicates that road Standard 105 –A, should be used, it stipulates sidewalks. It also indicates sidewalks on El Segundo and Crestwood. These do not show on the drawing.

Meyer: We are not opposed to a senior community and we will put that in a Memorandum of Understanding, if that is acceptable.

Minder: We would need to have that in writing so we can share it with the community.

Jonathan Lee: I appreciate that you are interested in the senior community. We thought this would be a meeting regarding the hot water issue. We would like to leave this topic now and discuss some of the other issues. We can come back to this at the end of the meeting.

Minder: Desert Edge has produced a document over fifty-five pages long for guidelines for Desert Edge roads and so on. It requires certain kinds of landscaping, sidewalks, etc. We are interested, as members of Desert Edge, to follow Desert Edge guidelines. That needs to be in writing.

Alibaba: I came on the Desert Edge Board working on the design guideline. The County will not let this consideration go any further. The height of the walls, size of sidewalks, etc.

Minder: We appreciate your verbal report on this but we want to see it written in on the plan.

Meyer: Gray Development did this plan. There are many departments in the County and all of the departments except flood control had approved this plan. It was routed one more time and now has been approved by all of the departments. If we make changes on the plan, it has to be routed again. It would cost many dollars to re-do the plan and get it approved again. Mr. Minder's points are well taken. If we were to draw the plan now it would be different but from the information on the plan and conditions of approval, everything is taken care of. This plan has to follow the Desert Edge guidelines. It should show the sidewalks and the final development will follow those guidelines. But we do not want to have to have all of it approved by all of the departments again now because of those changes.

Minder: I understand that submitting each plan is expensive and on further plans, you will show this. I appreciate your response to this.

Desert Edge: At one time, it was agreed there would be a gate on the side road to 16th. It would be locked and only emergency vehicles could use it. We do not want the public coming through here all the time, or using our facilities.

Meyer: We understand that point. We have no objection to that. We do not plan to enter Desert Crest at all. This can be shown when another plan is drawn or on a Memorandum of Understanding.

Desert Crest: I understand the exterior roads would be widened. Will that include a road to the east?

Minder: No, there will not be another road; it will remain as it is.

Desert Crest: Have you already made up your mind or will what we say have any interest to you?

Minder: I appreciate your question and know it is based on history. We want to respect the developers but if we don't get the Senior community consideration on a recorded Memorandum of understanding then we cannot support the CUP at the Planning Commission.

Meyer: We do not want to be an abrasive developer. We want you to be satisfied with the project. If we were not interested in your concerns, we would not have taken the time to be here this afternoon. When we get to a public hearing, we hope some of you will attend and say you support the project.

Minder: We have had problems with slashed tires, stolen golf carts, and home invasions. My home was broken into and my billfold found out in the desert and returned to me. We could use some protection and having good neighbors is a positive aspect of having good neighbors.

Desert Crest: I summer in Oregon. There, a Conditional Use Permit would specify that a development is for seniors. Who enforces a Memorandum of Understanding?

Meyer: We are working with you on the water line easement now and will have that resolved by the hearing. We will also continue working on the 55+ issue. The County cannot enforce some things.

Alibaba: We are now trying to divide this land into parcels. Your Memorandum of Understanding can be attached and you can hold the builders responsible when they start to build. The Memorandum of Understanding becomes a document.

Minder: It is incumbent on our Committee for sensible development to learn whether Riverside County determines 55 + is part of CUP. We will get the answer as to whether or not this can be stipulated.

Desert Crest: I have been here since I was five years old. We want to protect what we have. There has to be an agreement between this group and you from the start if you want to sell some homes. Unless this is a contract that goes into CUP it will sit for years.

Meyer: There is such a document, the Conditions of Approval form from the County. We are here to understand your concerns and work with you. Whatever we can put in these records that we can reach common ground on, let's do it!

Desert Crest: Will this be a Section 8 eligible housing development?

Meyer: No, it is not intended to be a low-income housing development.

Desert Crest: You mentioned there would be 4,000 sq. ft. lots, which is ten lots per acre. How does that compare with the general plan of the County that is limiting developments to five properties per acre?

Meyer: The Mobile Housing Zone is based on what types of development are involved. You are probably thinking of a different type of development.

Desert Crest: It seems there will be more than that per acre if you take out the park, golf course, streets, etc – that will all take away from acreage for use. Does that fit with the ten per acre?

Meyer: That is just not the way it is figured. You do not have to subtract space for public amenities such as a golf course, streets, etc.

Minder: You made mention of commercial entities. What commercial entities are planned?

Meyer: It has to be zoned commercial because of the golf course.

Desert Crest: On the drawing, there is a little square in the corner, which is signified as being the well. Who owns the 33 acres surrounding it? Have we not had an easement before?

Minder: When Anthony Lee owned the property he received a letter stating that he has an easement.

Desert Crest: Are there conditions for giving the easement for hot water? You mentioned moving the pipes. Why would they have to be moved?

Minder: The water line goes under an area where homes would be built, directly across the road from Country Club Drive. Homes cannot be built on lots that are on top of the pipeline.

Meyer: In our review of the information there is no easement indicated for the hot water. When the property was sold it should have shown you needed an easement, but there was no information regarding hot water. We want to solve that. We will give you a Memorandum of Understanding. We want to assure you of this. We intend to move the pipes without disruption of the hot water.

Desert Crest: I am not clear about the Memorandum of Understanding. If you were to sell to someone else does that go with the sale? In other words, does a Memorandum of Understanding transfer to future owners?

Minder: We want to be good neighbors, but as you realize, there are conditions.

Desert Crest: Many years ago, it was not possible to put homes on the corner of Long Canyon because of the fault line. Is that still the case?

Meyer: They are not planning to put homes in that area.

Desert Crest: Does the plan provide for selling the lots instead of having them be rentals?

Meyer: These will not be sold; however in future years that could change.

Desert Crest: They started renting in Montana Park in Desert Hot Springs but only a handful of people came. Then they changed and began to sell lots and the park began to fill up.

Desert Crest: In a past Development, the developers were not going to put in the amenities first. They wanted to use Desert Crest Amenities. What is your plan?

Minder: That had to do with the use of our amenities.

Meyer: Your clubhouse would never be used at all.

Minder: It would not be used by another group; that is something we know.

