

Riverside County Habitat Conservation Agency SKR HCP Mitigation Fee Update

Member Agency Implementation Timeline & Checklist

The RCHCA Board of Directors adopted the 2026 Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan Mitigation Fee Nexus Study on July 9, 2026. Each member agency must complete its own local adoption process before the updated mitigation fee may be collected.

Implementation Timeline

Timeframe	Required Action
Step 1	Post the 2026 SKR HCP Mitigation Fee Nexus Study and supporting documentation on the agency's website at least 30 days prior to the public hearing, consistent with Government Code sections 66016 and 66016.5.
30+ Days After Posting	Conduct the public hearing and adopt the ordinance updating the SKR mitigation fee and make the findings required by Government Code section 66001.
Immediately Following Adoption	Provide the Mitigation Fee Manual to Planning, Building, Engineering, and Finance staff and update internal permitting and fee collection procedures.
60 Days After Adoption	Begin collecting the updated SKR mitigation fee, consistent with Government Code section 66017.

Implementation Checklist

- ☐ Schedule City Council/Board of Supervisors consideration of the ordinance.
- ☐ Post the Nexus Study and supporting documentation on the agency website at least 30 days before the public hearing.
- ☐ Adopt the ordinance updating the SKR mitigation fee.
- ☐ Adopt the findings required by Government Code section 66001, incorporating the RCHCA Nexus Study by reference.
- ☐ Observe the 60-day effective date before collecting the updated fee.
- ☐ Provide the Mitigation Fee Manual to Planning, Building, Engineering, and Finance staff.
- ☐ Update permitting software, fee schedules, handouts, and internal procedures.
- ☐ Notify RCHCA of the ordinance adoption date and anticipated fee implementation date.

Adopted SKR Mitigation Fee Schedule

Development Category	Fee
Individual Single-Family Home Construction (Single Lot)*	\$250 flat fee
Agricultural Development	\$500 per gross acre
All Other Development	\$900 per gross acre

*Applies only to the construction of a single-family residence on a single legally created lot by an individual property owner. This fee category does not apply to subdivisions, tract developments, master-planned communities, or any coordinated multi-unit residential development.

Important: Adoption of the RCHCA Nexus Study by the RCHCA Board does not update the mitigation fee within member jurisdictions. Each member agency must complete its own local adoption process in accordance with Government Code sections 66016, 66016.5, 66017, and 66001 before the updated fee may be collected.



**Economic & Planning
Systems, Inc.**
The Economics of Land Use

STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN NEXUS STUDY

REPORT

Prepared for:

Riverside County Habitat Conservation Agency

Prepared by:

Economic & Planning Systems, Inc.

June 4, 2026

EPS #244054

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1. Introduction and Summary of Findings

This report provides the technical documentation required to update the Stephens' Kangaroo Rat (SKR) mitigation fee under the State of California's Mitigation Fee Act (MFA). The SKR fee is a critical component of the funding approach for SKR Habitat Conservation Plan (Plan) implementation. The fee has not been updated since 1996 and this update will help ensure the continued successful implementation of the plan and the associated benefits of the streamlined incidental take permitting it provides to new development.

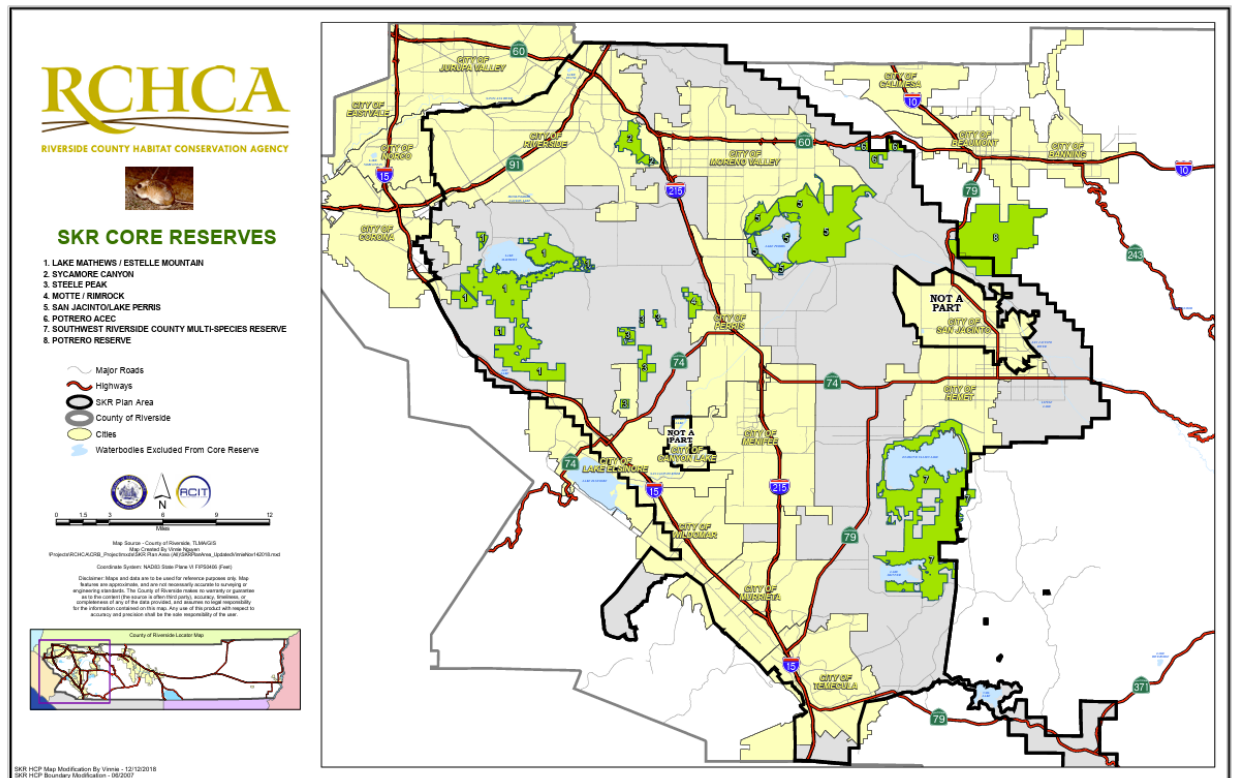
This first chapter includes background on the SKR HCP, the recommended updated fee schedule, and a summary of the technical findings. The subsequent chapters provide detailed technical analysis and the required nexus findings for fee updates under the Mitigation Fee Act.

SKR HCP Background

The Riverside County Habitat Conservation Agency (RCHCA) was formed as a Joint Powers Authority to implement the SKR HCP. Today, there are eleven member jurisdictions in the SKR Plan Area (see **Figure 1**). RCHCA's activities include managing approximately 46,000 acres of reserve lands in Riverside County and biological research to study and protect the SKR population. As of 2022, the SKR is considered a federal and state threatened species, downlisted from its original federal endangered status. The SKR mitigation fee is a critical funding source for RCHCA's ongoing activities.

The original SKR mitigation fee was set at \$1,950 per acre in 1988 and was decreased to \$500 per acre in 1996 at the time of completion and approval of the Plan. Unlike many mitigation fees, no adjustments have been made for inflation, reducing the fee level in inflation-adjusted terms over time.

Figure 1 Map of SKR Plan Area



Source: Riverside County Habitat Conservation Agency

Recommended Fee Program Updates

This technical analysis indicates that the SKR fee on most forms of new private development should be increased from \$500 per acre to \$900 per acre. The fees on the development of large lot single family residences and on new agriculture uses would remain unchanged. Fees on the development of single homes on single lots by individual households would also pay the lower fee. **Table 1** summarizes the proposed changes, where applicable, between the current fee and the recommended updated fee.

Table 1 Summary of Existing and Proposed SKR Mitigation Fees

Use Type	Fee Basis	Existing Fee	Proposed Fee
Individual Single-Family Home Construction (Single Parcel) ¹	per dwelling unit	\$250	\$250
Agriculture ²	per gross acre	\$100	\$500
All Other Development ³	per gross acre	\$500	\$900

[1] This fee category applies only to the construction of a single-family residence on a single legally created lot, where the building permit is issued to an individual property owner and is not part of a subdivision, tract development, or any coordinated multi-unit residential development. This category may include one accessory dwelling unit (ADU) constructed in conjunction with the primary residence. This category shall not apply to any subdivision or parcel map creating multiple residential lots, tract or master-planned developments, or any development involving multiple residential units constructed pursuant to a common development plan, whether built simultaneously or in phases. All such developments shall be subject to the applicable per gross acre fee.

[2] Agriculture developments pay an existing fee of \$100 per development 1% of the valuation of a building, whichever is greater and not to exceed \$500 per gross acre.. The proposed updated mitigation fee is simplified to \$500 per gross acre of development.

[3] This fee category applies to all development not otherwise classified as agricultural development or qualifying under Footnote 1. Nonprofit development projects may qualify for a fee reduction of up to seventy-five (75) percent, as determined by the implementing jurisdiction, provided that the reduction is supported by findings that the remaining mitigation costs are funded through other available sources and that the reduction does not create a funding shortfall for implementation of the Habitat Conservation Plan.

As a point of reference, the cumulative level of inflation based on the Consumer Price Index for All Urban Consumers in the United States (CPI-U) between 1996 and 2025 was 106 percent, equivalent to an average annual inflation rate of about 2.5 percent. If automatic annual inflationary adjustments had been integrated into the fee, the \$500 per acre SKR mitigation fee would have been over \$1,000 per acre in today's dollar terms. To avoid falling behind in the future, it is recommended that the RCHCA update the fee annually and automatically based on an inflation index.

Summary of Technical Findings

- 1. The revised, required SKR Mitigation Fee is calculated at \$900 per acre.** This is the mitigation fee estimated required to ensure new development in the SKR Plan area provides sufficient average annual funding to cover the annual HCP implementation costs. This represents an 80 percent increase from the current fee set in 1996, an increase which remains below the overall level of inflation since that time.
- 2. RCHCA requires approximately \$1.9 million annually (in 2025 dollars) in funding to cover its ongoing activities and obligations under the Plan.** The RCHCA is responsible for a broad range of ongoing reserve management activities and biological research under the Plan and has annual costs associated with staffing, consultants, services, and supplies.

3. **The required annual funding from the SKR mitigation fee is about \$1.6 million annually.** Through interest revenues from its funding balances and payments for contract services, the RCHCA accrues about \$300,000 annually in non-fee revenues. As a result, the net annual funding required from SKR fees to ensure the HCP can cover its implementation obligations is about \$1.6 million annually.
4. **The required \$900 per acre fee level is derived from the required fee funding and the expected level of annual development.** Within the Plan Area, the forecast, average annual development is estimated to be about 1,770 acres per year. Spreading the net HCP implementation costs evenly and proportionately across this expected level of development results in a required fee of \$900 per acre. The level of future development and fee payment should be tracked carefully by the RCHCA. Variations by year are to be expected, but systematic differences from the forecasts may require further review and update of the nexus study.
5. **To keep up with the effects of cost inflation on annual HCP implementation costs, the SKR mitigation fee should be automatically updated annually based on an inflation index.** The updated fee level is expected to provide the necessary fee revenues in 2025 dollar terms. Inflation will increase the costs of Plan implementation annually and to keep pace, the SKR fee should be updated automatically each year based on an inflation index.

2. Technical Analysis

This chapter provides the more detailed technical analysis and associated process, assumptions, and calculations that were used to derive the updated SKR fee. The fee analysis is designed to reflect the need for and planned use of fee revenues as well as to establish their reasonableness and proportionality with the impacts of new development consistent with the Mitigation Fee Act. It also helps establish the “essential nexus” and “rough proportionality” under the US Supreme Court Nollan/ Dolan decisions. The legal context and specific nexus findings are described in more detail on **Chapter 3**.

Step 1. Determine RCHCA Ongoing Plan Implementation Costs

The RCHCA undertakes a broad set of reserve management and oversight activities each year as required by the HCP. EPS reviewed the most recent RCHCA budget from FY 2024-2025 and worked with District staff to determine which of the 2024/2025 costs are ongoing HCP implementation costs (versus one-time costs). As shown in **Table 2**, the estimated annual ongoing costs of implementing the HCP are **\$1.925 million**. This includes the personnel, consultant, services, supplies and other expenditures requires to ensure plan implementation. About 70 percent of these costs are associated with Plan implementation as a whole, while the other 30 percent are reserve-specific costs associated with the Lake Matthews Reserve Fund.

Table 2 Ongoing Annual RCHCA Expenditures (2025 Dollars)

Expenditure Item	General Fund (3)	Lake Matthews Reserve Fund (3)	FY2025 Total	%
Ongoing 2025 Expenditures (1)				
RCHCA Salaries and Wages	\$315,310	\$364,619	\$679,929	35%
Fringe Benefits	\$152,726	\$172,338	\$325,064	17%
Overhead (2)	\$351,495	\$0	\$351,495	18%
Consulting Labor	\$250,000	\$0	\$250,000	13%
Insurance	\$65,000	\$0	\$65,000	3%
Weed Abatement	\$27,500	\$0	\$27,500	1%
All Other (Services, Supplies, etc.)	<u>\$201,650</u>	<u>\$25,000</u>	<u>\$226,650</u>	<u>12%</u>
Total	\$1,363,681	\$561,957	\$1,925,638	100%

(1) Excludes \$84,612 one-off expenditure on field equipment funded by a grant.

(2) Overhead encompasses payments to WRCOG for overhead services, including HR/ admin etc.

(3) Lake Matthews costs are reserve-specific and include reserve manager and techs.

General Fund covers administrative and management personnel and other costs.

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 2. Identify Consistent Ongoing Non-Fee Revenues

To the extent that the RCHCA has consistent sources of other non-fee revenues to help fund some of the implementation costs estimated in Step 1, these revenues are subtracted from the overall HCP implementation costs to determine the net fee revenue required.

RCHCA currently has two secure funding sources that it can apply to help fund a portion of the ongoing HCP implementation costs. These include interest revenues from the General Fund and Lake Matthews reserve funds as well as payment for contract services by the Metropolitan Water District for RCHCA work efforts on their reserves. To fill funding gaps in the past, RCHCA has competed for and, in some cases, won grant funding. However, because of the uncertainty of grant funding, the regulatory agencies do not accept grant funding when reviewing funding assurances for HCPs.

As shown in **Table 3**, based on the average annual interest rate over the last 10 years and the expected reserves at the start of the 2025/2026 fiscal year, an average annual of about \$183,400 in interest revenues is estimated. The payments for contract services can fluctuate by year and are assumed to average about 75 percent of the total allowable charge, or \$150,000 each year. Together, these revenue sources are expected to provide about **\$333,400** in annual revenues to cover a portion of the HCP implementation costs.

Table 3 Potential Non-Fee Ongoing Revenues

Item	Assumption	General Fund	Lake Matthews Fund	Total
Annual Interest Revenues				
2023/2024 Fund Balance		\$11,006,233	\$2,914,748	\$13,920,981
2024/2025 Proposed Use of Fund Balance		<u>\$518,715</u>	<u>\$304,961</u>	<u>\$823,676</u>
2025/2026 Remaining Fund Balance		\$10,487,518	\$2,609,787	\$13,097,305
Annual Interest Revenues [1] (nominal dollars)	1.4%	\$146,825	\$36,537	\$183,362
Contract Services				
Contract Services (nominal dollars)	75% of Max Contract	\$105,000	\$45,000	\$150,000
Total Non-Fee Ongoing Revenue (nominal dollars)		\$251,825	\$81,537	\$333,362

[1] Interest rate represents historical 10-year average (for 2014-2024) annual interest rate for the state's Local Agency Investment Fund (LAIF) in which RCHCA funds are invested.

