

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



ITEM: 3.52  
(ID # 20223)

**MEETING DATE:**

Tuesday, January 10, 2023

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval and execution of the Partial Assignment and Assumption of Improvement Credit Agreement between Copper Skye – Menifee L.P., Tri Pointe Homes IE-SD, Inc., and the County of Riverside associated with Lot Nos. 135 through 137, and 139 through 141 of Tract No. 30807, District 3. [\$0]

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

1. Approve the Partial Assignment and Assumption of Improvement Credit Agreement between Copper Skye – Menifee L.P., Tri Pointe Homes IE-SD, Inc., and the County of Riverside associated with Lot Nos. 135 through 137, and 139 through 141 of Tract No. 30807; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

**ACTION:Policy**

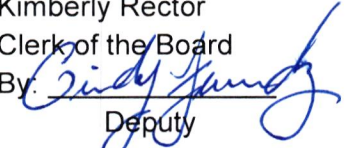
  
Mark Lancaster, Director of Transportation 11/10/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 10, 2023  
xc: Trans.

Kimberly Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Developer funded 100%. No General Funds will be used on this project.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 22/23	

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

**BACKGROUND:**

**Summary**

Tri Pointe Homes IE-SD, Inc. (Assignee) acquired Lot Nos. 135 through 137, and 139 through 141 (Assigned Property) of Tract No. 30807 (Tract) from Copper Skye – Menifee L.P. (Assignor). The property consists of six (6) single-family residential units and is located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

On August 30, 2022 (Agenda Item 3-80), the County Board of Supervisors approved the Newport Road CFD Transportation Uniform Mitigation Fee (TUMF) Program Improvement Credit Agreement (TUMF Agreement) between Copper Skye – Menifee L.P., and the County which made the developed lots of the Assigned Property within the Newport Road CFD eligible for fee credit against the applicable TUMF fee.

Copper Skye – Menifee L.P. now desires to assign to Tri Pointe Homes IE-SD, Inc. certain rights to TUMF credits under the TUMF Agreement relating to the Assigned Property. Each dwelling unit within the Assigned Property will be eligible to receive TUMF credit in an amount set forth in this Partial Assignment and Assumption of Improvement Credit Agreement (Assignment Agreement).

Assignee desires to assume all of the Assignor's rights and obligations under the TUMF Agreement relating to the Assigned Property.

The Assignment Agreement is not a "project" pursuant to Section 15378(b)(5) of the State CEQA Guidelines, which states that a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." The Assignment Agreement merely transfers all rights and obligations from the Assignor to the Assignee and does not modify any of the terms of the TUMF Agreement for the Assigned Property. This transfer of rights and obligations will not, in and of itself, result in a significant environmental effect and does not authorize to any extent whatsoever actual physical development. Any future development, if it occurs at all, will be the result of subsequent actions

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subject to further CEQA review. Therefore, the Assignment Agreement is not a project under CEQA.

**Impact on Residents and Businesses**

This Assignment Agreement represents a change in real property ownership and will have no impact on local residents and businesses.

**Additional Fiscal Information**

N/A

**ATTACHMENTS:**

Vicinity Map

Assignment Agreement

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 1/4/2023

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel 12/22/2022



**PARTIAL ASSIGNMENT AND ASSUMPTION OF  
IMPROVEMENT CREDIT AGREEMENT**

This Partial Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of \_\_\_\_\_, by and between Copper Skye – Menifee, L.P., a Delaware limited partnership ("Assignor"), Tri Pointe Homes IE-SD, Inc., a California corporation ("Assignee") and the County of Riverside ("County").

**RECITALS**

A. Assignor is a "Developer" under that certain agreement titled "Community Facilities District No. 03-1 (Newport Road CFD) Improvement Credit Agreement, Transportation Uniform Mitigation Fee Program" dated as of August 30, 2022 (Contract No. 22-02-007) (the "TUMF Agreement") with respect to that certain real property described on Exhibit A attached hereto (the "Assigned Property"), which is within the Final Tract Map No. 30807 (the "Tract") and comprises a portion of the Tract. The Assigned property contains six (6) single-family residential dwelling units. Any capitalized term used but not otherwise defined herein shall have the meaning ascribed thereto in the TUMF Agreement.

B. Assignor and Assignee are parties to that Real Estate Purchase and Sale Contract (the "Contract") dated as of December 21, 2020, respecting the sale of the Property. The ownership of said Assigned Property of Tract No. 30807 was transferred to Assignee by Assignor via deed of trust dated April 28, 2022 (DOC#2022-0200922).

C. Assignor desires to assign to Assignee all of Assignor's rights to credit against the TUMF obligation under the TUMF Agreement relating to the Assigned Property, and Assignee desires to assume all of Assignor's obligations thereunder relating to the Assigned Property and such Credit, all on the terms and conditions set forth below.

D. County is an express intended beneficiary of the rights, duties and obligations undertaken by Assignor and Assignee.

**AGREEMENT**

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor hereby assigns to Assignee all of Assignor's rights, title, interest, and obligations in and under the TUMF Agreement to the extent relating to the Assigned Property, including, without limitation, the TUMF Credit amount of up to \$1,775 ("TUMF Credit") for each residential unit developed within the Assigned Property.

2. Assignee hereby accepts this Assignment and agrees to be bound by all applicable provisions of the TUMF Agreement with respect to the Assigned Property.