Desert Crest: What kind of housing would there be?

Meyer: Similar to many mobile home parks where you lease the property. Modular homes with permanent foundations.

Desert Crest: Does the renter put up the house or does the developer do that?

Minder: The person buys a house and puts it on the land but does not own the property.

Desert Crest: You were talking about relocating the pipeline. How would that be done without interrupting our hot water supply?

Meyer: The pipeline would be re-located under the area that surrounds the park. There will be a parkway sidewalk and the pipeline would be under that.

Desert Crest: How wide would the roads be?

Meyer: The roads would be sixty feet with a curb and a ten-foot greenbelt; then a wall.

Desert Crest: What is the wall going to be made of and how high would it be?

Meyer: The wall would be six feet high and be a masonry wall.

Desert Crest: What is the time line for this? When do you think it might be started?

Meyer: We don't have that yet. Our first step was to take it over from Gray Development. We need to go to the County and get their approval. These are challenging economic times and we can't say when we would be able to start.

Jonathan Lee: (after discussion with all of our guests) We want to address the 55 + issue. We are working on final plans and agree to get the final version of that plan and post it here in your clubhouse. We need your support and are working to that end and will grant you the easement.

Regarding the 55 +, I understand that is critical to you. If we agree with that will we get your support? We will grant you the 55 + but we need your support before the County of Riverside. There is one legal technical matter. The Memorandum of Understanding is with your honoring of this. There will be two Memorandums of Understanding -- we agree to the easement and we agree to the 55 +. We will make a copy of this agreement. We need your support.

Minder expressed appreciation for all who attended and invited the homeowners to partake of the refreshments. Appreciation was also expressed to the development representatives who attended the town hall meeting.

SPECIAL TOWNHALL MEETING

WITH

DESERT EDGE MEMBERS AND DESERT CREST HOMEOWNERS CONCERNING THE PROPOSED 499 SPACE MOBILE HOME DEVELOPMENT

JANUARY 14, 2010 @ 3:00 PM IN DESERT CREST CLUB HOUSE

TALKING POINTS RELATING TO CUP 03485

Desert Crest Association Homeowners and Desert Edge Council and members have been notified that on **January 14, 2010 at 3:00 PM** a special Town hall meeting is being called to meet with the developers of acreage (known as CUP 03485) within the Desert Edge Community and surrounding Desert Crest Community Country Club. The meeting will take place in the Desert Crest Clubhouse main hall. The developers and investors plan to be present to explain to the Desert Crest homeowners and Desert Edge residents what the development will entail. Many of the homeowners are quite concerned about the proposed development, which will affect the lifestyle, and open spaces they have come to enjoy. There are positive and negative aspects to the proposed development. As residents of Desert Edge, we want to be supportive and helpful to the developers as they address prior accepted stipulations as previously outlined. It is additionally important that the Desert Edge Council ensure that the developers meet all recommendations as published in *Desert Edge Design Guideline*, as approved by the Riverside County Board of Supervisors.

The following areas are some of the suggested topics for discussion at the Town Hall meeting:

1. How do the development plans (CUP03485) show compliance with *Desert Edge Guidelines*?
 - a. Installation and placement of Community Monument sign as designated at the corner of Long Canyon and Dillon Road. This should be shown on developers plan for CUP03485 or listed on the "Conditions for Approval." (Guidelines, page 19,20)
 - b. Proper street signage. (Guidelines, page24-27)
 - c. Use of "Themed Road Plan" for involved roads affected by the development, especially 16th Avenue and the road between Desert Crest and 16th Avenue, including all involved roads. (Guidelines, pages 28-37)
 - d. Several of the roads (all County Roads) to the North, West, and East of Desert Crest will be widened and should meet Desert Edge Guidelines, which should be shown on the developer's plans.
 - e. Have the Community Fences as listed in the "Guidelines," (page 40) been addressed in the proposed plans and considered as a condition for approval of the plan?
 - f. Are all landscape considerations addressed in the plan and stipulated as a condition of approval? (Guidelines, page 48)
2. What assurance is there that the development will be a senior community (55+); can this be established in writing with the County of Riverside during plan approval?
3. All plans should give assurance that flood control requirements do not have a negative impact on the Desert Crest Community.

4. The Desert Edge recorded Minutes of their September 6, 2006 meeting stipulated that any development in Desert Edge would "Conform to existing community lifestyle and Hot Springs policy (General Plan 2003) of resort spa and RV development." If hot water is to be used in this development, it should be shown on the project plan prior to CUP approval. Where will your well be located and where will the service pipeline be situated.
5. Provide a written agreement concerning the improvement of Desert Crest streets adjacent to the project, including proposed landscaping and continued maintenance of such.
6. There needs to be a written stipulation with the County that the project would not be reclassified to a development where lots could be sold to prospective occupants and that there will be no intent to bypass the current requirements of the R-T zoning ordinance of Riverside County.
7. **There is a need for a recorded agreement to memorialize an easement covering the hot mineral water pipe running on the proposed project land, prior to approval by the County of Riverside Planning Commission.**
8. Following are some of the major concerns associated with the improvement of Country Club Drive (East) as may affect residents of Desert Crest. Also, concerns to a lesser extent for Country Club Drive (West), El Segundo Way, and Crestwood Drive.
 - a. No plans received by Desert Crest since the start of planning of the proposed development have shown the required dedication of property to Riverside County for improvement of Country Club Drive (East). It would appear that the proposed slope would fall within the future 20' dedication area as presently shown. If so, it means that the project must be moved north to allow for this contingency. What are we missing?
 - b. Current plans show constructing a 4:1 slope starting at the East P/L of project at Vista Cerro Dr. tapering to existing grade at North Country Club Dr. How will that work with a six-foot (6') wall on top? What is the height of the slope at this point from finished grade of sidewalk at Vista Cerro Dr. Extended? Will there be a six-foot (6') wall on top? At what point does the slope end and sidewalk begin?
 - c. Originally, Gray Development indicated that there would be a 20' parkway with a meandering sidewalk and landscaping for hiking and walking dogs. Current plans call for a 10' parkway with a 5' sidewalk next to the P/L. What changed this plan? What plans are made for landscaping and maintenance of this parkway?
 - d. Maintenance of parkways adjacent to Desert Crest (Country Club Dr, El Segundo Way, and Crestwood Drive) would be included in Districts or Service Areas with no costs to property owners in Desert Crest. Is this correct?
 - e. The thirty-foot (30') Desert Crest Easement (planned to become a 56-foot right of way for "O" street) extending north of the clubhouse to 16th Avenue was

planned to be gated. What is the current status of placing a gate on the final plan?