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 3. Annual Fee Funding Required

The calculation of the required habitat mitigation fee is based on the level of fee revenue required. As shown in **Table 4**, the average annual fee revenue required is about **\$1.6 million**, representing the total annual costs (\$1.925 million) minus the estimated annual non-fee revenues (\$333,400). This is the level of fee funding required from new development to ensure the RCHCA can implement the HCP and provide new development with incidental take permitting.

Table 4 Annual Fee Funding Required

Item	General Fund	Lake Matthews Fund	Total
Annual Expenditures	\$1,363,681	\$561,957	\$1,925,638
Potential Non-Fee Funding			
Interest Revenues	\$146,825	\$36,537	\$183,362
Contract Services Revenues	<u>\$105,000</u>	<u>\$45,000</u>	<u>\$150,000</u>
Subtotal	\$251,825	\$81,537	\$333,362
Fee Funding Required	\$1,111,856	\$480,420	\$1,592,276

Source: RCHCA Fiscal Year 2024/2025 Budget; Economic & Planning Systems, Inc.

Step 4. Forecast of Annual Fee-Paying Development

Like all habitat mitigation fees, the fee revenues collected from new development will depend on the level of new development each year. Annual development in the SKR Fee Area (like other areas) will fluctuate based on economic cycles, the availability of developable land, and a host of other factors. To establish a mitigation fee, it is necessary to forecast an average annual pace of development and then track it over time to see if it is generating sufficient revenues and/or whether any refinements in the fee program are appropriate.

As shown in **Table 5**, EPS developed an annual forecast of about 1,770 acres of new development in the SKR Plan Area based on a combination of historical fee revenue generation and SCAG household/ job projections and development density assumptions.

Historical data provided by the RCHCA indicated an average annual fee revenue collection of about \$950,000 over the last four (4) fiscal years. Divided by the current fee level of \$500/ acre on most development, this implies an average of about 1,900 acres paid the fee each year.

To provide a forward-looking perspective, EPS reviewed the SCAG forecasts of households and jobs in the SKR Plan Area. As shown, an average of 5,200 new households and 6,800 new jobs are forecast annually in the SKR Plan Area. The developed area required to support these forecasts depends on the development densities of new housing and new workspaces. Using 4 dwelling units/acre for residential development and 20 jobs/acre for non-residential development suggests an average annual development of about 1,640 acres annually, comprised of 1,300 acres of residential development and 340 acres on non-residential. To the extent the average densities vary from these estimates, the level of fee-paying development will vary.

Table 5 Historical and Projected Growth Metrics

Item	Total
Historical Fee Revenues	
Average Annual Mitigation Fee Revenues (FY 2021 - 2024)	\$953,090
Implied Developed Mitigation Acres (assume \$500/ acre)	1,906
SCAG Growth Projections	
SKR Plan Area: SCAG Annual Household Projections (2019 - 2045)	5,191
SKR Plan Area: SCAG Annual Job Projections (2019 - 2045)	6,784
Residential Acres (4 units/ Acre)	1,298
Non-Residential Acres (20 jobs/ Acre)	<u>339</u>
	1,637
Average Growth Projection	
Developed Acres (1)	1,772

(1) For purposes of this fee calculation, developed acres average the historical and projected growth estimates.

Source: SCAG; Economic & Planning Systems, Inc.

To develop a reasonable forecast of future fee-paying development in the SKR Plan Area, this analysis takes the average of the developed acre estimates from the recent history and from available forecasts. This results in a forecast of about 1,770 acres of development each year.

Step 5. Mitigation Fee Calculation and Inflator

The updated mitigation ratio is about **\$900 per acre** in 2025 dollar terms as shown in **Table 6**. This is the fee level required for the forecasted 1,772 annual average developed acres to generate the \$1.59 million in fee revenue required to ensure the RCHCA, in combination with the other revenues sources noted, can cover the annual costs of implementing the HCP.

Table 6 Annual Fee Funding Required

Item	Total
Fee-Funding Required	\$1,592,276
Development Forecast scenarios	
Annual Development Forecast (acres)	1,772
Mitigation Fee per Acre	\$900

Source: Economic & Planning Systems, Inc.

Similar to most fee programs, it is recommended that an automatic annual inflation index is integrated into the fee program so the fee level is adjusted for inflation each year and avoids falling behind implementation costs.

As noted above, fluctuations in the level of development are likely each year and it is important for the RCHCA to track revenue levels to make sure sufficient revenues are generated on average over time. The RCHCA could use its reserve balances in cases where fee revenues drop below the average required (for example, during economic or development downturns) though this is not a sustainable approach over the long term and any ongoing under-provision of fee revenues would require a fee update. Mitigation fee programs are typically expected to do periodic fee program updates (typically every 5 to 8 years) to confirm or refine the fee program, though more frequent updates are undertaken when there is a significant change in circumstances.

Step 6. Per Acre Mitigation Fee Basis

Recent updates to the Mitigation Fee Act due to the passage of AB 602 require that new and updated fee programs consider whether it is possible and appropriate to adopt fees on new residential development on a per square foot basis. For habitat mitigation fees, a per acre of development approach is typically the preferred approach. For these fees, the scale of land development provides a more direct and proportional connection/ nexus to impacts (on habitat) while also ensuring smaller developments pay lower fees. The square footage of new residential development on the land can vary substantially even for the same amount of land development, making it a less strong basis for the nexus and fee collection.

3. Legal Context and Nexus Findings

This chapter provides the legal context for this fee update and describes the nexus findings required to support the update to the SKR mitigation fee under the Mitigation Fee Act.

Legal Context

Riverside County's Ordinance No. 663 Section 12 states that: "The Board of Supervisors may periodically review and cause an adjustment to be made to the Mitigation Fee. By amendment to this ordinance, the fee may be increased or decreased to reflect changes in estimated costs for the development, preparation and implementation of a Habitat Conservation Plan. The adjustment in the fee may also reflect changes in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to prepare and implement the Habitat Conservation Plan".

The SKR mitigation fee can be adjusted under the Mitigation Fee Act (MFA) through the development of a nexus study. Recent court cases (Sheetz case) have also concluded that mitigation fees must be consistent with the US Supreme Court's Nollan and Dolan tests. Overall, the nexus study must describe the need for and use of the fee revenues as well as the relationships between the fee amount and fee need/ use. The nexus study/ findings should also establish the "essential nexus" under the US Supreme Court's Nollan test and the "rough proportionality" required under the US Supreme Court's Dolan test.

Mitigation Fee Act

Mitigation fees are utilized in California to finance public facilities necessary to mitigate impacts stemming from new development. In 1987, the California Legislature adopted the Mitigation Fee Act to provide a framework for the application and administration of such fees. Current prevailing practice among the majority of approved and permitted regional Habitat Conservation Plans is that any habitat mitigation fees are to be adopted by the relevant jurisdictions consistent with the Mitigation Fee Act. The adoption of fees under the Mitigation Fee Act includes a number of auditing and reporting requirements.

The Mitigation Fee Act, defined in California Government Code Sections 66000 to 66025, requires all public agencies to document five findings when establishing or increasing a fee as a condition for new development.

This section describes how the proposed increase in the fee is based on the appropriate nexus between new development and the imposition of a mitigation fee and satisfies the five statutory findings required by the Mitigation Fee Act. The nexus findings also indicate the essential nexus and rough proportionality as required under Nollan/ Dolan. These nexus findings are summarized below and supported by the technical analysis in **Chapter 2**.

Purpose of Fee

Identify the purpose of the fee.

The purpose of the SKR mitigation fee is to contribute to the funding required to implement the SKR Plan and, as a result, help maintain the incidental take permits for new private and public development in the SKR Plan Area under the federal and State Endangered Species Acts. Maintaining the incidental take permit is necessary to allow for future development, and without the development community paying for the cost of the SKR HCP, individual applicants would need to apply independently for development approval under federal and State law if the project impacts a threatened or endangered species. The federal Endangered Species Act specifically requires that the applicant for incidental take permit “ensure that adequate funding for the plan will be provided.” In addition, the Mitigation Fee helps provide the regional benefit of streamlined economic development in the SKR Plan Area as well as the management of the contiguous open spaces that serve as a community amenity.

Use of Fee Revenues

Identify the use to which the fee is to be put.

The SKR HCP is the public document that outlines the actions required as a whole and the particular set of actions required by the local permittees (and RCHCA as their agent) to obtain incidental take permits—associated with State and federal Endangered Species Act requirements—for new public and private development in the SKR Plan Area. The actions required by the SKR Plan remain the same. Failure to meet the requirements of the SKR HCP will result in an inability to obtain or maintain incidental take permits through the SKR HCP, which would require future development to secure individual take authorization if the project impacts the SKR.

Revenues from the SKR Mitigation Fee will be used, in conjunction with other sources of revenue, to fund the reserve management actions identified as the responsibility of local permittees in the SKR HCP. The specific cost components of these actions are summarized in **Chapter 2** and based on published budget documents.

Relationship

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The implementation of the MSHCP, and the mitigation fee as a fundamental part of it, will benefit all new development by mitigating their collective impacts on the protected Stephens' kangaroo rat species and associated habitat. All new public and private development in the Plan Area will affect habitat and species either directly, indirectly, or as a cumulative effect. All new development in the Plan Area will also benefit from the incidental take permits obtained through the SKR HCP and via the use of the mitigation fee revenues.

Need

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Without new development, no SKR HCP would be necessary and no further habitat conservation would be required under the federal and State Endangered Species Acts. To allow for any future development under the Plan, the SKR HCP must be fully funded. New development in the Plan Area, as noted above, will directly, indirectly, or cumulatively affect the species and its habitat in Riverside County. Because of this, development of the SKR HCP was undertaken to provide an approach to benefit future development in the Plan Area. The requirements of the SKR HCP are a direct result of the mitigation that is engendered by all new development in the Plan Area under the pertinent environmental regulations. Meeting the requirements of the SKR HCP is necessary to obtain the necessary federal authorization to develop within the Plan Area. Together, purpose, need, and relationship findings also indicate a clear "essential nexus" under the Nollan test.

Proportionality

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The SKR HCP includes detailed conservation requirements based on the scientific evaluations that form the basis of the SKR HCP. Based on these evaluations, local permittee conservation responsibilities were identified. The mitigation fee provides funding towards the fulfillment of the local permittee conservation requirements. After subtracting out non-fee funding sources from the implementation costs, the remaining implementation costs are all allocated to new development and allocated proportionately between new development on an acreage basis. As such, the mitigation fee calculations (as laid out in **Chapter 2**) are

carefully calibrated to fund only the proportionate share of costs attributable to the new development on which the fee is imposed and to allocate the fee levels proportionally across all new development. This proportionality finding also establishes the required “rough proportionality” under the Dolan test.

ORDINANCE NO. 663
(AS AMENDED THROUGH 663.11)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO.
663 ESTABLISHING THE RIVERSIDE COUNTY STEPHENS' KANGAROO RAT
HABITAT CONSERVATION PLAN FEE ASSESSMENT AREA AND SETTING
MITIGATION FEES

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. TITLE. This ordinance shall be known as the Stephens' Kangaroo Rat Mitigation Fee Ordinance.

Section 2. FINDINGS. The Board of Supervisors finds and determines that:

- (a) The Stephens' Kangaroo Rat is listed as a threatened species by the State of California Department of Fish and Wildlife.
- (b) The U.S. Fish and Wildlife Service has listed the Stephens' Kangaroo Rat as an endangered species, effective October 31, 1988, pursuant to the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et. seq., which was downlisted to threatened on March 21, 2022.
- (c) Following the federal listing of the Stephens' Kangaroo Rat as a threatened species, occupied habitat of the species may not be altered without a Section 10(a) permit issued by the Secretary of the Interior. All requests for a Section 10(a) permit must be accompanied by a Habitat Conservation Plan approved by the U.S. Fish and Wildlife Service. Said permit will then allow for the loss of occupied habitat due to development on the basis that the Habitat Conservation Plan will provide protection for the species and guarantee its survival.
- (d) Development within the historic range of the Stephens' Kangaroo Rat has resulted in loss and degradation of occupied Stephens' Kangaroo Rat habitat, increased isolation of Stephens' Kangaroo Rat populations, reduction of potential habitat areas for future colonization, and elimination of corridors which allow the species to relocate as environmental conditions warrant.
- (e) The Stephens' Kangaroo Rat's survival cannot be insured on small, isolated acreages surrounded by, or in close proximity to, development or human populations.
- (f) Impacts to the Stephens' Kangaroo Rat are not limited to loss or degradation of actually occupied habitat only.
- (g) The successful completion and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat would be jeopardized by not implementing a procedure that requires review of each proposed development within the Fee Assessment Area to determine the best means of mitigating impacts to the Stephens' Kangaroo Rat.
- (h) Each proposed development project shall be reviewed to determine the most appropriate course of action to ensure the survival of the species through one or more of the following: (1) on-site mitigation of impacts to the Stephens' Kangaroo Rat through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site, or (2) payment of the Mitigation Fee set by this ordinance or (3) any combination of (1) and (2) consistent with the intent and

purpose of this ordinance. A proposed development project may be referred, for review, to Federal and State resource agencies based upon criteria which may be established and agreed upon by the County and said agencies.

- (l) A program providing for off-site project mitigation in accordance with the development of a Habitat Conservation Plan will provide a mechanism for establishing sufficient habitat areas which can be effectively protected and managed for the Stephens' Kangaroo Rat's survival and recovery.
- (j) The Stephens' Kangaroo Rat Habitat Conservation Plan provides a regional conservation and permitting framework necessary to allow development within the SKR Plan Area. All Mitigation Fees collected pursuant to the provisions of this ordinance shall be used for the development, preparation and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat, including, but not limited to, the management of habitat reserve sites, and for the application of a Section 10(a) permit under the Federal Endangered Species Act of 1973, as well as authorization to take the species pursuant to the California Endangered Species Act.
- (k) Adoption of this ordinance will provide mitigation for projects within the historical range of the Stephens' Kangaroo Rat allowing said projects to proceed during the implementation of the updated Habitat Conservation Plan for the Stephens' Kangaroo Rat, provided said projects are not located in areas identified as and meeting the criteria for potential habitat reserve sites needed for the conservation of the species. The approval of such development projects could jeopardize the survival of the species and therefore would be inconsistent with a Habitat Conservation Plan, even if the Mitigation Fee is paid.
- (l) Adoption and implementation of this ordinance demonstrates the County's intent to cooperate with federal and state agencies to provide for the survival of the Stephens' Kangaroo Rat.
- (m) The passage of this ordinance is intended to be consistent with the requirements of state and federal environmental legislation, including the California Environmental Quality Act.
- (n) The Riverside County Habitat Conservation Agency Board of Directors adopted the 2026 SKR Habitat Conservation Plan Nexus Study on July 9, 2026.
- (o) The Nexus Study was made publicly available at least 30 days prior to the public hearing in compliance with Government Code section 66016.
- (p) The Nexus Study establishes the reasonable relationship and proportionality required under Government Code section 66001.
- (q) The [City/County] has reviewed and considered the Nexus Study and incorporates it herein by reference.

Section 3. PURPOSE. The purpose of this Ordinance is to fund implementation of the Updated Stephens' Kangaroo Rat Habitat Conservation Plan to maintain incidental take authorization for development within the SKR Plan Area. It is the further purpose of this ordinance to provide a method for mitigation of impacts to the Stephens' Kangaroo Rat caused by the loss of its habitat due to development during the implementation of the Updated Habitat Conservation Plan and provide for habitat mitigation to be identified in the Habitat Conservation Plan. Mitigation of impacts to the Stephens' Kangaroo Rat will be accomplished through the review of each proposed development project within the Fee Assessment Area to determine whether on-site

mitigation through the reservation or addition of lands included within or immediately adjacent to a potential habitat reserve site or payment of the Mitigation Fee or a combination of both is appropriate and furthers the ultimate Habitat Conservation Plan objectives. A proposed development project may be referred, for review, to Federal and State resource agencies based upon criteria which may be established and agreed upon by the County and said agencies.