3. Assignor hereby covenants that it will, at any time and from time to time upon written request therefor, but at no out-of-pocket cost to Assignor, execute and deliver to Assignee, its nominees, successor and/or permitted assigns, any new or confirmatory instructions and do and perform any other acts which Assignee, its nominees, successors and/or assigns, may

reasonably request in order to fully transfer and assign the rights of Assignor in and under the TUMF Agreement and the TUMF Credit Amount with respect to the Assigned Property.

4. This Assignment shall be binding upon and inure to the benefit of the successors and assignees of all respective parties hereto. All rights, title, and interest to all benefits accruing under this Assignment shall only be assigned to a subsequent assignee pursuant to the execution of an assignment and assumption agreement among the subsequent assignor, the subsequent assignee, and the County, in a form acceptable to the County, whereby the parties consent to such assignment and the subsequent assignee expressly agrees to assume all duties, liabilities, obligations or responsibilities under the TUMF Agreement and to be bound thereby.

5. This Assignment shall be governed by and construed in accordance with the laws of the State of California.

6. This Assignment may be executed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

**[Signatures on following page]**

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

**ASSIGNOR:**

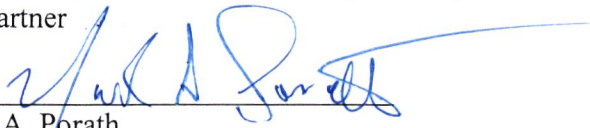
Copper Skye – Menifee, L.P., a Delaware limited partnership


By: Cal Hearthstone PBLO GP, LLC, a Delaware limited liability company, its General Partner

By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware limited company, its Member Manager

By: Hearthstone Professionals – CS, L.P., a Delaware limited partnership, its Manager

By: Hearthstone, Inc., a California corporation, its General Partner

By:   
Mark A. Porath  
President

By:   
Steven C. Porath  
Secretary

**ASSIGNEE:**

Tri Pointe Homes IE-SD, Inc., a California corporation

*SIGNED IN*  
*COUNTERPART*  
By: \_\_\_\_\_  
Chris Willis  
Vice President

**COUNTY OF RIVERSIDE:**

By: \_\_\_\_\_

Chairman, County Board of Supervisors

APPROVED AS TO FORM:  
County Counsel

By: \_\_\_\_\_

Deputy County Counsel

ATTEST:  
Kecia Harper  
Clerk of the Board

By: \_\_\_\_\_

Deputy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Sept. 21, 2022 before me, Karen S. Hornback, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Mark A. Porath and Steven C. Porath  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Karen S. Hornback  
Signature of Notary Public

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

**ASSIGNOR:**

Copper Skye – Menifee, L.P., a Delaware limited partnership

By: Cal Hearthstone PBLO GP, LLC, a Delaware limited liability company, its General Partner

By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware limited company, its Member Manager

By: Hearthstone Professionals – CS, L.P., a Delaware limited partnership, its Manager

By: Hearthstone, Inc., a California corporation, its General Partner

By: \_\_\_\_\_  
Mark A. Porath  
President

By: \_\_\_\_\_  
Steven C. Porath  
Secretary

**ASSIGNEE:**

Tri Pointe Homes IE-SD, Inc., a California corporation

By: \_\_\_\_\_  
Michael C. Taylor  
Division President

SIGNED IN

COUNTER PART

**COUNTY OF RIVERSIDE:**

By: \_\_\_\_\_

Chairman, County Board of Supervisors

APPROVED AS TO FORM:  
County Counsel

By: \_\_\_\_\_

Deputy County Counsel

ATTEST:  
Kecia Harper  
Clerk of the Board

By: \_\_\_\_\_

Deputy




## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On September 22, 2022 before me, Loretta Saginario-Ballou, Notary Public  
(insert name and title of the officer)

personally appeared Michael C. Taylor ,  
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 Loretta Saginario Ballou (Seal)

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

**ASSIGNOR:**

Copper Skye – Meniffee, L.P., a Delaware limited partnership

By: Cal Hearthstone PBLO GP, LLC, a Delaware limited liability company, its General Partner

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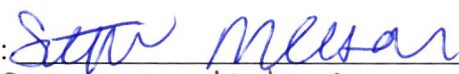
By: \_\_\_\_\_  
Mark A. Porath  
President

By: \_\_\_\_\_  
Steven C. Porath  
Secretary

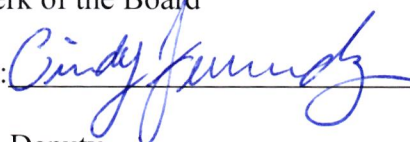
**COUNTY OF RIVERSIDE:**

By:   
**KEVIN JEFFRIES**  
Chairman, County Board of Supervisors

APPROVED AS TO FORM:  
County Counsel

By:   
Stephanie Nelson  
Deputy County Counsel

ATTEST:  
**KIMBERLY A. RECTOR**  
Clerk of the Board

By:   
Deputy

**ASSIGNEE:**

Tri Pointe Homes IE-SD, Inc., a California corporation

By: \_\_\_\_\_  
Chris Willis  
Vice President

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

Real property in the City of Hemet, County of Riverside, State of California, described as follows:

LOTS 135 THROUGH 137, INCLUSIVE, AND 139 THROUGH 141, INCLUSIVE, OF TRACT NO. 30807, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 474, PAGES 38 THROUGH 48, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APN: 461-641-001 THROUGH 461-641-003 AND 461-641-005 THROUGH 461-641-007)



0 625 1,250 2,500 Feet  
1 inch = 1,250 feet  
Orthophotos Flown 2016  
Printed by CSegarra on 9/13/2022

Vicinity Map  
Tract No. 30807  
Lot Nos. 135-137 & 139-141

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