The above talking points are submitted as a starting place for other questions and dialog concerning the proposed project known as CUP03485.



Desert Crest Community Association Inc.

A Senior Community

69-402 South Country Club Drive, Desert Hot Springs CA 92241

Phone 760-329-2899 Fax 760-329-2899

E-mail desertcrest@roadrunner.com

Website <http://www.desertcrest.net/Board.html>

October 15, 2008

Adrian E. & Cherry Lee, Trustees,
Lee Family Trust
971 Skylark Drive
La Jolla, CA 92037

Re: Five hundred-unit mobilehome park, Desert Hot Springs (CUP 03485)

Dear Mr. & Mrs. Lee:

Members of the Riverside County Planning Department have advised us that your trust is now the listed applicant to construct the five hundred-unit mobile home park adjacent to Desert Crest Country Club. As potential neighbors, the members of the Desert Crest Community Association are very interested in this new development and have spent considerable time and effort attempting to ensure that it blends into the surrounding area with the least adverse effect on our community.

We were knowledgeable from the start, that your trust was the majority owner of the one hundred acres. However, we were not sure how involved you were in the day-to-day operations of Gray Development, or in fact, if Gray is still involved in this project in some capacity. As you may know, in 1963 when our community first started, one developer owned all of the surrounding vacant property adjacent to Desert Crest Country Club, including your one-hundred acres and the thirty-two acres on the east side. Members of our club have always enjoyed the use of this property to walk their dogs, observe the Burrowing Owls and other critters, or just view the openness and natural beauty of the desert.

For many years, a clean up was held annually by the property owners in Desert Crest to pickup and dispose of trash that had been deposited on this land. So as you can well imagine, when the word came out that a mobile home park was being planned on your property, it was a traumatic experience for our members to consider losing something that they had grown to love and been able to use over many years. (We have many property owners with more than twenty-five years of membership.)

Consequently, the association appointed a committee to work with the developers to help mitigate the perceived harm that might be encountered to our property values and/or current lifestyles. The committee believes that through the effort of both sides that the project has been made better for both parties after many discussions. However, as the new applicant, we expect you to honor these agreements that went into obtaining support by Desert Crest, and the Desert Edge Community Council. Hopefully, it will not be necessary to back up and start over solving new problems. Following are some of our major concerns that Gray Development agreed to remedy while developing this project:

- Phase one of the project would be developed as a "senior community" and would be advertised and included in rental agreements as such.
- Phase two would be determined whether it would be a "senior" or "all age" park at a later date prior to construction.
- Density would be limited to 500 total sites.
- Lots would be 4000 square feet plus and new manufactured homes be built at ground level on foundations with attached two car garages.
- New homes would be in the 1178 Square Foot to 1465 Square Foot range.
- Meet requirements as previously recommended by the Desert Edge Community Council
- The project would comply with all requirements of Desert Edge Guidelines when approved. Currently, the Guidelines are moving forward for approval and are on the agenda of the Riverside County Planning Commission at the next commission meeting scheduled for November 19, 2008. The "Guidelines" may be viewed on the following website. [http://www.rctlma.org/planning/content/temp/desert edge/desert edge toc.pdf](http://www.rctlma.org/planning/content/temp/desert%20edge/desert%20edge%20toc.pdf)
- Assurances that flood control requirements do not have a negative impact on our community. Waiting to review final plan.
- The project would include a nine-hole golf course to provide open space.
- Access would be available to Desert Crest through the north entrance without allowing traffic from your project to exit through Desert Crest. (Desert Crest Country Club holds an easement for the benefit of our members for ingress and egress through your property from North Country Club extended to 16th Ave.) This has not been finalized with the county to the satisfaction of our members.
- Agreement to build and maintain a twenty-foot (20') landscaped meandering pathway around the perimeter of the project adjacent to Desert Crest for maintaining separation between the two developments and for our use as a walking trail.
- Build a six-foot (6') high block wall around the perimeter with top grade materials. Wall would be elevated to eight-foot (8') if deemed necessary to eliminate unwanted views.
- We were assured that after approval, the developer would not attempt to reclassify the project so lots could be sold to prospective occupants and that there was no intent to bypass the current requirements of R-T zoning ordinance of Riverside County.

In addition, Desert Crest Country Club owns a six-inch (6") hot water pipe which supplies natural hot water from their well on a parcel they own, located approximately 25' N/O Dillon Rd. and 20' W/O the west property line of Oasis Hot Springs, (aka Holmes Mobile Home Park) to the clubhouse for use of our members. The last proposal to the county from Gray

Development indicated that a settling basin and future homes would be built over top of this pipe. Mr. Pace, one of our committee members, called Angie Wolf on November 14, 2006 and notified her of this problem. Angie indicated that she would look into this situation and get back with us, but we never heard from her again. This situation needs to be solved through an agreement of all involved parties prior to any approval process by the county.

We would be highly interested in your current view as to any proposed changes you might be contemplating and your best estimate for future timing of this project. Also, we do understand that the economic climate is not conducive for investing in a venture of this nature until the current housing market is normalized and employment returns to acceptable levels.

With Regards,

Leroy Pace, Member
Committee for Sensible Development
(A committee of the Desert Crest Community Association, Inc.)

Cc: Susan Lombardi, Chair Person, Desert Edge Community Council
Mary Howell, Esq.
Desert Crest Country Club
Maurice Borrows, Riverside County Planning Department
Board of Directors, Desert Crest Community Association
Members, Committee for Sensible Development



Desert Crest Community Association Inc.