This ordinance provides for the establishment of this review process and satisfaction of on-site mitigation to protect potential habitat reserve sites or payment of the Mitigation Fee or a combination of both, which upon implementation will satisfy U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, as well as County mitigation requirements for the Stephens' Kangaroo Rat and its habitat which may occur within the unincorporated areas of the County designated herein.

Section 4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- (a) **BOARD OF SUPERVISORS.** The Board of Supervisors of the County of Riverside.
- (b) **CERTIFICATE OF OCCUPANCY.** "Certificate of Occupancy" shall mean a certificate of occupancy as defined by Ordinance No. 457 or state law.
- (c) **COUNTY.** The County of Riverside.
- (d) **DEVELOPMENT PERMIT.** County approval of a tentative tract map, tentative parcel map, conditional use permit, public use permit, plot plan, surface mining permit, or grading permit pursuant to the provisions of all applicable County ordinances. Where a development project has been previously reviewed and approved pursuant to the provisions of this ordinance, any subsequent implementing development permit shall not be subject to further review under this ordinance.
- (e) **FEE ASSESSMENT AREA.** All real property located within the area as described in Section 5 of this ordinance.
- (f) **FINAL INSPECTION.** "Final Inspection" shall mean a final inspection as defined by Ordinance No. 457 or state law.
- (g) **HABITAT CONSERVATION PLAN.** A plan prepared pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.
- (h) **MITIGATION FEE.** The fee imposed pursuant to the provisions of this ordinance.
- (i) **PARCEL.** All real property for which a development permit is applied for.
- (j) **RESIDENTIAL UNIT.** A building or portion thereof used by one (1) family and containing but one (1) kitchen, and designed for single family residential purposes only.
- (k) **SECTION 10(a) PERMIT.** A permit issued by the Secretary of the Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.
- (l) **STEPHENS' KANGAROO RAT.** An animal species known as *Dipodomys Stephensi*.
- (m) **GRADING PERMIT.** "Grading Permit" shall mean a grading permit as defined by Ordinance No. 457, provided, however, that for purposes of this ordinance, 'grading permit' shall not include the following:
 - (1) A grading permit wherein grading was previously performed pursuant to a grading permit issued within one (1) year prior to November 15,

1988, and subsequently inspected and approved by the Riverside County Department of Building and Safety. In addition, the area to be graded pursuant to said permit shall be the same or substantially the same area previously graded.

- (2) A grading permit for real property upon which a detached or attached second unit will be constructed pursuant to Sections 18.28a and 18.28b of Ordinance 348.

Section 5. DESIGNATION OF THE FEE ASSESSMENT AREA.

All those certain lands located in the unincorporated areas of the County of Riverside, State of California, as hereinafter particularly described, are hereby designated as the Fee Assessment Area. Said Fee Assessment Area is described as follows:

Beginning at the intersection of the West line of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 2 South, Range 5 West with the northerly boundary line of the County of Riverside, California.

Thence Southerly along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 11 to the Southeast corner thereof.

Thence Southerly along the West line of Sections 12 and 13, Township 2 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 13 and the South line of Sections 18 and 17, Township 2 South, Range 4 West to the Southeast corner thereof.

Thence Southerly along the West line of Sections 21, 28 and 33, Township 2 South, Range 4 West to the Southwest corner thereof.

Thence Westerly along the North line of Section 5, Township 3 South, Range 4 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 5 to the Southwest corner thereof.

Thence Westerly along the North line of Section 7, Township 3 South, Range 4 West and the North line of Sections 12, 11 and 10, Township 3 South, Range 5 West to its intersection with the centerline of Victoria Avenue in the City of Riverside, California.

Thence Southwesterly along said centerline of Victoria Avenue to its intersection with the North line of Section 19, Township 3 South, Range 5 West.

Thence Westerly along the North line of said Section 19 and the North line of Section 24, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Westerly along the North line of Sections 26 and 27, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of said Section 27 to the Southwest corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of Section 28, Township 3 South, Range 6 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 28 and the West line of the East 1/2 of Section 33, Township 3 South, Range 6 West to the Southwest corner thereof.

Thence Southerly along the West line of the East 1/2 of the West 1/2 of Section 4, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 and the South line of the West 1/2 of the East 1/2 of said Section 4 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of the East 1/2 of Section 9, Township 4 South, Range 6 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of said Section 9 to the Southeast corner thereof.

Thence Southerly along the West line of Section 15, Township 4 South, Range 6 West to the centerline of Cajalco Road.

Thence Southwesterly along the said centerline of Cajalco Road to its intersection with the centerline of Interstate 15.

Thence Southeasterly along said centerline Interstate 15 to its intersection with the West line of Section 1, Township 5 South, Range 6 West.

Thence Southerly along the West line of said Section 1 and the West line of the Northwest 1/4 of Section 12, Township 5 South, Range 6 West to the Southwest 1/4 thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 12 to the Southwest corner.

Thence Easterly along the South line of said Section 12 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of the North 1/2 of Section 18, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of said Section 18 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of the North 1/2 of Section 17, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the South 1/2 of the North 1/2 of said Section 17 to the Southeast corner thereof.

Thence Southerly along the West line of the South 1/2 of Section 16, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the North 1/2 of Section 2, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the North 1/2 of said Section 22 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 23, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 23 to the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 26, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 26 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 25, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the Southwest 1/4 of said Section 25 to the Southeast corner thereof.

Thence Southerly along the West line of the East 1/2 of Section 36, Township 5 South, Range 5 West to the Southwest corner thereof.

Thence Easterly along the South line of the East 1/2 of said Section 36 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 6, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 6 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 6 to the Southeast corner thereof.

Thence Southerly along the West line of the Northwest 1/4 of Section 8, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 8 to the Southwest corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of said Section 8 to the Southeast corner thereof.

Thence Southerly along the West line of Section 16, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of said Section 16 to the Southeast corner thereof.

Thence Southerly along the West line of the West 1/2 of Section 22, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the West 1/2 of said Section 22 of the Southeast corner thereof.

Thence Southerly along the West line of the Northeast 1/4 of Section 27, Township 6 South, Range 4 West to the Southwest corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 27 to the Southeast corner thereof.

Thence Southerly along the West line of the Southwest 1/4 of Section 26 and the West line of the Northwest 1/4 of Section 35, Township 6 South, Range 4 West to the Southwest

corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of said Section 35 to the Southeast corner thereof.

Thence Westerly along the South line of projected Section 35 and Section 34, Township 6 South, Range 4 West to its intersection with the Northerly Boundary Line of The Santa Rosa Rancho.

Thence Southerly along the West line of the Southeast 1/4 of said Section 35 to the Southwest corner thereof.

Thence Northwesterly and Southwesterly along said boundary line to its intersection with the centerline of Via Serreno.

Thence Southwesterly along said centerline of Via Serreno and the centerline of Hombre Lane to its intersection with the centerline of Avenida La Cresta.

Thence Southeasterly along said centerline of Avenida La Cresta to its intersection with the centerline of Sierra Maria Road.

Thence Northerly along the centerline of Sierra Maria Road to its intersection with the centerline of Buenos Tiempos Road.

Thence Northwesterly along said centerline of Buenos Tiempos Road to its intersection with the centerline of Via Caballos.

Thence Southwesterly and Northwesterly along said centerline of Via Caballos to its intersection with the centerline of Avenida Castilla.

Thence Northeasterly along said centerline of Avenida Castilla to its intersection with the centerline of Avenida La Cresta.

Thence Northwesterly along said centerline of Avenida La Cresta to its intersection with Calle Centro.

Thence Northerly along said centerline of Calle Centro to its intersection with Avenida Arboles.

Thence Easterly along said centerline of Avenida Arboles to its intersection with the centerline of Via Majorca.

Thence Northeasterly along said centerline of Via Majorca to its intersection with Via Vista Grande.

Thence Northeasterly along said centerline of Via Vista Grande to the most Westerly corner of Parcel 7 of Record of Survey recorded in Book 54, Page 59, in The County of Riverside, California.

Thence North 74 Degrees 38'39" East a distance of 532.45'.

Thence North 04 Degrees 15'22" East a distance of 800.00'.

Thence South 85 Degrees 44'38" East a distance of 4011.73'.

Thence North 54 Degrees 49'53" East a distance of 1308.88' to the Northeasterly boundary line of The Santa Rosa Rancho.

Thence Southeasterly along said Northeasterly boundary line to the most Easterly corner of Parcel 3 of a Parcel Map recorded in Book 106, Pages 29 through 36, in The County of Riverside, California.

Thence continuing South 47 Degrees 19'01" East along said Northeasterly boundary line a distance of 8883.69'.

Thence leaving said boundary line South 41 Degrees 42'23" West a distance of 185.62'.

Thence South 13 Degrees 07'27" East a distance of 185.97'.

Thence South 43 Degrees 24'26" West a distance of 1230.44'.

Thence South 11 Degrees 33'09" West a distance of 1121.89'.

Thence South 64 Degrees 12'10" West a distance of 1753.24" to an angle point in the boundary of Parcel Map No. 19515 recorded in Book 119, Pages 27 and 28, in the County of Riverside, California.

Thence Southwesterly along said boundary South 85 Degrees 50'07" West a distance of 1083.42'.

Thence North 02 Degrees 26'46" East a distance of 1171.03'.

Thence North 51 Degrees 08'17" East a distance of 311.41'.

Thence North 42 Degrees 05'20" West a distance of 443.63'.

Thence North 17 Degrees 33'08" West a distance of 556.92'.

Thence North 03 Degrees 11'26" East a distance of 751.38'.

Thence North 47 Degrees 40'31" West a distance of 226.42'.

Thence South 49 Degrees 25'04" West a distance of 740.54'.

Thence North 54 Degrees 33'51" West a distance of 1187.10'.

Thence North 30 Degrees 57'50" East a distance of 870.64'.

Thence North 79 Degrees 18'05" West a distance of 584.42'.

Thence North 39 Degrees 00'28" West a distance of 386.67'.

Thence South 60 Degrees 08'58" West a distance of 358.06'.

Thence South 35 Degrees 51'19" West a distance of 1063.12'.

Thence North 12 Degrees 26'34" West a distance of 858.58'.

Thence North 30 Degrees 44'33" East a distance of 481.79'.

Thence North 68 Degrees 19'30" West a distance of 462.92'.

Thence South 72 Degrees 55'47" West a distance of 418.38'.

Thence North 79 Degrees 18'03" West a distance of 397.36'.

Thence North 08 Degrees 58'06" East a distance of 701.96'.

Thence North 79 Degrees 34'51" West a distance of 817.94'.

Thence South 69 Degrees 36'06" West a distance of 329.91'.

Thence South 26 Degrees 53'49" West a distance of 580.01'.

Thence South 79 Degrees 38'43" West a distance of 785.06'.

Thence leaving said Parcel Map boundary in a Northwesterly direction North 52 Degrees 24'41" West a distance of 4453.07' to an angle point in the boundary line of Parcel Map No. 19516, recorded in Book 119, Pages 22 through 26, in the County of Riverside, California. Thence continuing Northwesterly along said boundary line North 69 Degrees 45'26" West a distance of 661.92' to the centerline of Slinton Keith Road as shown on said Parcel Map.

Thence Southerly along said centerline of Clinto Keith Road South 15 Degrees 58'45" West a distance of 1167.82' to the beginning of a tangent curve, concave to the East, and having a radius of 3600.00'.

Thence Southerly along said curve through a central angle of 14 Degrees 21'20" and

having a length of 901.99'.

Thence South 01 Degrees 37'25" West a distance of 1010.95' to the beginning of a tangent curve, concave to the East, and having a radius of 6000.00'.

Thence Southerly along said curve Through a central angle of 05 Degrees 03'33" and having a length of 529.79'.

Thence South 03 Degrees 26'08" East a distance of 456.53' to the beginning of a tangent curve, concave to the West, and having a radius of 2000.00'.

Thence Southerly along said curve through a central angle of 15 Degrees 40'22" and having a length of 547.08'.

Thence leaving said centerline in a Westerly direction North 74 Degrees 25'38" West a distance of 7844.89' to an angle point on the most Westerly boundary line of Parcel Map No. 22375, recorded in Book 144, Pages 7 through 10, in The County of Riverside, California.

Thence Southerly along said boundary line South 12 Degrees 47'19" West a distance of 1707.19'.

Thence South 21 Degrees 58'58" West a distance of 3527.68' to a point on the centerline of Sierra Allena as shown on said Parcel Map.

Thence Easterly and Southeasterly along said centerline to its intersection with the centerline of Tenaja Road as shown on said Parcel Map.

Thence Southwesterly and Southerly along said centerline to a point, said point also being an intersection with the centerline of Avacado Mesa as shown on Parcel Map 19516, recorded in Book 77, Page 77, in The County of Riverside, California. Said point also being the beginning of a non-tangent curve, concave to the North, and having a radius of 1400.00'. A radial line from said point bears South 00 Degrees 22'28" West.

Thence Easterly along said curve and said centerline of Avacado Mesa through a central angle of 10 Degrees 04'02" and having a length of 245.99'.

Thence North 80 Degrees 18'26" East a distance of 559.10'.

Thence leaving said centerline along the Southerly boundary line of said Parcel Map South 01 Degrees 58'18" East a distance of 1125.46'.

Thence North 55 Degrees 45'24" East a distance of 819.60'.

Thence South 75 Degrees 03'27" East a distance of 797.86'.

Thence South 47 Degrees 33'58" East a distance of 608.30'.

Thence North 35 Degrees 37'25" East a distance of 978.34'.

Thence North 87 Degrees 44'52" East a distance of 839.89'.

Thence North 62 Degrees 38'14" East a distance of 2703.03'.

Thence South 54 Degrees 15'29" East a distance of 617.25'.

Thence North 78 Degrees 40'27" East a distance of 1462.83'.

Thence South 69 Degrees 27'30" East a distance of 2370.44'.

Thence South 20 Degrees 06'29" East a distance of 1570.29'.

Thence North 56 Degrees 07'25" East a distance of 777.48'.

Thence North 15 Degrees 23'24" East a distance of 906.54'.

Thence North 86 Degrees 25'18" East a distance of 1321.76'.

Thence North 65 Degrees 36'25" East a distance of 300.23'.

Thence North 19 Degrees 24'52" West a distance of 4974.39'.

Thence North 01 Degrees 51'13" East a distance of 785.93'.

Thence North 32 Degrees 04'45" West a distance of 380.82'.

Thence North 61 Degrees 22'38" West a distance of 669.33'.

Thence leaving the boundary of said Parcel Map North 45 Degrees 01'03" East a distance of 5251.91' to an angle point in the Northwesterly boundary line said Parcel Map No. 19516.

Thence Southeasterly along said boundary line South 15 Degrees 08'17" East a distance of 1653.19'.

Thence South 27 Degrees 02'39" West a distance of 368.26'.

Thence South 02 Degrees 47'23" East a distance of 742.67'.

Thence South 53 Degrees 14'19" East a distance of 720.31'.

Thence South 19 Degrees 31'44" East a distance of 916.70'.

Thence North 84 Degrees 07'41" East a distance of 711.71'.

Thence South 11 Degrees 22'53" East a distance of 424.06'.

Thence South 54 Degrees 58'53" East a distance of 179.72'.

Thence North 61 Degrees 33'54" East a distance of 396.56'.

Thence South 18 Degrees 51'58" East a distance of 636.64'.

Thence North 52 Degrees 26'17" East a distance of 1090.83'.

Thence South 54 Degrees 33'49" East a distance of 612.68'.

Thence South 13 Degrees 02'07" East a distance of 1024.25'.

Thence South 36 Degrees 58'48" East a distance of 526.98'.

Thence South 76 Degrees 34'31" East a distance of 681.25'.

Thence South 54 Degrees 54'12" East a distance of 941.25'.

Thence North 69 Degrees 28'21" East a distance of 553.52'.

Thence South 74 Degrees 21'23" East a distance of 653.97'.

Thence North 38 Degrees 52'12" West a distance of 2216.15'.

Thence North 28 Degrees 21'03" East a distance of 456.68'.

Thence North 81 Degrees 12'02" East a distance of 709.99'.

Thence leaving the boundary line of said Parcel Map South 24 Degrees 58'52" East a distance of 405.02' to the most westerly corner of Parcel 84 of Parcel Map recorded in Book 2, pages 42 through 68, in The County of Riverside, California.

Thence Northeasterly along the Northwesternly boundary line of said Parcel 84 North 43 Degrees 04'23" East a distance of 1355.03' to the most Westerly corner of Parcel 85 of said Parcel Map.

Thence Northeasterly along the Northwesternly boundary line of said Parcel 85 North 65 Degrees 35'21" East a distance of 1437.56' to the centerline of DeLuz Road.

Thence Northerly and Northeasterly along said centerline to its intersection with the Northeasterly boundary line of The Santa Rosa Rancho.

Thence along said boundary line South 47 Degrees 19'01" East a distance of 6731.56'.

Thence South 47 Degrees 18'54" East a distance of 2168.17'.

Thence South 39 Degrees 48'45" East a distance of 5192.67'.

Thence leaving said boundary line North 44 Degrees 52'56" East a distance of 2590.77'.

Thence South 45 Degrees 05'53" East a distance of 1431.39'.

Thence South 44 Degrees 55'54" West a distance of 793.37'.

Thence South 38 Degrees 21'30" East a distance of 2638.92' to the beginning of a non-tangent curve, concave to the North, and having a radius of 4550.00'. A radial line bears North 00 Degrees 37'07" West.

Thence Northwesterly along said curve through a central angle of 06 Degrees 19'00" and having a length of 501.62'.

Thence North 83 Degrees 03'53" East a distance of 1140.23'.

Thence South 06 Degrees 56'07" East a distance of 44.00'.

Thence South 26 Degrees 16'04" East a distance of 369.98'.

Thence South 00 Degrees 43'59" West a distance of 259.98'.

Thence South 71 Degrees 46'11" East a distance of 305.00'.

Thence South 54 Degrees 16'11" East a distance of 380.00'.

Thence South 85 Degrees 16'27" East a distance of 439.97'.

Thence South 53 Degrees 46'16" East a distance of 269.99'.

Thence South 33 Degrees 59'30" East a distance of 348.67'.

Thence South 45 Degrees 28'43" East a distance of 300.81'.

Thence South 45 Degrees 30'01" East a distance of 226.24'.

Thence South 45 Degrees 28'43" East a distance of 1954.04'.

Thence South 44 Degrees 31'14" West a distance of 206.39'.

Thence South 15 Degrees 39'21" East a distance of 1945.58'.

Thence South 45 Degrees 26'04" East a distance of 1495.92'.

Thence South 19 Degrees 54'54" East a distance of 235.93'.

Thence South 70 Degrees 12'40" West a distance of 1495.31'.

Thence South 33 Degrees 28'43" East a distance of 543.70'.

Thence South 39 Degrees 45'49" East a distance of 408.24'.

Thence South 49 Degrees 04'11" East a distance of 1528.81'.

Thence South 50 Degrees 07'21" West a distance of 2306.79'.

Thence North 39 Degrees 47'24" West a distance of 370.04' to the Southeasterly boundary line of The Santa Rosa Rancho.

Thence Southwesterly along said Southeasterly boundary line of the Santa Rosa Rancho to its intersection with the West line of Section 24, Township 8 South, Range 3 West.

Thence Southerly along the West line of said Section 24 and the West line of Sections 25 and 36, Township 8 South, Range 3 West to the Southwest corner thereof. Said corner also being a point on the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of the West 1/2 of the West 1/2 of Section 33, Township 8 South, Range 2 West.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 33 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 28, Township 8 South, Range 2 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 28 to its intersection with the Southeasterly boundary line of the Little Temecula Rancho.

Thence from said intersection Northeasterly to the intersection of the centerline of De Portola Rd. and the centerline of Butterfield Stage Rd.

Thence along said centerline of De Portola Rd. a distance of 1110.00' said point being on a line between the Southeast corner of Section 14, Township 7 South, Range 2 West and the intersection of the North-South quarter section line of Section 28, Township 8 South, Range 2 West with the Southerly boundary line of The Little Temecula Rancho. Said line hereinafter referred to as Line "A".

Thence along said line "A" South 21 Degrees 03'43" West a distance of 3503.49'.

Thence leaving said line "A" North 83 Degrees 52'28" East a distance of 1391.95' to the beginning of a tangent curve concave to the Northeast and having a radius of 2000.00'.

Thence Northwesterly along said curve through a central angle of 01 Degrees 07'57" a distance of 39.53'.

Thence North 22 Degrees 56'22" West a distance of 295.47' to the beginning of a tangent curve concave Southerly and having a radius of 3000.00'.

Thence Easterly along said curve through a central angle of 01 Degrees 24'38" a distance of 73.86'.

Thence tangent from said curve North 81 Degrees 39'22" East a distance of 2497.32' to the beginning of a tangent curve concave Northwesterly and having a radius of 4200.00'.

Thence Easterly along said curve Through a central angle of 10 Degrees 54'22" a distance of 799.46'.

Thence tangent from said curve North 70 Degrees 45'00" East a distance of 51147.52' to the beginning of a tangent curve concave Southerly and having a radius of 4200.00'.

Thence Northeasterly along said curve through a central angle of 17 Degrees 00'24" a distance of 1246.29'.

Thence tangent from said curve North 87 Degrees 45'06" East a distance of 1635.73' to the beginning of a curve concave Northwesterly and having a radius of 6250.00'.

Thence Easterly along said curve through a central angle of 36 Degrees 39'21" a distance of 3998.53'.

Thence tangent from said curve North 51 Degrees 05'45" East a distance of 2355.02' to the beginning of a tangent curve concave Southeasterly and having a radius of 10540.00'.

Thence Easterly along said curve through a central angle of 15 Degrees 30'13" a distance of 2852.04'.

Thence South 20 Degrees 58'19" East a distance of 325.30' to the beginning of a non-tangent curve concave Southerly and having a radius of 3000.00'. A radial line bears North 23 Degrees 23'40" West.

Thence Southerly along said curve through a central angle of 57 Degrees 07'25" a distance of 2991.74'.

Thence South 86 Degrees 39'42" East a distance of 284.32'.
Thence South 46 Degrees 49'32" East a distance of 555.37'.
Thence South 38 Degrees 39'35" East a distance of 224.11'.
Thence South 51 Degrees 24'55" East a distance of 185.07'.
Thence South 80 Degrees 50'16" East a distance of 157.00'.
Thence North 88 Degrees 31'25" East a distance of 194.06'.
Thence North 62 Degrees 25'22" East a distance of 632.91'.
Thence North 38 Degrees 17'25" East a distance of 435.73'.
Thence North 22 Degrees 28'46" East a distance of 156.92'.
Thence North 40 Degrees 01'49" East a distance of 163.25'.
Thence South 65 Degrees 57'21" East a distance of 142.35'.
Thence North 10 Degrees 10'09" East a distance of 226.56'.
Thence North 61 Degrees 41'57" East a distance of 295.30'.
Thence North 88 Degrees 27'06" East a distance of 185.07'.
Thence South 66 Degrees 48'05" East a distance of 228.47'.
Thence South 15 Degrees 27'30" East a distance of 420.20'.
Thence South 29 Degrees 10'58" East a distance of 303.53'.
Thence South 43 Degrees 59'42" East a distance of 201.56'.
Thence South 56 Degrees 18'36" East a distance of 246.33'.
Thence South 78 Degrees 06'41" East a distance of 97.08'.
Thence South 01 Degrees 58'03" East a distance of 145.09'.
Thence South 25 Degrees 13'16" East a distance of 152.54'.
Thence North 27 Degrees 26'06" East a distance of 206.19'.

Thence South 49 Degrees 53'57" East a distance of 248.39'.

Thence North 87 Degrees 03'51" East a distance of 390.51'.

Thence North 68 Degrees 38'01" East a distance of 397.40'.

Thence North 56 Degrees 46'06" East a distance of 173.35'.

Thence North 62 Degrees 06'10" East a distance of 288.53'.

Thence North 53 Degrees 23'34" East a distance of 218.00'.

Thence South 04 Degrees 23'55" West a distance of 130.38".

Thence South 26 Degrees 33'54" West a distance of 368.95'.

Thence South 36 Degrees 09'30" West a distance of 322.02'.

Thence South 27 Degrees 19'26" West a distance of 337.68'.

Thence South 22 Degrees 30'46" West a distance of 445.19' to the beginning of a tangent curve concave Northeasterly and having a radius of 250.00'.

Thence Southeasterly along said curve through a central angle of 112 Degrees 58'16" a distance of 492.93'.

Thence tangent to said curve North 89 Degrees 32'30" East a distance of 247.52'.

Thence South 81 Degrees 07'09" East a distance of 161.94'.

Thence South 13 Degrees 14'26" West a distance of 87.32'.

Thence South 73 Degrees 14'15" East a distance of 86.68'.

Thence North 19 Degrees 17'24" East a distance of 127.14'.

Thence North 77 Degrees 49'43" East a distance of 260.86'.

Thence South 85 Degrees 41'60" East a distance of 133.38'.

Thence North 62 Degrees 51'01" East a distance of 131.49'.

Thence North 78 Degrees 41'24" East a distance of 127.48'.

Thence South 69 Degrees 26'38" East a distance of 128.16'.

Thence South 42 Degrees 46'03" East a distance of 544.89'.
Thence North 25 Degrees 38'28" East a distance of 544.89'.
Thence South 49 Degrees 53'57" East a distance of 248.39'.
Thence South 17 Degrees 06'10" East a distance of 136.01'.
Thence North 11 Degrees 04'13" East a distance of 234.36'.
Thence South 86 Degrees 54'21" East a distance of 185.27'.
Thence South 09 Degrees 51'57" East a distance of 116.73'.
Thence North 46 Degrees 32'54" East a distance of 130.86'.
Thence North 82 Degrees 11'4'05" East a distance of 111.02'.
Thence South 71 Degrees 33'54" East a distance of 110.68'.
Thence South 20 Degrees 11'39" East a distance of 92.70'.
Thence South 00 Degrees 58'16" West a distance of 118.02'.
Thence South 17 Degrees 44'41" West a distance of 131.24'.
Thence North 71 Degrees 04'31" East a distance of 185.00'.
Thence North 23 Degrees 11'55" East a distance of 190.39'.
Thence South 75 Degrees 57'50" East a distance of 103.08'.
Thence South 23 Degrees 57'45" East a distance of 147.73'.
Thence South 33 Degrees 18'38" East a distance of 209.40'.
Thence North 58 Degrees 14'26" East a distance of 123.49'.
Thence South 72 Degrees 05'22" East a distance of 276.39'.
Thence South 06 Degrees 52'54" West a distance of 292.10'.
Thence South 22 Degrees 39'34" West a distance of 111.62'.
Thence South 44 Degrees 20'02" West a distance of 121.63'.

Thence South 16 Degrees 14'20" East a distance of 107.28'.

Thence South 06 Degrees 28'59" West a distance of 132.85'.

Thence South 38 Degrees 13'13" West a distance of 101.83'.

Thence South 02 Degrees 07'16" East a distance of 270.19'.

Thence South 34 Degrees 31'41" West a distance of 303.45'.

Thence South 29 Degrees 21'28" West a distance of 91.79'.

Thence South 11 Degrees 33'36" East a distance of 224.56'.

Thence South 04 Degrees 05'08" West a distance of 140.36'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 23 Degrees 11'55" West a distance of 114.24'.

Thence South 53 Degrees 07'48" West a distance of 125.00'.

Thence South 38 Degrees 59'28" West a distance of 96.30' to the beginning of a tangent curve concave Northwesterly and having a radius of 325.00'.

Thence Westerly along said curve through a central angle of 56 Degrees 17'56" a distance of 319.35'.

Thence tangent to said curve North 84 Degrees 42'36" West a distance of 97.26'.

Thence South 78 Degrees 53'13" West a distance of 130.45' to the beginning of a tangent curve concave Southeasterly and having a radius of 75.00'.

Thence Southerly along said curve through a central angle of 128 Degrees 19'41" a distance of 167.98'.

Thence tangent to said curve South 49 Degrees 26'28" East a distance of 137.31'.

Thence South 86 Degrees 33'09" East a distance of 83.15'.

Thence South 31 Degrees 13'35" West a distance of 187.11'.

Thence North 82 Degrees 14'05" East a distance of 111.02'.

Thence South 36 Degrees 42'10" West a distance of 205.80'.

Thence South 78 Degrees 115'57" West a distance of 255.34 to the beginning of a tangent curve concave Easterly and having a distance of 30.00'.

Thence Southerly along said curve through a central angle of 142 Degrees 41'04" a distance of 74.71'.

Thence tangent to said curve South 64 Degrees 25'07" East a distance of 223.80'.

Thence South 59 Degrees 02'10" East a distance of 145.77'.

Thence South 39 Degrees 02'08" East a distance of 238.17'.

Thence West a distance of 170.00'.

Thence South 25 Degrees 12'04" East a distance of 187.88'.

Thence South 36 Degrees 52'12" East a distance of 102.01' to the beginning of a tangent curve concave Westerly and having a radius of 95.00'.

Thence Southerly along said curve through a central angle of 91 Degrees 46'27" a distance of 152.17'.

Thence tangent to said curve South 54 Degrees 54'15" West a distance of 128.12'.

Thence South 68 Degrees 27'32" West a distance of 204.27'.

Thence South 41 Degrees 11'09" West a distance of 106.30'.

Thence South 81 Degrees 01'39" West a distance of 96.28'.

Thence South 03 Degrees 00'46" East a distance of 95.13'.

Thence South 39 Degrees 59'13" West a distance of 202.30'.

Thence South 07 Degrees 07'30" East a distance of 241.87'.

Thence South 55 Degrees 29'29" West a distance of 291.25'.

Thence South 77 Degrees 04'26" West a distance of 120.28' to the beginning of a tangent curve concave Southeasterly and having a radius of 300.00'.

Thence Westerly along said curve through a central angle of 65 Degrees 24'53" a distance of 342.51'.

Thence North 65 Degrees 00'00" East a distance of 125.00'.
Thence North 55 Degrees 00'29" East a distance of 122.07'.
Thence North 72 Degrees 53'50" East a distance of 204.02'.
Thence North 81 Degrees 42'51" East a distance of 416.35'.
Thence East a distance of 50.00'.
Thence North 19 Degrees 39'14" West a distance of 193.26'.
Thence North 39 Degrees 48'20" East a distance of 101.53'.
Thence North 17 Degrees 39'00" East 115.43'.
Thence North 32 Degrees 32'30" East 124.56'.
Thence North 47 Degrees 24'48" East a distance of 184.72'.
Thence South 04 Degrees 21'25" West a distance of 105.30'.
Thence South 30 Degrees 52'00" East a distance of 101.36'.
Thence South 47 Degrees 45'22" East a distance of 145.78'.
Thence North 55 Degrees 26'15" East a distance of 109.29'.
Thence South 89 Degrees 27'16" East a distance of 210.01'.
Thence South 27 Degrees 12'58" East a distance of 393.57'.
Thence South 33 Degrees 41'24" East a distance of 108.17'.
Thence South 66 Degrees 48'05" East a distance of 114.24'.
Thence South 27 Degrees 17'58" East a distance of 174.43'.
Thence North 16 Degrees 41'57" East a distance of 104.40'.
Thence North 74 Degrees 49'38" East a distance of 183.39'.
Thence South 74 Degrees 11'51" East a distance of 110.16'.
Thence North 10 Degrees 18'17" East a distance of 134.16'.