A Senior Community

69-402 South Country Club Drive, Desert Hot Springs CA 92241

Phone 760-329-2899 Fax 760-329-2899

E-mail desertcrest@roadrunner.com

Web page URL: www.desertcrest.net

TO: Mr. Maurice Borrows
Contract Planner
County of Riverside Planning Department
38686 El Cerrito Road, 2nd Floor
Palm Desert, CA 92211

RECEIVED

MAY 20 2008

FROM: Board of Directors
Desert Crest Community Association
69-402 S. Country Club Dr.
Desert Hot Springs, CA 92241
760-329-2899

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Dear Mr. Borrows:

Your assistance with the "Gray Development" plans and how those plans are going to impact **Desert Crest Community Homeowners** is much appreciated. Mr. Leroy Pace, our resident "point person" assigned by the Association to track and keep abreast of the progress of the development, has spoken highly of your cooperation and open willingness to listen and act productively for resolutions to significant concerns and adverse conditions effecting the 570 residential lots with 1000+ occupants in Desert Crest Community.

It was my privilege to meet you on Tuesday May 13, 2008 and discuss the "hot water line" which is buried underground where Gray Development shows mobile home pads in their planned development. This issue is of major concern to the homeowners and therefore the Association has requested a letter from our legal counsel be sent to the present owner of Desert Spring Country Club, Inc. (Desert Springs Country Club is the new owner of Desert Crest Country Club). **It is still known as Desert Crest Country Club.**

At your request I am enclosing a copy of the letter recently sent to Mr. Yamaguchi, the owner of the "Club". **Desert Crest Country Club Association** sincerely hopes that action will be taken to ensure that future plans address the hot water line and stipulate that the line not be covered by any development that may inhibit or impair the ability to provide any potential maintenance or care.

Most Sincerely,

Warren Minder, President
Desert Crest Community Association

CC: Leroy Pace

Enclosure: Letter from Legal counsel to Mr. Yamaguchi

Board of Directors

President Warren Minder	Vice President Nancy Nunan	Treasurer / Secretary Eugene Lambert	Director Alec LeBrun	Director Ron Lander	Director Larry Edwards	Director Charlie Schneider
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Acknowledgment Letter

October 10, 2007

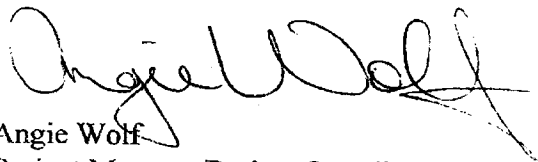
CUP03485
APN: 654-150-017
499 Unit Park
Long Canyon & Dillon Road

To Whom it may concern:

I am aware of the millstone 30 condition for transportations review. Which states:

Prior to project approval the project developer shall provide written assurances(s) from the owner(s) of the property underlying the off-site improvements/alignment that sufficient right-of-way to construct will be provided as approved by the Transportation Department.

We are aware that we must have the letters of approval for transportation, by the time we meet with the Planning Commission. Otherwise we are aware that Transportation will deny us at that time.



Angie Wolf
Project Manager/Project Coordinator

Cc Paul Clark Planning

Date: 3-9-09

Mr. Mekbib Degaga
Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, CA 92501

**Subject: Letter of Assurance – Neighboring Property APN# 654-170-052
Desert Hot Springs Property CUP #3485**

Dear Mr. Mekbib:

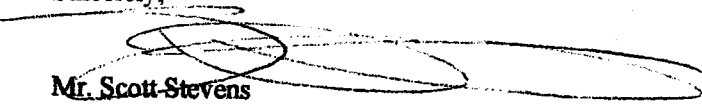
I am the property owner for the property with APN# 654-170-052 located to the south of the proposed project property associated with CUP #3485.

I have reviewed the Site Drainage Plan Exhibit from Sitetech, Inc. dated January 6, 2009 and understand that the drainage improvements change the characteristics of the runoff from a sheet flow to a concentrated flow via the use of a culvert and the associated impacts this change of characteristic may have to my property.

In order to allow for the construction and maintenance of the drainage infrastructure necessary for the project associated with CUP#3485, I agree to record an easement to allow the associated grouted rock apron on my property and an easement that will allow the County to access my property for the associated maintenance of the culvert and apron. These documents will be provided after County approval of CUP#3485, and when development is underway.

My consent is based on my understanding that, per Riverside County requirements, the historical amount of drainage flow to my property will not be altered (increased) by this proposed design. If in the future there is shown to be an adverse effect due to the change in flow characteristic, it will be addressed by the project associated with CUP #3485.

Sincerely,



Mr. Scott Stevens
69391 Dillon Road
Desert Hot Springs, CA 92241

ORIGINAL

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into on January 29, 2010, by and between the Lee Family Trust and Homequity Funding Corporation, a California corporation, hereafter collectively referred to as "Grantors," and 4H Properties Investment, LLC, dba Desert Crest Country Club, whose address is 18816 Danielle Avenue, Cerritos, California 90703, hereafter referred to as "Grantee." The MOU is entered into for the singular purpose of outlining a defined agreement for the proposed easement described hereinbelow. The MOU will act as an agreement and framework for the parties hereto to formulate an easement for a 6" hot water pipeline on Grantors' property and will serve Grantee's property.

It is understood as follows:

- A. Grantors are the owners of certain real property situated in the City of Desert Edge, County of Riverside, California (hereafter referred to as the "Servient Tenement"), and more particularly described as Assessor's Parcel Numbers: 654-070-003-9, 654-150-010-2, 654-150-017-9, 654-150-015-7 and 654-160-013-6;
- B. Grantee is the owner of certain real property situated in the City of Desert Edge, County of Riverside, California (hereafter referred to as the "Dominant Tenement"), and more particularly described in Exhibit A, which is attached to this Agreement and hereby incorporated by reference;
- C. Grantee desires to acquire certain rights in the Servient Tenement;
- D. The Grantors will agree to grant the easement after Conditional Use Permit No. 03485 ("CUP") has been issued and recorded by the County of Riverside;
- E. The Grantee and Grantee's agents and related parties including, but not limited to, the Desert Crest Country Club, the Desert Edge Community Group and the Homeowner's Group, agree to support and use their best efforts to support Grantors' application for the CUP and during any appeal process; and
- F. The Grantors will allow Grantee to use the existing hot water pipeline located on the Servient Tenement during the application process for obtaining the CUP and during the life thereof. In the event the CUP expires, Grantee and its agents and related parties hereby agree to continue their support of any development proposed by Grantor to the County of Riverside.