Thence South 86 Degrees 11'09" West a distance of 120.27'.

Thence South 76 Degrees 33'05" West a distance of 94.59'.

Thence North 66 Degrees 22'14" West a distance of 174.64'.

Thence North 43 Degrees 34'04" West a distance of 113.17'.

Thence North 00 Degrees 46'27" West a distance of 148.01'.

Thence East a distance of 110.00'.

Thence North 73 Degrees 47'28" East a distance of 83.84' to the beginning of a tangent curve concave Northwesterly and having a radius of 180.00'.

Thence Easterly along said curve through a central angle of 55 Degrees 47'13" a distance of 175.26'.

Thence tangent to said curve North 18 Degrees 00'15" East 157.08'.

Thence East a distance of 130.00'.

Thence North 06 Degrees 37'57" West a distance of 173.16'.

Thence North 66 Degrees 25'31" West a distance of 120.02'.

Thence North 24 Degrees 05'15" West a distance of 93.11'.

Thence North 40 Degrees 47'41" East a distance of 96.43'.

Thence North 01 Degrees 28'08" West a distance of 117.04'.

Thence North 75 Degrees 41'20" East a distance of 101.14'.

Thence North 34 Degrees 59'31" West a distance of 122.07'.

Thence South 87 Degrees 16'25" East a distance of 210.24'.

Thence North 15 Degrees 51'22" West a distance of 277.22'.

Thence North 15 Degrees 56'43" West a distance of 109.20'.

Thence North 19 Degrees 08'01" West a distance of 259.33'.

Thence South 87 Degrees 47'51" East a distance of 130.10'.

Thence South 68 Degrees 11'55" East a distance of 107.70'.

Thence South 51 Degrees 20'25" East a distance of 192.09'.
Thence North 13 Degrees 12'04" West a distance of 166.40'.
Thence South 80 Degrees 45'52" East a distance of 124.62'.
Thence North 33 Degrees 10'43" West a distance of 155.32'.
Thence North 53 Degrees 15'09" East a distance of 93.60'.
Thence North 85 Degrees 06'03" East a distance of 140.51'.
Thence South 72 Degrees 53'50" East a distance of 136.02'.
Thence North 76 Degrees 51'10" East a distance of 140.69'.
Thence North 80 Degrees 52'11" West a distance of 113.44'.
Thence North 52 Degrees 07'30" West a distance of 114.02'.
Thence North 76 Degrees 45'34" West a distance of 174.64'.
Thence South 86 Degrees 03'17" West a distance of 145.34'.
Thence North 40 Degrees 54'52" East a distance of 99.25'.
Thence North 50 Degrees 11'40" East a distance of 195.26'.
Thence North 03 Degrees 10'47" East a distance of 90.14'.
Thence North 48 Degrees 07'20" East a distance of 194.74'.
Thence South 79 Degrees 02'45" East a distance of 157.88'.
Thence North 14 Degrees 51'01" West a distance of 136.56'.
Thence North 83 Degrees 22'45" East a distance of 112.75'.
Thence North 25 Degrees 10'25" West a distance of 110.49'.
Thence North 36 Degrees 28'09" West a distance of 143.00'.
Thence North 57 Degrees 59'41" East a distance of 94.34'.
Thence North 29 Degrees 03'17" East a distance of 102.96'.

Thence North 59 Degrees 02'10" West a distance of 87.46'

Thence North 01 Degrees 47'24" East a distance of 160.08'.

Thence North 14 Degrees 11'37" West a distance of 265.09'.

Thence North 22 Degrees 55'56" West a distance of 141.16'.

Thence North 03 Degrees 24'23" West a distance of 168.30'.

Thence South 67 Degrees 54'46" East a distance of 372.32'.

Thence South 80 Degrees 13'03" East a distance of 176.57'.

Thence South 42 Degrees 17'14" East a distance of 283.87'.

Thence South 41 Degrees 49'13" West a distance of 127.48'.

Thence South 30 Degrees 22'45" West a distance of 168.08'.

Thence South 65 Degrees 39'32" West a distance of 230.49'.

Thence South 79 Degrees 27'58" East a distance of 246.15'.

Thence South 20 Degrees 28'20" East a distance of 80.06'

Thence South 27 Degrees 00'46" West a distance of 286.23'.

Thence South 11 Degrees 53'19" West a distance of 194.16'.

Thence South 03 Degrees 21'59" East a distance of 170.29'.

Thence South 28 Degrees 26'34" East a distance of 272.95'.

Thence South 05 Degrees 48'24" East a distance of 296.52'.

Thence South 39 Degrees 28'21" East a distance of 110.11'.

Thence South 71 Degrees 33'54" East a distance of 94.87'.

Thence South 04 Degrees 23'55" East a distance of 130.38'.

Thence South 21 Degrees 20'13" East a distance of 343.55'.

Thence North 43 Degrees 31'52" East a distance of 137.93'.

Thence South 62 Degrees 14'29" East a distance of 107.35'.
Thence South 14 Degrees 02'10" East a distance of 144.31'.
Thence South 26 Degrees 33'54" East a distance of 122.98'.
Thence North 19 Degrees 39'14" East a distance of 222.99'.
Thence South 80 Degrees 32'16" East a distance of 91.24'.
Thence South 23 Degrees 52'06" East a distance of 123.57'.
Thence North 49 Degrees 23'55" East a distance of 92.20'.
Thence South 85 Degrees 06'03" East a distance of 140.51'.
Thence South 02 Degrees 43'35" West a distance of 105.12'.
Thence North 59 Degrees 32'04" East a distance of 98.62'.
Thence South 56 Degrees 18'36" East a distance of 90.14'.
Thence North 87 Degrees 42'34" East a distance of 125.10'.
Thence North 80 Degrees 04'26" East a distance of 203.04'.
Thence North 74 Degrees 21'28" East a distance of 129.81'.
Thence South 33 Degrees 16'30" East a distance of 191.38'.
Thence South 31 Degrees 25'47" West a distance of 105.48'.
Thence South 08 Degrees 52'51" West a distance of 129.55'.
Thence North 73 Degrees 18'03" East a distance of 167.04'.
Thence South 01 Degrees 35'28" East a distance of 180.07'.
Thence South 17 Degrees 01'14" West a distance of 102.49'.
Thence South 80 Degrees 44'39" East a distance of 136.78'.
Thence South 19 Degrees 42'51" West a distance of 127.47'.
Thence South 61 Degrees 36'25" West a distance of 252.36'.

Thence North 79 Degrees 37'27" East a distance of 228.72' to the beginning of a tangent curve concave Southwesterly and having a radius of 80.00'.

Thence Southerly along said curve through a central angle of 117 Degrees 37'57" a distance of 164.25'.

Thence tangent to said curve South 17 Degrees 15'24" West a distance of 113.90'.

Thence North 67 Degrees 02'10" East a distance of 128.16'.

Thence South 11 Degrees 46'06" West a distance of 122.58'.

Thence South 72 Degrees 38'46" West a distance of 167.63'.

Thence South 67 Degrees 53'26" East a distance of 172.70'.

Thence South 21 Degrees 02'15" East a distance of 139.28'.

Thence South 46 Degrees 50'51" West a distance of 109.66'.

Thence South 69 Degrees 08'44" East a distance of 112.36'.

Thence North 38 Degrees 17'25" East a distance of 242.07'.

Thence South 43 Degrees 52'36" East a distance of 180.35'.

Thence North 41 Degrees 59'14" East a distance of 134.54'.

Thence South 49 Degrees 14'11" East a distance of 191.44'.

Thence South 03 Degrees 41'29" West a distance of 155.32'.

Thence South 26 Degrees 33'54" West a distance of 111.80'.

Thence South 03 Degrees 34'35" East a distance of 160.31'.

Thence North 50 Degrees 37'51" East a distance of 252.24'.

Thence South 74 Degrees 03'17" East a distance of 109.20'.

Thence North 27 Degrees 33'10" East a distance of 103.77'.

Thence North 32 Degrees 44'07" West a distance of 199.72'.

Thence North 26 Degrees 33'54" East a distance of 100.62'.

Thence North 88 Degrees 21'48" East a distance of 105.04'.

Thence North 72 Degrees 04'56" East a distance of 315.29'.

Thence South 60 Degrees 15'18" East a distance of 161.25'.

Thence East a distance of 72.00'.

Thence South 20 Degrees 15'57" East a distance of 138.58'.

Thence South 33 Degrees 10'43" West a distance of 155.32'.

Thence North 87 Degrees 36'51" East a distance of 120.10'.

Thence South 05 Degrees 54'22" West a distance of 145.77'.

Thence South 30 Degrees 15'23" West a distance of 138.92'.

Thence South 04 Degrees 45'49" East a distance of 120.42'.

Thence South 15 Degrees 25'20" West a distance of 150.42'.

Thence South a distance of 235.00'.

Thence South 06 Degrees 34'55" East a distance of 130.86'.

Thence South 08 Degrees 58'21" West a distance of 192.35'.

Thence South 51 Degrees 48'33" East a distance of 95.43'.

Thence South 28 Degrees 47'12" West a distance of 103.83'.

Thence South 14 Degrees 02'10" East a distance of 103.08'.

Thence South 05 Degrees 11'40" West a distance of 165.68'.

Thence South 22 Degrees 50'01" East a distance of 103.08'.

Thence South 61 Degrees 11'21" West a distance of 114.13'.

Thence South 71 Degrees 33'54" East a distance of 126.49'.

Thence South 05 Degrees 26'25" East a distance of 105.48'.

Thence South 46 Degrees 32'54" East a distance of 130.86'.

Thence South 41 Degrees 20'52" East a distance of 133.21'.
Thence South 50 Degrees 49'15" East a distance of 292.84'.
Thence South 10 Degrees 00'29" East a distance of 86.31'.
Thence South 45 Degrees 00'00" East a distance of 205.06'.
Thence South a distance of 130.00'.
Thence North 86 Degrees 25'25" East a distance of 320.62'.
Thence South 60 Degrees 01'06" East a distance of 150.08'.
Thence South 24 Degrees 26'38" East a distance of 120.83'.
Thence South 49 Degrees 41'09" East a distance of 216.39'.
Thence North 55 Degrees 42'47" East a distance of 266.27'.
Thence North 62 Degrees 02'56" East a distance of 277.35'.
Thence North 72 Degrees 21'00" East a distance of 230.87'.
Thence North 59 Degrees 02'10" East a distance of 204.08'.
Thence North 77 Degrees 00'19" East a distance of 133.42'.
Thence North 47 Degrees 07'16" East a distance of 95.52'.
Thence North 24 Degrees 13'40" East a distance of 109.66'.
Thence North 43 Degrees 09'09" East a distance of 219.32'.
Thence North 55 Degrees 00'29" East a distance of 122.07'.
Thence North 49 Degrees 11'06" West a distance of 145.34'.
Thence North 68 Degrees 37'46" East a distance of 123.49'.
Thence North 82 Degrees 41'39" East a distance of 196.60'.
Thence South 63 Degrees 26'06" East a distance of 212.43'.
Thence South 49 Degrees 23'55" East a distance of 92.20'.

Thence South 71 Degrees 50'02" East a distance of 336.79'.

Thence South 43 Degrees 15'51" East a distance of 233.45'.

Thence South 47 Degrees 01'17" East a distance of 300.71'.

Thence South 42 Degrees 11'04" East a distance of 215.93'.

Thence South 48 Degrees 53'16" East a distance of 365.00'.

Thence South 47 Degrees 47'51" East a distance of 280.00'.

Thence South 71 Degrees 42'59" East a distance of 500.00' to the beginning of a tangent curve concave Southwesterly and having a radius of 2500.00'.

Thence Easterly along said curve through a central angle of 17 Degrees 31'51" to a point on the East boundary line of The Pauba Rancho.

Thence Southwesterly along said rancho boundary line to the most Southeasterly corner thereof.

Thence Westerly along said rancho boundary line to the Northwest corner of Section 24, Township 8 South, Range 1 West.

Thence Southerly along the West line of said Section 24 to the Southwest corner thereof.

Thence Easterly along the South line of said Section 24 to the Southeast corner thereof.

Thence Southerly along the West line of Section 30, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Easterly along the South line of said Section 30 and the South line of Section 29, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Southerly along the West line of Section 33, Township 8 South, Range 1 East to the Southwest corner thereof. Said corner also being a point in the Southerly boundary line of the County of Riverside, California.

Thence Easterly along said Southerly boundary line to its intersection with the East line of Section 35, Township 8 South, Range 1 East.

Thence Northerly along the East line of said Section 35 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 35 to the Northwest corner thereof.

Thence Northerly along the East line of Sections 27 and 22, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the West 1/2 of the East 1/2 of Section 14, Township 8 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 14 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 14 and the North line of Section 15, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Southerly along the West line of said Section 15 and the West line of Section 22, Township 8 South, Range 1 East to the Southwest corner thereof.

Thence Westerly along the North line of Sections 28 and 29, Township 8 South, Range 1 East to the Northwest corner thereof.

Thence Northerly along the East line of Section 19, Township 8 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of said Section 19 to the Northwest corner thereof.

Thence Northerly along the East line of Section 13, Township 8 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 13 to its intersection with the Easterly boundary line of the Pauba Rancho.

Thence Southwesterly along said rancho boundary line a distance of 3800.00'.

Thence leaving said rancho boundary line South 77 Degrees 12'23" West a distance of 1542.24' to the beginning of a non-tangent curve concave Northeasterly and having a radius of 600.00'. A radial line bears North 03 Degrees 16'45" East.

Thence Westerly along said curve through a central angle of 35 Degrees 39'40" a distance of 373.44'.

Thence leaving said curve North 33 Degrees 45'20" East a distance of 484.24'.

Thence North 47 Degrees 46'03" East a distance of 700.84'.

Thence North 54 Degrees 32'56" East a distance of 152.89'.

Thence North 82 Degrees 13'56" East a distance of 187.36'.

Thence North 87 Degrees 54'05" East a distance of 390.53'.

Thence North 78 Degrees 01'53" East a distance of 201.31'.

Thence South 80 Degrees 36'13" East a distance of 353.91' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 224.85'.

Thence North 80 Degrees 21'04" West a distance of 630.44'.

Thence South 87 Degrees 33'13" West a distance of 511.46'.
Thence South 72 Degrees 43'11" West a distance of 184.78'.
Thence South 59 Degrees 31'31" West a distance of 429.17'.
Thence South 67 Degrees 09'37" West a distance of 577.07'.
Thence South 29 Degrees 09'59" West a distance of 480.00'.
Thence South 46 Degrees 38'12" West a distance of 123.79'.
Thence North 85 Degrees 01'49" West a distance of 230.87'.
Thence North 55 Degrees 48'50" West a distance of 120.00'.
Thence North 19 Degrees 42'53" East a distance of 191.37'.
Thence North 39 Degrees 18'41" East a distance of 406.86'.
Thence North 41 Degrees 53'28" East a distance of 609.71'.
Thence North 37 Degrees 14'26" East a distance of 60.83'.
Thence North 52 Degrees 27'24" West a distance of 80.09'.
Thence South 60 Degrees 33'10" West a distance of 553.62'.
Thence South 37 Degrees 53'43" West a distance of 800.00'.
Thence South 54 Degrees 41'20" West a distance of 147.05'.
Thence West a distance of 160.00'.
Thence South 78 Degrees 31'05" West a distance of 326.53'.
Thence South 72 Degrees 33'10" West a distance of 183.44'.
Thence North 59 Degrees 32'04" West a distance of 98.62'.
Thence South 80 Degrees 32'16" West a distance of 121.66'.
Thence North 78 Degrees 13'54" West a distance of 122.58'.
Thence North 60 Degrees 15'18" West a distance of 161.25'.
Thence North 34 Degrees 17'13" West a distance of 133.14'.
Thence North 12 Degrees 05'41" East a distance of 143.18'.
Thence North 79 Degrees 00'41" West a distance of 104.92'.

Thence North 11 Degrees 18'36" West a distance of 112.18'.
Thence North 21 Degrees 48'05" West a distance of 107.70'.
Thence North 08 Degrees 07'48" West a distance of 282.84'.
Thence North 70 Degrees 33'36" East a distance of 90.14'.
Thence North 49 Degrees 45'49" West a distance of 170.29'.
Thence North 15 Degrees 22'35" West a distance of 207.42'.
Thence North 51 Degrees 50'34" East a distance of 178.04'.
Thence South 58 Degrees 23'13" East a distance of 152.64'.
Thence South 85 Degrees 36'05" East a distance of 130.38'.
Thence North 45 Degrees 00'00" West a distance of 169.71'.
Thence North 40 Degrees 36'05" East a distance of 92.20'.
Thence North 59 Degrees 20'57" West a distance of 156.92'.
Thence South 83 Degrees 39'35" East a distance of 90.55'.
Thence North 70 Degrees 20'46" West a distance of 148.66'.
Thence South 34 Degrees 22'49" West a distance of 115.11'.
Thence South 54 Degrees 09'44" West a distance of 111.02'.
Thence North 69 Degrees 08'44" West a distance of 112.36'.
Thence North 39 Degrees 24'03" East a distance of 362.35'.
Thence South 70 Degrees 01'01" West a distance of 117.05'.
Thence South 54 Degrees 14'46" West a distance of 154.03'.
Thence North 34 Degrees 59'31" West a distance of 122.07'.
Thence North 09 Degrees 39'36" East a distance of 238.38'.
Thence North 77 Degrees 35'33" East a distance of 255.98'.
Thence North 35 Degrees 32'16" West a distance of 86.02'.
Thence North 55 Degrees 42'47" East a distance of 266.27'.
Thence North 87 Degrees 08'15" East a distance of 200.25'.
Thence North 63 Degrees 26'06" East a distance of 223.61'.

Thence South 86 Degrees 59'14" West a distance of 190.26'.
Thence North 74 Degrees 28'33" West a distance of 280.22'.
Thence North 11 Degrees 53'19" West a distance of 97.08'.
Thence South 15 Degrees 49'09" West a distance of 187.09'.
Thence South 67 Degrees 22'48" West 130.00'.
Thence South 61 Degrees 23'22" West a distance of 125.30'.
Thence North 06 Degrees 06'56" East a distance of 140.80'.
Thence North 07 Degrees 07'30" West a distance of 120.93'.
Thence South 29 Degrees 03'17" West a distance of 102.96'.
Thence South 68 Degrees 11'55" West a distance of 107.70'.
Thence North 20 Degrees 00'15" East a distance of 149.03'.
Thence North 13 Degrees 11'26" East a distance of 328.67'.
Thence North 00 Degrees 40'56" West a distance of 420.00'.
Thence North 50 Degrees 42'38" West a distance of 142.13'.
Thence North 22 Degrees 50'01" West a distance of 103.08'.
Thence North 43 Degrees 01'30" West a distance of 102.59'.
Thence North 21 Degrees 48'05" West a distance of 107.70'.
Thence North 47 Degrees 36'09" West a distance of 155.72'.
Thence North 77 Degrees 28'16" West a distance of 58.37' to the beginning of a tangent curve concave Northeasterly and having a radius of 125.00'.
Thence Northerly along said curve through a central angle of 90 Degrees 27'57" a distance of 197.37'.
Thence tangent to said curve North 12 Degrees 59'41" East a distance of 74.10'.
Thence North 85 Degrees 14'10" East a distance of 120.42'.
Thence South 79 Degrees 06'52" East a distance of 132.38'.
Thence East a distance of 120.00'.
Thence North 77 Degrees 28'16" East a distance of 507.70'.

Thence South 88 Degrees 05'27" East a distance of 300.17'.
Thence South 51 Degrees 20'25" East a distance of 96.05'.
Thence North 81 Degrees 24'59" East a distance of 268.00'.
Thence North 52 Degrees 07'30" West a distance of 171.03'.
Thence North 31 Degrees 15'49" East a distance of 163.78'.
Thence North 52 Degrees 48'55" East a distance of 182.00'.
Thence North 41 Degrees 49'13" East a distance of 127.48'.
Thence North 27 Degrees 17'59" East a distance of 174.43'.
Thence North 43 Degrees 36'10" East a distance of 145.00'.
Thence North 72 Degrees 07'17" East a distance of 162.86'.
Thence North 51 Degrees 50'34" West a distance of 89.02'.
Thence North 05 Degrees 11'40" East a distance of 110.45'.
Thence North 15 Degrees 04'07" East a distance of 134.63'.
Thence North 72 Degrees 28'28" East a distance of 99.62'.
Thence North 54 Degrees 27'44" West a distance of 86.02'.
Thence North 11 Degrees 00'13" West a distance of 183.37'.
Thence North 79 Degrees 54'29" East a distance of 228.54'.
Thence South 68 Degrees 33'08" East a distance of 150.42'.
Thence North 03 Degrees 56'43" East a distance of 145.34'.
Thence North 56 Degrees 18'36" East a distance of 144.22'.
Thence South 37 Degrees 18'14" East a distance of 132.00'.
Thence South 46 Degrees 07'24" East a distance of 180.35'.
Thence South 47 Degrees 38'33" East a distance of 230.05'.
Thence North 03 Degrees 21'59" East a distance of 85.15'.
Thence North 17 Degrees 21'14" East a distance of 83.82'.
Thence North 22 Degrees 46'57" West a distance of 271.15'.
Thence North 61 Degrees 41'57" East a distance of 147.65'.

Thence South 21 Degrees 58'28" East a distance of 196.17' to the beginning of a tangent curve concave Northeasterly and having a radius of 120.00'.

Thence Easterly along said curve through a central angle of 85 Degrees 37'05" a distance of 179.32'.

Thence tangent to said curve North 72 Degrees 24'27" East a distance of 103.90'.

Thence North 56 Degrees 18'36" East a distance of 90.14'.

Thence South 58 Degrees 40'17" East a distance of 134.63'.

Thence South 39 Degrees 17'22" East a distance of 142.13'.

Thence North 10 Degrees 07'29" East a distance of 142.21'.

Thence North 08 Degrees 21'57" West a distance of 171.83'.

Thence North 36 Degrees 15'14" West a distance of 186.01'.

Thence North 59 Degrees 32'04" East a distance of 98.62'.

Thence North 82 Degrees 05'34" East a distance of 181.73'.

Thence North 65 Degrees 43'32" East a distance of 279.73'.

Thence North 46 Degrees 23'50" East a distance of 145.00'.

Thence North 35 Degrees 50'16" East a distance of 111.02'.

Thence North 59 Degrees 02'10" East a distance of 204.08'.

Thence North 35 Degrees 45'14" East a distance of 154.03'.

Thence North 55 Degrees 55'22" East a distance of 205.24'.

Thence North 75 Degrees 46'26" East a distance of 366.23'.

Thence North 68 Degrees 11'55" East a distance of 188.48'.

Thence North 74 Degrees 57'44" East a distance of 346.88'.

Thence North 66 Degrees 15'02" East a distance of 136.57'.

Thence North 30 Degrees 34'45" East a distance of 127.77'.

Thence North 11 Degrees 58'34" West a distance of 168.67'.

Thence South 60 Degrees 38'32" East a distance of 91.79'.

Thence South 34 Degrees 59'31" East a distance of 122.07'.

Thence South 41 Degrees 38'01" East a distance of 120.42'

Thence North 12 Degrees 31'44" West a distance of 92.20'.

Thence South 81 Degrees 28'09" East a distance of 101.12'.

Thence North 67 Degrees 50'01" West a distance of 145.77'.

Thence South 75 Degrees 59'45" East a distance of 915.00' to a point on the Easterly boundary line of The Pauba Rancho.

Thence along said rancho boundary line North 13 Degrees 35'32" East a distance of 655.26'.

Thence leaving said rancho boundary line North 44 Degrees 20'36" West a distance of 114.98' to the beginning of a tangent curve concave Easterly and having a radius of 150.00'.

Thence Northerly along said curve through a central angle of 105 Degrees 00'00" a distance of 274.89'.

Thence tangent from said curve North 60 Degrees 39'24" East a distance of 150.00'.

Thence North 06 Degrees 50'36" West a distance of 92.39'.

Thence North 74 Degrees 20'36" West a distance of 300.00'.

Thence North 70 Degrees 45'43" West a distance of 491.69'.

Thence North 48 Degrees 04'02" West a distance of 505.79'.

Thence North 18 Degrees 21'47" East a distance of 458.89'.

Thence South 87 Degrees 10'09" West a distance of 1250.40'.

Thence South 08 Degrees 12'01" West a distance of 385.08'.

Thence South 27 Degrees 12'07" East a distance of 223.45'.

Thence South 13 Degrees 42'18" West a distance of 120.01'.

Thence South 77 Degrees 25'51" West a distance of 631.86'.

Thence North 45 Degrees 05'45" West a distance of 178.80'.

Thence North 23 Degrees 39'02" West a distance of 724.70'.

Thence North 34 Degrees 49'03" West a distance of 211.87'.

Thence North 62 Degrees 41'17" West a distance of 254.81'.

Thence North 86 Degrees 37'15" West a distance of 334.80'.

Thence South 66 Degrees 05'48" West a distance of 261.74'.
Thence South 67 Degrees 10'15" West a distance of 293.59'.
Thence South 85 Degrees 01'36" West a distance of 375.77'.
Thence North 85 Degrees 49'14" West a distance of 446.34'.
Thence North 57 Degrees 51'27" West a distance of 292.38'.
Thence North 29 Degrees 42'26" West a distance of 214.87'.
Thence North 07 Degrees 53'17" East a distance of 210.39'.
Thence North 35 Degrees 38'42" East a distance of 394.07'.
Thence North 86 Degrees 55'06" West a distance of 417.69'.
Thence South 43 Degrees 16'41" West a distance of 211.99'.
Thence South 15 Degrees 17'49" West a distance of 573.11'.
Thence South 41 Degrees 49'02" West a distance of 255.56'.
Thence South 38 Degrees 27'42" East a distance of 391.47'.
Thence South 13 Degrees 21'05" East a distance of 767.66'.
Thence South 14 Degrees 02'10" East a distance of 176.87' to the beginning of a tangent curve concave Westerly and having a radius of 140.00'.
Thence Southerly along said curve through a central angle of 39 Degrees 14'14" a distance of 95.88'.
Thence tangent to said curve South 25 Degrees 12'04" West a distance of 17.44' to the beginning of a tangent curve concave Northerly and having a radius of 50.00'.
Thence Westerly along said curve through a central angle of 134 Degrees 56'37" a distance of 117.76'.
Thence tangent to said curve North 19 Degrees 51'19" West a distance of 70.84'.
Thence West a distance of 80.00'.
Thence South a distance of 130.00'.
Thence North 70 Degrees 01'01" West a distance of 117.05'.
Thence South 22 Degrees 14'56" West a distance of 118.85'.
Thence South 62 Degrees 06'10" East a distance of 96.18'.
Thence South 16 Degrees 18'50" West a distance of 213.60'.

Thence South 72 Degrees 28'28" West a distance of 99.62'.

Thence North 48 Degrees 48'51" West a distance of 106.30'.

Thence South 41 Degrees 11'09" West a distance of 159.45'.

Thence North 23 Degrees 57'45" West a distance of 98.49'.

Thence South 71 Degrees 33'54" West a distance of 94.87'.

Thence North 53 Degrees 36'56" West a distance of 118.00'.

Thence North 23 Degrees 25'43" East a distance of 163.48'.

Thence North 06 Degrees 20'25" West a distance of 90.55'.

Thence North 23 Degrees 11'55" East a distance of 76.16'.

Thence South 48 Degrees 48'51" West a distance of 106.30'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.

Thence South 48 Degrees 10'47" West a distance of 127.48'.

Thence North 12 Degrees 31'44" West a distance of 138.29'.

Thence South 82 Degrees 24'19" West a distance of 75.66'.

Thence North 11 Degrees 18'36" West a distance of 50.99'.

Thence North 71 Degrees 33'54" West a distance of 63.25'.

Thence North 08 Degrees 07'48" West a distance of 70.71'.

Thence South 75 Degrees 04'07" West a distance of 155.24'.

Thence North 81 Degrees 52'12" West a distance of 106.07'.

Thence South 34 Degrees 41'43" West a distance of 79.06'.

Thence South 69 Degrees 26'38" West a distance of 128.016'.

Thence North 80 Degrees 32'16" West a distance of 91.24'.

Thence South 63 Degrees 26'06" West a distance of 67.08'.

Thence North 33 Degrees 41'24" West a distance of 72.11'.

Thence West a distance of 130.00'.

Thence North 18 Degrees 26'06" East a distance of 73.99' to the beginning of a tangent curve concave Southeasterly and having a radius of 150.00'.

Thence Easterly along said curve through a central angle of 58 Degrees 34'13" a distance of 153.34'.

Thence tangent to said curve North 77 Degrees 00'19" East a distance of 182.70'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 66 Degrees 02'15" West a distance of 98.49'.

Thence North 29 Degrees 21'28" West a distance of 91.79'.

Thence North 77 Degrees 54'19" West a distance of 71.59'.

Thence South 62 Degrees 21'14" West a distance of 118.53'.

Thence North 02 Degrees 12'09" East a distance of 130.10'.

Thence North 17 Degrees 39'00" West a distance of 115.43'.

Thence North a distance of 85.00'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence South 16 Degrees 59'27" West a distance of 188.22'.

Thence South 36 Degrees 01'39" West a distance of 136.02'.

Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 37 Degrees 34'07" West a distance of 82.01'.

Thence South 18 Degrees 26'06" West a distance of 79.06'.

Thence North 83 Degrees 36'35" West a distance of 135.83'.

Thence South 62 Degrees 06'10" West a distance of 96.18'.

Thence North 26 Degrees 33'54" West a distance of 78.26'.

Thence North 38 Degrees 59'28" East a distance of 135.09'.

Thence North 54 Degrees 46'57" East a distance of 104.04'.

Thence North 20 Degrees 19'23" East a distance of 143.96'.

Thence North 05 Degrees 21'21" East a distance of 321.40'.

Thence South 31 Degrees 49'39" West a distance of 170.66'.

Thence South 12 Degrees 31'34" West a distance of 92.20'.

Thence South 40 Degrees 06'03" West a distance of 124.20'.