On fulfillment of the above, Grantors shall grant Grantee an easement on the following terms:

Grant of Easement

Whereas, Grantors are the owners of certain real property situated in the City of Desert Edge, County of Riverside, California (hereafter referred to as the "Servient Tenement"), and more particularly described as Assessor's Parcel Numbers: 654-070-003-9, 654-150-010-2, 654-150-017-9, 654-150-015-7 and 654-160-013-6; and

Whereas, Grantee is the owner of certain real property situated in the City of Desert Edge, County of Riverside, California (hereafter referred to as the "Dominant Tenement"), and more particularly described in Exhibit A, which is attached to this Agreement and hereby incorporated by reference.

Now therefore, for adequate consideration, receipt of which is hereby acknowledged, Grantors will grant to Grantee an easement, subject to the terms of this Agreement as follows:

Character of Easement

1. The easement granted in this Agreement is appurtenant to the Dominant Tenement.

Description of Easement

2. The easement granted in this Agreement is an easement for a six inch hot water pipeline under and across the Servient Tenement, as more particularly described in Exhibit B, which is attached to this Agreement and hereby incorporated by reference, which is to be buried at a depth to be determined by Grantors engineer as shown on such Exhibit B. This easement is granted for no other purpose than that described hereinabove.

Type of Easement

3. The easement granted in this Agreement is nonexclusive. Grantors retain the right to make any use of the Servient Tenement, including the right to grant concurrent easements in the Servient Tenement to third parties, that do not unreasonably interfere with Grantee's free use and enjoyment of the easement.

Purpose of Easement

4. The subject easement is provided by Grantors to Grantee solely for the benefit of the Desert Crest Community Association, Inc.

Secondary Easements

5. The easement granted in this Agreement includes the following incidental rights: Grantee shall have the right, on consent of Grantors or upon giving Grantors 30 days prior written notice by certified mail, addressed to Grantors at the address listed hereinabove or such other address as Grantors designate in writing to Grantee, of the date and time of any such entry described

hereinbelow, to enter upon the Servient Tenement to install, lay, construct, test, repair, operate and maintain such hot water pipeline. In exercising these rights, Grantee must use reasonable care and may not unreasonably increase the burden on the Servient Tenement or make any material changes to the Servient Tenement and Grantee agrees to restore the Servient Tenement to its condition prior to any disturbance from any such construction, operation, maintenance, repair, or replacement.

Encroachment and Relocation of Easement

6. Grantee, at Grantee's sole expense, shall relocate the hot water pipeline from its existing location to the location and the depth as set forth in Exhibit B. Grantee at Grantee's expenses shall relocate the hot water pipeline from its existing location on parcels 654-150-015-7 and 654-160-013-6 on the written demand of Grantor, Homequity Funding Corporation, a California corporation. Grantee shall relocate the hot water pipeline within 60 days of receipt of such notice.

Indemnification

7. Grantee and its successors and assigns, hereby agree to defend, hold harmless, and indemnify Grantors, their successors and assigns, from any claim of liability or any other claim arising out of a failure of the hot water pipeline, from Grantee's installation, construction, testing, repairing, operation and maintenance as described in Section 5 hereinabove or arising out of Grantee's use of the easement described above.

Liability Insurance

8. Grantors will be listed as the additional insureds on 4H Properties Investment, LLC's existing insurance policy.

Term

9. The easement granted in this Agreement shall last as long as both the servient tenement and the dominant tenement mentioned in this MOU exist (See in detail, **Exhibit A**).

Agreement Nonassignable

10. This Agreement shall not be assigned. Any purported assignment of this Agreement or of any interest in this Agreement shall be void and of no effect.

Attorneys' Fees

11. If any legal action or proceeding arising out of or relating to this Agreement is brought by either party to this Agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

Entire Agreement

12. This Agreement constitutes the entire agreement between Grantors and Grantee relating to the above easement. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by Grantors and Grantee.

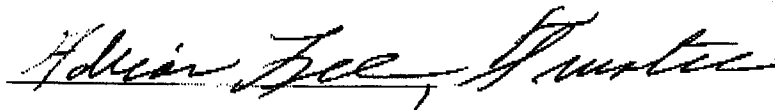
Binding Effect

13. This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantors and Grantee. Executed on February 2, 2010, at San Diego, State of California.