Thence South 76 Degrees 36'27" West a distance of 107.94'.
Thence South 55 Degrees 29'29" West a distance of 97.08'.
Thence South 19 Degrees 39'14" West a distance of 74.33'.
Thence North 82 Degrees 52'30" West a distance of 80.62'.
Thence South 12 Degrees 05'41" West a distance of 143.18'.
Thence South 86 Degrees 43'46" West a distance of 175.29'.
Thence South 46 Degrees 16'23" West a distance of 159.14'.
Thence West a distance of 70.00'.
Thence North 42 Degrees 16'25" West a distance of 74.33'.
Thence North a distance of 105.00'.
Thence North 78 Degrees 01'26" West a distance of 168.67'.
Thence North 56 Degrees 18'36" West a distance of 126.10'.
Thence North 60 Degrees 15'18" East a distance of 120.93'.
Thence South 87 Degrees 30'37" East a distance of 115.11'.
Thence North 60 Degrees 38'32" East a distance of 183.58'.
Thence North 73 Degrees 00'33" East a distance of 188.22'.
Thence North 76 Degrees 45'34" West a distance of 174.64'.
Thence North 01 Degrees 38'12" West a distance of 175.07'.
Thence North 08 Degrees 31'51" West a distance of 303.36'.
Thence South 39 Degrees 48'20" West a distance of 78.10'.
Thence South 05 Degrees 26'25" East a distance of 105.48'.
Thence South 15 Degrees 38'32" West a distance of 129.81'.
Thence South 03 Degrees 34'35" West a distance of 80.16'.
Thence South 31 Degrees 25'47" West a distance of 105.48'.
Thence North 43 Degrees 09'09" West a distance of 109.66'.
Thence South 25 Degrees 27'48" West a distance of 116.30'.

Thence North 59 Degrees 44'37" West a distance of 138.92'.
Thence North 80 Degrees 04'26" West a distance of 203.04'.
Thence South 51 Degrees 20'25" West a distance of 96.05'.
Thence South 20 Degrees 33'22" West a distance of 85.44'.
Thence South 82 Degrees 38'51" West a distance of 312.57'.
Thence South 57 Degrees 22'51" West a distance of 148.41'.
Thence North 29 Degrees 14'56" East a distance of 143.27'.
Thence North 10 Degrees 26'15" East a distance of 193.20'.
Thence South 41 Degrees 25'25" West a distance of 113.36'.
Thence South 33 Degrees 01'26" West a distance of 119.27'.
Thence South 83 Degrees 17'25" West a distance of 171.17'.
Thence North 40 Degrees 21'52" West a distance of 131.24'.
Thence North 04 Degrees 34'10" East a distance of 125.45'.
Thence North 07 Degrees 35'45" West a distance of 75.61'.
Thence North 36 Degrees 23'04" East a distance of 118.00'.
Thence South 71 Degrees 01'47" West a distance of 169.19'.
Thence South 36 Degrees 52'12" West a distance of 100.00'.
Thence North 05 Degrees 42'38" East a distance of 100.50'.
Thence 38 Degrees 22'03" East a distance of 153.05'.
Thence North 31 Degrees 40'32" East a distance of 276.13'.
Thence North a distance of 125.00'.
Thence North 14 Degrees 02'10" East a distance of 144.31'.
Thence North 45 Degrees 00'00" East a distance of 141.42'.
Thence North 06 Degrees 50'34" West a distance of 125.90'.
Thence South 45 Degrees 00'00" West a distance of 113.14'.
Thence South 21 Degrees 02'15" West a distance of 69.64'.
Thence North 75 Degrees 04'07" West a distance of 77.62'.

Thence North 11 Degrees 46'05" West a distance of 122.58'.
Thence North 27 Degrees 45'31" West a distance of 107.35'.
Thence South 02 Degrees 07'16" West a distance of 135.09'.
Thence South 06 Degrees 34'55" West a distance of 130.86'.
Thence South 04 Degrees 34'26" East a distance of 125.40'.
Thence South 11 Degrees 00'13" West a distance of 183.37'.
Thence South 63 Degrees 26'06" West a distance of 145.34'.
Thence South 38 Degrees 39'35" West a distance of 96.35'.
Thence South 70 Degrees 42'36" West a distance of 105.95'.
Thence South 25 Degrees 38'28" West a distance of 138.65'.
Thence North 33 Degrees 41'24" West a distance of 108.17'.
Thence North 09 Degrees 43'39" East a distance of 177.55'.
Thence North 18 Degrees 26'06" East a distance of 110.68'.
Thence North 49 Degrees 05'08" West a distance of 99.25'.
Thence South 12 Degrees 31'44" West a distance of 92.20'.
Thence North 71 Degrees 33'54" West a distance of 94.87'.
Thence South 02 Degrees 43'35" East a distance of 105.12'.
Thence South 57 Degrees 22'51" West a distance of 148.41'.
Thence North 59 Degrees 02'10" West a distance of 87.46'.
Thence South 89 Degrees 07'55" West a distance of 174.53' to the beginning of a tangent curve concave Easterly and having a radius of 25.00'.
Thence Southerly along said curve through a central angle of 161 Degrees 44'04" a distance of 70.57'.
Thence tangent to said curve North 70 Degrees 51'59" East a distance of 103.82'.
Thence North 32 Degrees 44'07" East a distance of 83.22'.
Thence North 10 Degrees 05'51" West a distance of 74.15'.
Thence North 33 Degrees 00'11" East a distance of 115.66'.

Thence North 19 Degrees 21'32" East a distance of 196.09'.
Thence North 23 Degrees 57'45" West a distance of 98.49'.
Thence North 20 Degrees 51'16" East a distance of 112.36'.
Thence South 67 Degrees 45'04" West a distance of 118.85'.
Thence South 10 Degrees 32'21" West a distance of 218.69'.
Thence South 87 Degrees 08'15" West a distance of 100.12'.
Thence South 08 Degrees 44'46" East a distance of 65.75'.
Thence South 49 Degrees 05'08" West a distance of 99.25'.
Thence North 30 Degrees 57'50" West a distance of 145.77'.
Thence South 14 Degrees 32'04" West a distance of 139.46'.
Thence North 67 Degrees 50'01" West a distance of 145.77'.
thence South a distance of 90.00'.
Thence South 25 Degrees 51'59" West a distance of 183.37'.
Thence North 54 Degrees 09'44" West a distance of 111.02'.
Thence North 02 Degrees 56'09" West a distance of 195.26'.
Thence North 27 Degrees 45'31" East a distance of 107.35'.
Thence North 23 Degrees 29'55" West a distance of 125.40'.
Thence South 20 Degrees 37'48" West a distance of 454.12'.
Thence South 07 Degrees 18'21" East a distance of 196.60'.
Thence North 78 Degrees 13'54" West a distance of 122.58'.
Thence North 12 Degrees 59'41" West a distance of 200.12'.
Thence North 08 Degrees 58'21" East a distance of 192.35'.
Thence North a distance of 205.05'.
Thence North 29 Degrees 44'42" West a distance of 241.87'.
Thence South 02 Degrees 17'26" East a distance of 125.10'.
Thence South 10 Degrees 29'29" East a distance of 137.30'.
Thence South 15 Degrees 56'43" West a distance of 145.60'.

Thence South 33 Degrees 41'24" West a distance of 108.17'.
Thence South 23 Degrees 57'45" West a distance of 98.49'.
Thence South 16 Degrees 35'14" West a distance of 245.20'.
Thence South 68 Degrees 57'45" West a distance of 139.28'.
Thence North a distance of 95.01'.
Thence South 54 Degrees 27'44" West a distance of 86.02'.
Thence North 10 Degrees 18'17" West a distance of 111.80'.
Thence North 02 Degrees 23'09" East a distance of 120.10'.
Thence North 04 Degrees 23'55" West a distance of 130.38'.
Thence North 38 Degrees 39'35" West a distance of 128.06'.
Thence South 07 Degrees 54'26" East a distance of 181.73'.
Thence South 16 Degrees 41'57" West a distance of 156.60'.
Thence South 08 Degrees 31'51" West a distance of 202.24'.
Thence South 82 Degrees 52'30" West a distance of 80.62'.
Thence North 26 Degrees 33'54" East a distance of 111.80'.
Thence North 05 Degrees 42'38" West a distance of 100.50'.
Thence North 32 Degrees 37'09" West a distance of 148.41'.
Thence North 47 Degrees 38'33" West a distance of 230.05'.
Thence North 84 Degrees 41'08" West a distance of 215.93'.
Thence North a distance of 90.03'.
Thence South 30 Degrees 34'45" West a distance of 127.77'.
Thence South 59 Degrees 32'04" East a distance of 197.23'.
Thence South 12 Degrees 31'44" East a distance of 92.20'.
Thence South 66 Degrees 22'14" East a distance of 87.32'.
Thence South 39 Degrees 33'35" East a distance of 119.16'.
Thence South 26 Degrees 33'54" West a distance of 167.71'.

Thence South 10 Degrees 18'17" West a distance of 111.80'.
Thence South 45 Degrees 00'00" East a distance of 98.99'.
Thence East a distance of 100.00'.
Thence South 23 Degrees 57'45" East a distance of 98.49'.
Thence South 45 Degrees 00'00" East a distance of 113.14'.
Thence South 41 Degrees 38'01" West a distance of 120.42'.
Thence South 77 Degrees 28'16" West a distance of 138.29'.
Thence South 87 Degrees 56'17" West a distance of 139.09'.
Thence South 30 Degrees 57'55" West a distance of 93.29'.
Thence North 82 Degrees 45'20" West a distance of 118.95'.
Thence South 37 Degrees 34'07" West a distance of 246.02'.
Thence North 54 Degrees 09'44" West a distance of 111.02'.
Thence North 86 Degrees 25'25" West a distance of 160.31'.
Thence South 49 Degrees 45'49" West a distance of 85.15'.
Thence North 61 Degrees 36'25" West a distance of 210.30'.
Thence South 84 Degrees 30'28" West a distance of 261.20'.
Thence North 75 Degrees 57'50" West a distance of 268.00'.
Thence South 71 Degrees 06'50" West a distance of 200.81'.
Thence North 59 Degrees 25'15" West a distance of 127.77'.
Thence North 45 Degrees 00'00" West a distance of 212.13'.
Thence North 78 Degrees 41'24" West a distance of 127.48'.
Thence North 49 Degrees 14'11" West a distance of 114.87'.
Thence South 85 Degrees 42'00" West a distance of 133.38'.
Thence North 86 Degrees 22'01" West a distance of 315.63'.
Thence South 47 Degrees 36'09" West a distance of 155.72'.
Thence North 74 Degrees 44'42" West a distance of 114.02'.
Thence South 67 Degrees 22'48" West a distance of 260.00'.

Thence North 11 Degrees 00'13" West a distance of 183.37'.
Thence North 14 Degrees 55'53" East a distance of 155.24'.
Thence North 67 Degrees 45'04" East a distance of 118.85'.
Thence South 73 Degrees 29'44" East a distance of 140.80'.
Thence North 34 Degrees 35'32" West a distance of 176.14'.
Thence North 19 Degrees 32'12" East a distance of 164.47'.
Thence North 75 Degrees 10'25" East a distance of 175.86'.
Thence North 25 Degrees 16'40" West a distance of 199.06'.
Thence North 33 Degrees 30'12" East a distance of 425.73'.
Thence North 03 Degrees 30'50" East a distance of 571.07'.
Thence North 47 Degrees 02'43" West a distance of 198.12'.
Thence South 78 Degrees 41'24" West a distance of 356.93'.
Thence South 86 Degrees 59'14" West a distance of 380.53'.
Thence South 63 Degrees 26'06" West a distance of 301.87'.
Thence South 58 Degrees 46'54" West a distance of 192.94'.
Thence South 39 Degrees 33'35" West a distance of 149.16'.
Thence South 75 Degrees 15'23" West a distance of 196.47'.
Thence North 77 Degrees 11'45" West a distance of 225.61'.
Thence North 65 Degrees 53'52" West a distance of 208.15'.
Thence North 31 Degrees 14'21" West a distance of 356.72'.
Thence North 25 Degrees 36'56" West a distance of 809.57'.
Thence North 55 Degrees 05'51" West a distance of 262.15'.
Thence North 82 Degrees 28'03" West a distance of 244.11'.
Thence South 60 Degrees 10'08" West a distance of 164.84'.
Thence South 71 Degrees 43'56" West a distance of 542.33'.
Thence South 37 Degrees 24'19" West a distance of 214.01'.

Thence South 47 Degrees 21'12" West a distance of 206.65'.

Thence South 34 Degrees 23'22" West a distance of 545.31'.

Thence South 47 Degrees 29'23" West a distance of 162.79'.

Thence North 87 Degrees 13'47" West a distance of 310.36'.

Thence North 50 Degrees 11'40" West a distance of 117.15'.

Thence North 69 Degrees 46'30" West a distance of 202.48'.

Thence North 38 Degrees 59'28" West a distance of 135.09'.

Thence North 23 Degrees 47'35" West a distance of 240.44'.

Thence North 01 Degrees 38'12" West a distance of 280.10'.

Thence North 40 Degrees 36'05" East a distance of 92.20'.

Thence North 03 Degrees 04'44" East a distance of 181.92'.

Thence North 54 Degrees 46'57" West a distance of 1546.13' to the beginning of a tangent curve concave Southerly and having a radius of 1000.00'.

Thence Northwesterly and westerly along said curve through a central angle of 29 Degrees 44'48" a distance of 519.18'.

Thence tangent to said curve North 84 Degrees 31'45" West a distance of 492.72' to the Southeasterly corner of Parcel 7 of Parcel Map 38 as recorded in Book 4, Pages 12 through 13, records of Riverside County, California.

Thence Northeasterly to a turning point in the boundary line of The Pauba Rancho. Said point lies in the North 1/2 of Section 5, Township 8 South, Range 1 West.

Thence leaving said boundary line on a Northeasterly bearing to a point. Said point being an intersection of the East line of Section 8, Township 7 South, Range 1 West with the Northerly boundary line of the Pauba Rancho.

Thence Northerly along the East line of said Section 8 and the East line of Section 5, Township 7 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 5 and the North line of the East 1/2 of Section 6, Township 7 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 31 and 30, Township 6 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 19, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of said Section 19 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 of the West 1/2 of Section 17, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 17 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the West 1/2 of Section 8, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the East 1/2 of the West 1/2 of said Section 8 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 5, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of said Section 5 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 4, Township 6 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 4 to the Northeast corner thereof.

Thence Easterly along the South line of the Southeast 1/4 of Section 33 and the South line of the Southwest 1/4 of Section 34, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of said Section 34 to the Northeast corner thereof.

Thence Easterly along the South line of the Northeast 1/4 of said Section 34 and the South line of the South 1/2 of the North 1/2 of Section 35, Township 5 South, Range 1 West to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the North 1/2 of said Section 35 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Section 36, Township 5 South, Range 1 West and the South line of the North 1/2 of the North 1/2 of Section 31, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the North 1/2 of the North 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of Section 29 and 28, Township 5 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of said Section 28 to the Northeast corner thereof.

Thence Easterly along the South line of the Northwest 1/4 of Section 27, Township 5

South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 27 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of Section 22 and the South line of the West 1/2 of the West 1/2 of Section 23 to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the West 1/2 of said Section 23 to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of the West 1/2 of said Section 23 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 15, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 15 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 10 and 3, Township 5 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 3 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 33, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 33 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 28, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 28 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 29, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 29 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 20, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 20 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 19, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 19 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 18, Township 4 South, Range 1 East to the Northeast corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 18 and the North line of the Southeast 1/4 of Section 13, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 13 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 13 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 11, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 11 to the Northwest corner thereof.

Thence Northerly along the East line of the Northeast 1/4 of Section 10, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the Northeast 1/4 of said Section 10 to the Northwest corner thereof.

Thence Northerly along the East line of the Southwest 1/4 of Section 3, Township 4 South, Range 1 West to the Northeast corner thereof.

Thence Easterly along the South line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Southeast corner thereof.

Thence Northerly along the East line of the South 1/2 of the Northeast 1/4 of said Section 3 to the Northeast corner thereof.

Thence Easterly along the South line of the North 1/2 of the North 1/2 of Sections 2 and 1, Township 4 South, Range 1 West and the South line of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 4 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 6 to the Northeast corner thereof.

Thence Easterly along the South line of the West 1/2 and the South line of the West 1/2 of the East 1/2 of Section 31, Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of the West 1/2 of the East 1/2 of said Section 31 to the Northeast corner thereof.