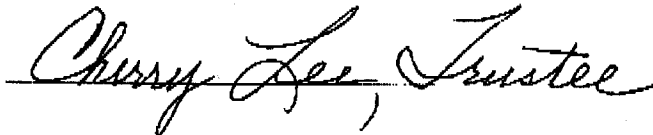
March 2, 2010

GRANTORS: Lee Family Trust

Adrian Lee, Trustee

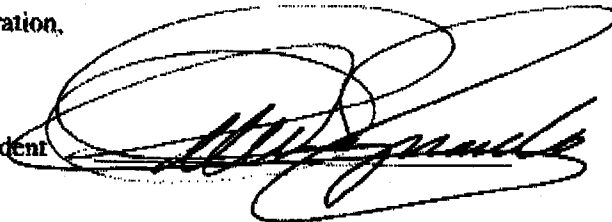


Cherry Lee, Trustee



Homequity Funding Corporation,
a California corporation

Peter A. Scognamiglio, President



GRANTORS, CONTINUED

HARMAN FAMILY TRUST U.T.D. 3-26-91

BY: _____
WALTER R. HARMAN, TRUSTEE

BY: _____
MARY N. HARMAN, TRUSTEE

RAY E. OFFORD AND JEAN H. OFFORD TRUST

BY: _____
JEANNETTE R. WILLIAMS, TRUSTEE

BY: _____
KATHLEEN L. MINTER, TRUSTEE

DURBIN FAMILY TRUST DATED JULY 8, 1994,
SURVIVOR'S TRUST SHARE

BY: M.C. Durbin
MITCHELL C. DURBIN, TRUSTEE

GRANTORS, CONTINUED

HARMAN FAMILY TRUST U.T.D. 3-26-91

BY: Walter R. Harman Trustee
WALTER R. HARMAN, TRUSTEE

BY: Mary N. Harman Trustee
MARY N. HARMAN, TRUSTEE

RAY E. OFFORD AND JEAN H. OFFORD TRUST

BY: _____
JEANNETTE R. WILLIAMS, TRUSTEE

BY: _____
KATHLEEN L. MINTER, TRUSTEE

DURBIN FAMILY TRUST DATED JULY 8, 1994,
SURVIVOR'S TRUST SHARE

BY: _____
MITCHELL C. DURBIN, TRUSTEE

GRANTORS, CONTINUED

HARMAN FAMILY TRUST U.T.D. 3-26-91

BY: _____
WALTER R. HARMAN, TRUSTEE

BY: _____
MARY N. HARMAN, TRUSTEE

RAY E. OFFORD AND JEAN II. OFFORD TRUST

BY: _____
JEANNETTE R. WILLIAMS, TRUSTEE

BY: Kathleen L. Minter, trustee
KATHLEEN L. MINTER, TRUSTEE

DURBIN FAMILY TRUST DATED JULY 8, 1994,
SURVIVOR'S TRUST SHARE

BY: _____
MITCHELL C. DURBIN, TRUSTEE

GRANTORS, CONTINUED

HARMAN FAMILY TRUST U.T.D. 3-26-91

BY: _____
WALTER R. HARMAN, TRUSTEE

BY: _____
MARY N. HARMAN, TRUSTEE

RAY E. OFFORD AND JEAN H. OFFORD TRUST

BY: Jeannette R. Williams, Trustee
JEANNETTE R. WILLIAMS, TRUSTEE

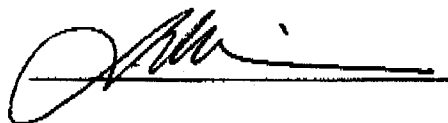
BY: _____
KATHLEEN L. MINTER, TRUSTEE

DURBIN FAMILY TRUST DATED JULY 8, 1994,
SURVIVOR'S TRUST SHARE

BY: _____
MITCHELL C. DURBIN, TRUSTEE

GRANTEE: 4H Properties Investment LLC

Jessica Kim,
President



Xx, (office)

ACKNOWLEDGEMENT STATE OF CALIFORNIA)

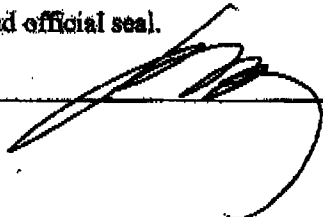
) ss. COUNTY OF SAN DIEGO)

On 01-29-2010, before me, EUN KWON, the undersigned Notary Public, personally appeared Jessica H. and Kim, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

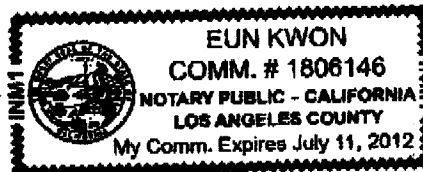
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Notary Seal)



RECORDING REQUESTED BY:

Desert Crest Community Association

AND WHEN RECORDED MAIL TO:

Board of Directors
DESERT CREST COMMUNITY ASSOCIATION
c/o Epstein Grinnell & Howell, APC
9980 Carroll Canyon Rd., Suite 200
San Diego, CA 92131

(Above Space for Recorder's Use)

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

THIS MEMORANDUM OF UNDERSTANDING AND AGREEMENT (the "Agreement") is made and entered into this 31st day of March, 2010, by and between Desert Crest Community Association, Inc., ("Association"), and Adrian Lee and Cherry Lee, Trustees for the Lee Family Trust; Homequity Funding Corporation, a California corporation; Walter R. Harman and Mary N. Harman, Trustees for the Harman Family Trust U.T.D. 03-26-91; Mitchell C. Durbin, Trustee under the Durbin Family Trust Dated July 8, 1994; Jeannette R. Williams and Kathleen L. Minter, Trustees of the Ray E. Offord and Jean H. Offord Family Trust, (hereinafter collectively "Owners") (Association and Owners are sometimes hereinafter referred to individually as the "Party" or collectively as the "Parties"), with respect to the following:

RECITALS

- A. Owners are the owners of certain real property situated in the County of Riverside, California, described as Assessor's Parcel Numbers 654-070-003, 654-100-001, 654-100-002, 654-150-010 and 654-150-017, and more particularly described in Exhibit "A" attached and incorporated herein by reference (hereinafter the "Subject Property").
- B. Desert Crest Community Association is the governing body of a 55+ senior housing residential development that is situated adjacent to the Subject Property.
- C. Owners have pending before the Riverside County Planning Commission an Application for a Conditional Use Permit under Application Number 03485 to develop the Subject Property (hereinafter the "CUP").
- D. Association's support of the CUP is essential to Owners.
- E. In exchange for the Association's agreement not to oppose the CUP, Owners have agreed that the Subject Property will be designated and developed solely as a 55+ senior citizens housing community and/or housing for older persons (hereinafter "55+ housing") as defined in state and federal law, respectively.

F. This Agreement is intended to set forth a binding framework between the Parties that limits the development of the Subject Property to 55+ housing. It shall remain binding until July 1, 2030, at which time the development may be reclassified at the will of the residents living there at that time.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

1. Incorporation of Recitals. The Recitals are incorporated in this Agreement, and the Parties agree the facts recited above are true and correct.

2. Consideration. Association hereby agrees to use its best efforts and influence to encourage its members not to oppose Owners' application for the CUP in exchange for the Owners' agreement to designate and develop the Subject Property solely as 55+ housing. If the CUP is not approved by the County, this MOU is null and void. Should the CUP expire, Association agrees do the same for any subsequent application, provided that such subsequent application for development of the Subject Property be limited to and designated as a 55+ housing development.

3. Successors. It is specifically intended by the Parties that this Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the Owners hereto. In furtherance thereof, the parties hereto agree that this Agreement shall be recorded in the Office of the County Recorder Riverside County, California.

4. Attorneys' Fees. If any legal action or proceeding arising out of or relating to this Agreement is brought by any Party to this Agreement, the prevailing party shall be entitled to receive from the other Party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

5. Entire Agreement. This Agreement constitutes the entire agreement between the Parties concerning the subject matter hereof, and supersedes all negotiations or previous agreements between the Parties with respect to all or any portion of the subject matter hereof.

6. Validity and Severability. If any one or more of the terms, provisions, promises, covenants or conditions contained in this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a final decision of a court of competent jurisdiction, then each of the remaining terms, provisions, promises, covenants and conditions contained herein shall remain unaffected thereby and shall be valid and enforceable to the fullest extent permitted by law.

7. Headings. Any heading contained in this Agreement is solely for the purpose of convenience of reference and shall not constitute a part hereof nor shall it be utilized to interpret any term or condition contained in this Agreement.

8. Governing Law. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of California, without giving effect to any choice of law or conflicts of laws rule or principle that would result in the application of any other laws.

9. Time of the Essence. Time is of the essence with respect to this Agreement and each act to be performed.

10. Amendments. No amendment of this Agreement shall be effective unless such amendment is in writing and signed by all Parties hereto.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original, and all of which when taken together shall be deemed a single original.

12. Authority. Each individual signing this Agreement warrants and represents and he/she has full authority to execute the Agreement on whose behalf he/she so signed.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the day and year first above written.

Association

Desert Crest Community Association, Inc.

By: Warren Minder

Name: Warren Minder

Title: President

Date: 4-19-10

By: Nancy Nunan

Name: Nancy Nunan

Title: Vice President

Date: 4/19/10

By: Eugene Lambert

Name: Eugene Lambert

Title: Treasurer

Date: 4-19-10

Owner

Lee Family Trust

By: _____
Adrian Lee, Trustee

Date: _____

Lee Family Trust

By: _____
Cherry Lee, Trustee

Date: _____

HOMEQUITY FUNDING CORPORATION,
a California corporation

By: _____
Peter A. Scognamillo, President

Date: _____

By: Larry Edwards
Name: Larry Edwards
Title: Board Member
Date: 04/20/2010

HARMAN FAMILY TRUST U.T.D. 3-26-91
By: _____
Walter R. Harman, Trustee
Date: _____

By: Ron Logan
Name: Ron Logan
Title: Board Member
Date: 4-19-10

HARMAN FAMILY TRUST U.T.D. 3-26-91
By: _____
Mary N. Harman, Trustee
Date: _____

By: Lance MacArthur
Name: Lance MacArthur
Title: Board Member
Date: 4/19/10

RAY E. OFFORD AND JEAN H. OFFORD TRUST
By: _____
Jeannette R. Williams, Trustee
Date: _____

By: Charles Schneider
Name: Charles Schneider
Title: Board Member
Date: 4-19-10

RAY E. OFFORD AND JEAN H. OFFORD TRUST
By: _____
Kathleen L. Minter, Trustee
Dated: _____

DURBIN FAMILY TRUST DATED JULY 8, 1994
By: _____
Mitchell C. Durbin, Trustee
Dated: _____

8. Governing Law. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of California, without giving effect to any choice of law or conflicts of laws rule or principle that would result in the application of any other laws.

9. Time of the Essence. Time is of the essence with respect to this Agreement and each act to be performed.

10. Amendments. No amendment of this Agreement shall be effective unless such amendment is in writing and signed by all Parties hereto.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original, and all of which when taken together shall be deemed a single original.

12. Authority. Each individual signing this Agreement warrants and represents and he/she has full authority to execute the Agreement on whose behalf he/she so signed.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the day and year first above written.

Association

Desert Crest Community Association, Inc.

By: _____

Name: Warren Minder

Title: President

Date: _____

By: _____

Name: Nancy Nunan

Title: Vice President

Date: _____

By: _____

Name: Eugene Lambert

Title: Treasurer

Date: _____

Owner

Lee Family Trust

By: Adrian Lee, Trustee

Date: 4-8-10

Lee Family Trust

By: Cherry Lee, Trustee

Date: 4/8/10

HOMEQUITY FUNDING CORPORATION
a California corporation

By: Peter A. Scognamiglio, President

Date: 4/16/10

By: _____

Name: Larry Edwards

Title: _____

Date: _____

By: _____

Name: Ron Logan

Title: _____

Date: _____

By: _____

Name: Lance MacArthur

Title: _____

Date: _____

By: _____

Name: Charles Schneider

Title: _____

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: Walter R. Harman Trustee
Walter R. Harman, Trustee

Date: 4-6-10

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: Mary N. Harman Trustee
Mary N. Harman, Trustee

Date: 4-6-10

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: _____
Jeannette R. Williams, Trustee

Date: _____

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: _____
Kathleen L. Minter, Trustee

Dated: _____

DURBIN FAMILY TRUST DATED JULY 8, 1994

By: _____
Mitchell C. Durbin, Trustee

Dated: _____

By: _____

Name: Larry Edwards

Title: _____

Date: _____

By: _____

Name: Ron Logan

Title: _____

Date: _____

By: _____

Name: Lance MacArthur

Title: _____

Date: _____

By: _____

Name: Charles Schneider

Title: _____

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____

Walter R. Harman, Trustee

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____

Mary N. Harman, Trustee

Date: _____

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: Jeanette R. Williams, Trustee

Jeanette R. Williams, Trustee

Date: 4-12-10

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: _____

Kathleen L. Minter, Trustee

Dated: _____

DURBIN FAMILY TRUST DATED JULY 8, 1994

By: _____

Mitchell C. Durbin, Trustee

Dated: _____

By: _____

Name: Larry Edwards

Title: _____

Date: _____

By: _____

Name: Ron Logan

Title: _____

Date: _____

By: _____

Name: Lance MacArthur

Title: _____

Date: _____

By: _____

Name: Charles Schneider

Title: _____

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____

Walter R. Harman, Trustee

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____

Mary N. Harman, Trustee

Date: _____

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: _____

Jeannette R. Williams, Trustee

Date: _____

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: Kathleen T. Minter

Kathleen T. Minter, Trustee

Dated: 4/12/2010

DURBIN FAMILY TRUST DATED JULY 8, 1994

By: _____

Mitchell C. Durbin, Trustee

Dated: _____

By: _____

Name: Larry Edwards

Title: _____

Date: _____

By: _____

Name: Ron Logan

Title: _____

Date: _____

By: _____

Name: Lance MacArthur

Title: _____

Date: _____

By: _____

Name: Charles Schneider

Title: _____

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____
Walter R. Harman, Trustee

Date: _____

HARMAN FAMILY TRUST U.T.D. 3-26-91

By: _____
Mary N. Harman, Trustee

Date: _____

RAY E. OFFORD AND JEAN H. OFFORD TRUST

By: _____
Jeannette R. Williams, Trustee

Date: _____

RAY E. OFFORD AND JEAN IL OFFORD TRUST

By: _____
Kathleen L. Minter, Trustee

Dated: _____

DURBIN FAMILY TRUST DATED JULY 8, 1994

By: *Mitchell C. Durbin*
Mitchell C. Durbin, Trustee

Dated: 4-6-10

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

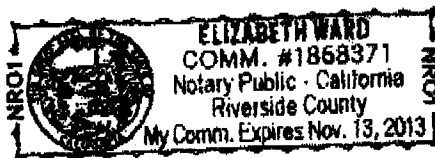
On 4/19/2010 before me, Elizabeth Ward, Notary Public
(Here insert name and title of the officer)

personally appeared Warren Minder and Eugene Lambert

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.



Elizabeth Ward
Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

Memorandum of Understanding
(Title or description of attached document)

CA Acknowledgment Agreement
(Title or description of attached document continued)

Number of Pages LP Document Date 4/19/10

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◊ Indicate title or type of attached document, number of pages and date.
 - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

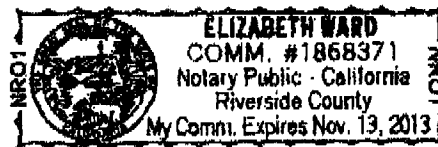
On 4/19/2010 before me, Elizabeth Ward, Notary Public
(Here insert name and title of the officer)

personally appeared Ron Logan and Charles Schneider

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.



(Notary Seal)

Elizabeth Ward
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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DESCRIPTION OF THE ATTACHED DOCUMENT

Memorandum of Understanding
(Title or description of attached document)

On Acknowledgment Agreement
(Title or description of attached document continued)

Number of Pages 6 Document Date 4/19/10

(Additional information)

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- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

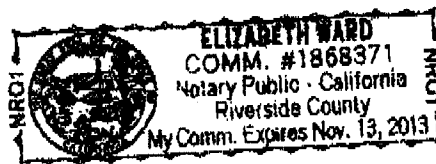
On 4/19/2010 before me, Elizabeth Ward, Notary Public
(Here insert name and title of the officer)

personally appeared Nancy Nunan and Lance MacArthur

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.



(Notary Seal)

Elizabeth Ward
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Memorandum of Understanding
(Title or description of attached document)

CA Acknowledgment
(Title or description of attached document continued)

Number of Pages 7 Document Date 4-19-10

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

on 4/20/2010 before me, Elizabeth Ward, Notary Public
(Here insert name and title of the officer)

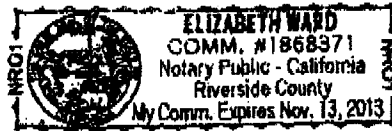
personally appeared Larry Edwards

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.

Elizabeth Ward
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

Memorandum of Understanding and Agreement

ACKNOWLEDGMENT

State of California

County of San Diego

On April 8, 2010 before me, R. Langdon Notary Public
(here insert name and title of the officer)

personally appeared Adrian Lee, Tee and
Cherry Lee, Tee

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 R. Langdon



(Seal)

ACKNOWLEDGMENT

State of California
County of San Diego

On April 13, 2010 before me, Andra Heimlich, Notary Public
(insert name and title of the officer)

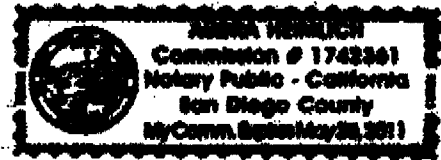
personally appeared Peter Scognamiglio
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 *[Handwritten Signature]*

(Seal)



ACKNOWLEDGMENT

State of California San Diego
County of _____

On April 6, 2010 before me, Josephine Keefer (Notary Public)
(Insert name and title of the officer)

personally appeared Walter R. Harman & Mary N. Harman
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/s/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 Josephine Keefer (Seal)



ACKNOWLEDGMENT

State of California
County of Los Angeles

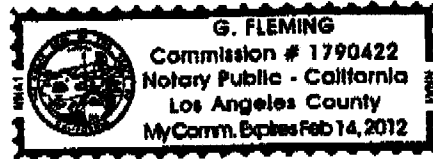
On April 12th, 2010 before me, G. Fleming, Notary Public
(insert name and title of the officer)

personally appeared Jeannette R. Williams
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 *G. Fleming* (Seal)



ACKNOWLEDGMENT

State of ~~California~~ Florida
County of Okaloosa

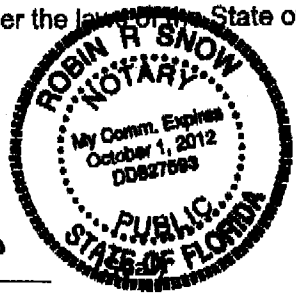
On 4/12/2010 before me, Robin R Snow
(insert name and title of the officer)

personally appeared Kathleen Minter
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 [Handwritten Signature]



Memorandum of Understanding & Agreement - Mitchell C. Durbin

ACKNOWLEDGMENT

State of California
County of San Diego

On April 6, 2010 before me, Cheryl O'Gwynn
(insert name and title of the officer)

personally appeared Mitchell C. Durbin
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 Cheryl O'Gwynn (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property situated in the County of RIVERSIDE, State of California, described as follows:

THE WEST 3/4^{THS} OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREOF.

EXCEPTING THEREFROM ALL OF TRACT 2431, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 48 TO 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OF TRACT 3068, AS SHOWN BY MAP ON FILE IN BOOK 52, PAGE 82 TO 85 OF MAPS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM, ALL OF TRACT 4064, AS SHOWN ON MAP ON FILE IN BOOK 69, PAGE 35 TO 40 OF MAPS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 89° 30' 35" WEST, 1343.37 FEET FROM THE EAST 1/4 SECTION CORNER; THENCE NORTH 0° 47' 29" EAST, 300 FEET; THENCE NORTH 89° 30' 35" WEST, 50 FEET; THENCE SOUTH 0° 47' 29" WEST, 300 FEET; THENCE SOUTH 89° 30' 35", 50 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE SOUTH 40 FEET IN DILLON ROAD AND THE WEST 40 FEET IN LONG CANYON ROAD.

ALSO EXCEPTING FROM THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, THAT PORTION LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 4064, AS SHOWN BY MAP ON FILE IN BOOK 69, PAGE 35 THROUGH 40 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 01°27' 47" EAST, 624.10 FEET; THENCE SOUTH 88° 32' 13" EAST, 368.48 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10.

APN NOS: 654-100-001, 654-100-002, 654-070-003, 654-150-010 & 654-150-017