Thence Easterly along the South line of the East 1/2 of the East 1/2 of Section 30,

Township 3 South, Range 1 East to the Southeast corner thereof.

Thence Northerly along the East line of said Section 30 to the Northeast corner thereof.

Thence Westerly along the North line of said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 25 and the East line of the South 1/2 of Section 24, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 24 and the North line of the Southeast 1/4 of Section 23, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Southerly along the West line of the Southeast 1/4 of said Section 23 and the West line of the East 1/2 of Section 26 and the West line of the Northeast 1/4 of Section 35, Township 3 South, Range 1 West to the Southwest corner thereof.

Thence Westerly along the North line of the Southwest 1/4 of said Section 35 and the North line of the Southeast 1/4 and the North line of the East 1/2 of the Southwest 1/4 of Section 34, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Westerly along the North line of the West 1/2 of the Northwest 1/4 of Section 3 and the North line of Section 4, Township 3 South, Range 1 West to the Northwest corner thereof.

Thence Northerly along the East line of the Section 32, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 32 to the Northwest corner thereof.

Thence Northerly along the East line of Section 30, Township 3 South, Range 1 West to the Northeast corner thereof.

Thence Westerly along the North line of the said Section 30 to the Northwest corner thereof.

Thence Northerly along the East line of the East 1/2 of Section 24, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the East 1/2 of said Section 24 to the Northwest corner thereof.

Thence Northerly along the East line of the West 1/2 of Sections 13 and 12, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the West 1/2 of said Section 12 and the North line of Sections 11 and 10, Township 3 South, Range 2 West to the Northwest corner thereof.

Thence Northerly along the East line of Section 4, Township 3 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 4 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 32, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 32 of the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 31, Township 2 South, Range 2 West to the Northeast corner thereof.

Thence Westerly along the North line of said Section 31 to the Northwest corner thereof.

Thence Northerly along the East line of the Southeast 1/4 of Section 25, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the Southeast 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the Northwest 1/4 of said Section 25 to the Northeast corner thereof.

Thence Westerly along the North line of the Northwest 1/4 of said Section 25 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 23, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 23 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 22, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the North 1/2 of said Section 22 to the Northwest corner thereof.

Thence Northerly along the East line of the South 1/2 of Section 16, Township 2 South, Range 3 West to the Northeast corner thereof.

Thence Westerly along the North line of the South 1/2 of said Section 16 to the Northwest corner thereof.

Thence Northerly along the East line of the North 1/2 of Section 17, Township 2 South, Range 3 West to the Northeast corner thereof. Said point also being a point in the Northerly boundary line of the County of Riverside, California.

Thence following said boundary line Westerly, Northerly and Westerly to the TRUE POINT OF BEGINNING.

Section 6. MITIGATION FEE. All applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation as determined through the environmental review process shall pay a Mitigation Fee of \$900.00 per gross acre of the parcels proposed for development. However, for single-family residences on a single legally created lot, where the building

permit is issued to an individual property owner and is not part of a subdivision, tract development, or any coordinated multi-unit residential development, a Mitigation Fee of \$250.00 shall be paid; and for agricultural development which requires a development permit excluding the construction of single family residences in connection with said agricultural development, a Mitigation Fee of \$500 per gross acre shall be paid.

Section 7. IMPOSITION OF FEE. No development permit for real property located within the boundaries of the Fee Assessment Area shall be issued or approved except upon the condition that on-site mitigation will be provided as determined through the environmental review process or the Mitigation Fee required by this ordinance be paid, and it is determined that said development will not jeopardize the implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat.

Section 8. PAYMENT OF FEE. The Mitigation Fee shall be paid upon issuance of a grading permit or a certificate of occupancy or upon final inspection, whichever occurs first. Payment of the Mitigation Fee shall satisfy County conditions of approval previously placed on development permits with regard to impact mitigation for the Stephens' Kangaroo Rat which have not been previously satisfied and no further review and approval pursuant to the provisions of this ordinance shall be required.

For a parcel subject to a surface mining permit, the Mitigation Fee due pursuant to the provisions of this ordinance shall be paid upon submission of an application for a special inspection permit under Ordinance No. 555 prior to the commencement of the mining operation or in the alternative, may be paid in increments upon submission of an application for a special inspection permit under Ordinance No. 555 prior to the commencement of each phase of the mining operation authorized by the surface mining permit. Each increment of payment shall be equal to \$1,950.00 multiplied by the sum of (1) the total number of surface acres of land within the applicable phase pursuant to the surface mining permit and (2) the quotient which results from dividing the total number of acres of land covered by the surface mining permit and subject to this ordinance, which are prohibited from disturbance or designated as setback or buffer areas pursuant to the surface mining permit, by the total number of approved phases. The total number of surface acres of land within each phase shall be determined through a physical survey prepared by a licensed surveyor or registered civil engineer.

Section 8.1. DEFERRAL OF PAYMENT OF THE FEE. At the option of the applicant for a grading permit, payment of the Mitigation Fee may be deferred until the issuance of the first building permit within the parcels proposed for development. Prior to issuance of the grading permit, an instrument shall be recorded by the applicant in the Office of the County Recorder of Riverside County which gives notice that prior to issuance of the first building permit, the entire Mitigation Fee as calculated prior to issuance of the grading permit shall be required to be paid.

Section 9. REDUCTION FOR NON-PROFIT ENTITIES. The fees required pursuant to Section 6 shall be reduced by 75 percent for non-profit entities. For purposes of this section, non-profit entities shall be defined as those entities identified in 26 U.S.C. Section 501(c)(3).

Section 10. EXEMPTIONS. For purposes of this ordinance, the following types of development shall not be required to pay the Mitigation Fee unless such development voluntarily participates in order to mitigate the disturbance of occupied Stephens' Kangaroo Rat habitat:

- (a) Reconstruction of any structure damaged or destroyed by fire or other natural causes;
- (b) Rehabilitation or remodeling of existing structures, or additions to existing structures;
- (c) Development of any parcel for which the California Department of Fish and Wildlife and United States Fish and Wildlife Service has approved other mitigation procedures;
- (d) Development of any parcel used by local, state or federal entities for governmental purposes (i.e. public works, schools);
- (e) Development of any parcel for which the Mitigation Fee has been previously paid. However, in instances where the fee previously paid was the fee for single family residential development, wherein all lots within the development were greater than 1/2 gross acre in size, and the applicant for a development permit subsequently requests an increase in residential density or a change from a residential to a non-residential use, or in instances where the fee previously paid was the fee for agricultural development and the applicant for a development permit subsequently requests a change from an agricultural to a residential, commercial or industrial use, the fee shall be recalculated for the new density or use pursuant to the provisions of this ordinance. Any difference between the recalculated fee and the previously paid fee shall be required to be paid by the applicant. Development of any parcel for which approval of an amendment, minor change or revision to a tentative tract map or tentative parcel map is sought; or development of any parcel for which approval of a request for substantial conformance or a revised conditional use permit, public use permit or plot plan is sought; or development of any parcel for which approval of an application for substantial conformance or a minor change to a surface mining permit is sought; and all grading permits necessary for the development of the parcel have previously been issued.

Section 11. REFUND.

- (1) In the event that the fee provided for by the final Habitat Conservation Plan is Less than the Mitigation Fee paid, the current property owner of record may apply for a partial refund of said fee. The amount of any

refund due shall be determined by the County in its sole discretion after review of said application and shall be limited to the funds collected in excess of any amount received as a credit against the Habitat Conservation and Open Space Land Bank Fee pursuant to the provisions of Ordinance No. 659.

- (2) If an applicant for a grading permit has paid the Mitigation Fee pursuant to the provisions of this ordinance and said fee would not have been required to be paid, had Subsections (m)(l) and (2) of Section 4 of Ordinance No. 663 been in effect at the time of payment, the applicant may apply for a refund of the Mitigation Fee paid. The Building Director shall make the determination as to whether the applicant is entitled to a refund of the fee paid and shall provide a refund, if appropriate.

Section 12. FEE ADJUSTMENT. The Mitigation Fee shall be that amount established by the Riverside County Habitat Conservation Agency Board of Directors, as may be amended from time to time, consistent with Government Code sections 66000 et seq. The Board of Supervisors hereby authorizes implementation of such fee as adopted by the RCHCA Board.

Beginning July 1, 2027, and annually thereafter, the fee shall be adjusted automatically based on the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County region, or a successor index.

Any adjustment to the mitigation fee that increases the fee beyond an authorized annual inflation adjustment shall be supported by findings consistent with Government Code section 66001 and shall be based upon an adopted or updated nexus study where required by law. Prior to adoption of any such adjustment, the nexus study and supporting data shall be made publicly available in accordance with Government Code section 66016, including posting at least thirty (30) days before the public hearing. Any substantive increase in the mitigation fee shall become effective no earlier than sixty (60) days following adoption, consistent with Government Code section 66017.

Adjustments to the Mitigation Fee shall be prospective only and shall become effective on the date specified in the adopting resolution, consistent with Government Code section 66017. The amount of the Mitigation Fee applicable to any development permit shall be the fee in effect at the time of payment.

Nothing herein shall preclude the Board from considering changes in projected development levels, anticipated revenues, availability of other funding sources, or updated cost information in determining the appropriate Mitigation Fee amount.

Section 13. FEE ADMINISTRATION. All Mitigation Fees collected pursuant to the provisions of this ordinance shall be deposited into a Mitigation Fee Account.

Funds in said account shall be expended solely for the development, preparation and implementation of a Habitat Conservation Plan for the Stephens' Kangaroo Rat, including the acquisition of habitat reserve sites, and for the application for a Section 10(a) permit under the Federal Endangered Species Act of 1973.

Section 14. VALIDITY. This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. If any part, sentence, paragraph, section or clause of this ordinance, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this ordinance, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application of other persons or entities. The Board of Supervisors hereby declares that this ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

Section 15. EFFECTIVE DATE. Pursuant to Government Code section 66017, this Ordinance shall take effect sixty (60) days following adoption. The Mitigation Fee is a required component of the Updated Habitat Conservation Plan for the Stephens' Kangaroo Rat. The Board declares that this ordinance shall be construed as a continuation of existing Ordinance No. 663 and not as a new enactment, except as to any provisions of this ordinance which are inconsistent therewith. Any development permit previously issued pursuant to Ordinance No. 663 and complying therewith shall be deemed to comply with this ordinance.

Adopted: 663 Item 3.40 of 11/15/1988 (Eff: 01/14/1989)
663.1 Item 10.2 of 12/13/1988 (Eff. 12/13/1988)
663.2 Item 3.27 of 08/29/1989 (Eff. 10/28/1989)
663.3 Item 3.11 of 03/21/1989 (Eff. 04/20/1989)
663.4 Item 3.14 of 11/28/1989 (Eff. 12/28/1989)
663.5 Item 3.6 of 01/02/1990 (Eff. 01/02/1990)
663.6 Item 3.2 of 09/28/1993 (Eff. 11/27/1993)
663.7 thru 663.9: (not adopted)
663.10 Item 3.1a of 08/06/1996 (Eff. 09/05/1996)
663.11 Item 2.1a- 2.1c, 2.1p-2.1s, 12, 16 of 07/09/2026 (Eff. DATE)



RCHCA

RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY

Stephens' Kangaroo Rat (SKR) Mitigation Fee Manual

PREPARED FOR:
RCHCA Member
Agencies

PREPARED BY:
Riverside County Habitat Conservation
Agency

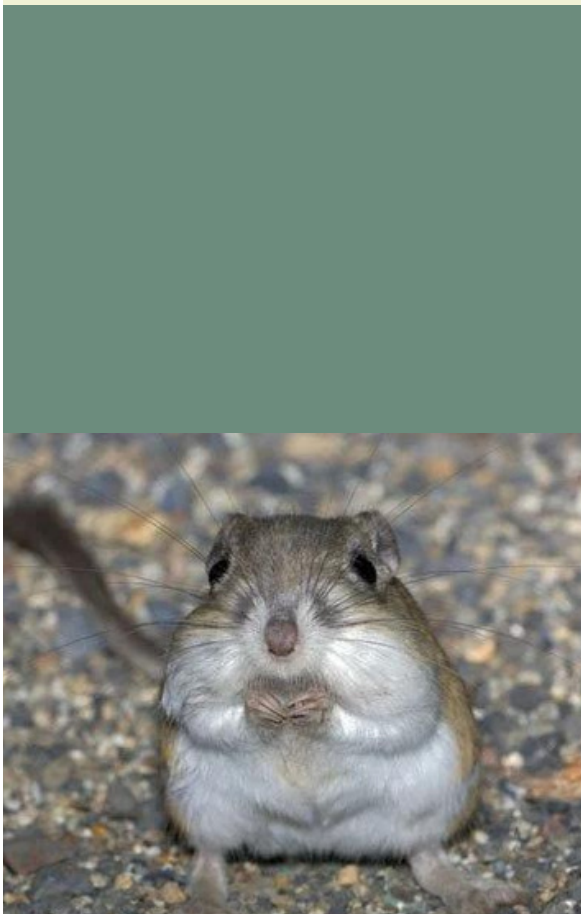
Revised 06/2026

FASCINATING SKR FACTS

1. Stephens' kangaroo rat is named after American zoologist Frank Stephens.
2. SKR have external fur-lined cheek pouches for carrying seeds.
3. They build complex burrows with separate rooms for sleeping, living, and food storage, where seeds can absorb up to 30% more moisture.
4. They are nocturnal with large, sensitive eyes that allow them to see in complete darkness.
5. Kangaroo rats get almost all their water by converting fats from dry seeds during digestion.
6. They can leap up to 9 feet in one bound, helping them escape predators, even snakes!

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Overview/Background

This manual provides guidance to jurisdictions on the Stephens' Kangaroo Rat (SKR) mitigation fee program, including fee calculation, collection, and remittance.



Overview

The Riverside County Habitat Conservation Agency (RCHCA) was formed as a Joint Powers Authority to implement the SKR HCP. Today, there are eleven member jurisdictions in the SKR Plan Area (see Pg. 2).

RCHCA's activities include managing approximately 40,000 acres of reserve lands in Riverside County and biological research to study and protect the SKR population. As of 2022, the SKR is considered a threatened species, downlisted from its original endangered status. The SKR mitigation fee is a critical funding source for RCHCA's ongoing activities.

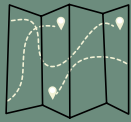
Background

Originally adopted in the late 1980s and last updated in 1996, the fee supports the RCHCA's ongoing responsibilities, including habitat management, monitoring, and compliance with state and federal endangered species laws

In 2026, the fee was updated through a Nexus Fee Study to ensure it reflects current costs and meets the requirements of the Mitigation Fee Act. The fee is applied to new development within the SKR Plan Area to mitigate impacts to the species and its habitat while allowing for streamlined permitting. To maintain its effectiveness over time, the fee will be automatically adjusted annually based on an inflation index.

SKR HCP Plan Area

SKR HCP Plan Area and Member Agencies



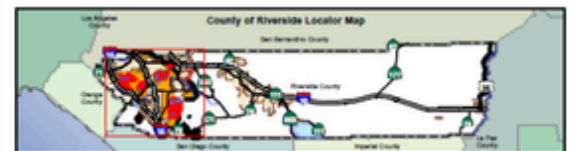
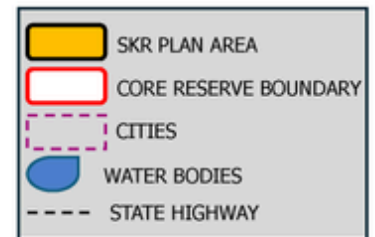
The SKR HCP Plan Area encompasses 533,954 acres in western Riverside County and includes the County of Riverside and the Cities of Corona, Hemet, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Perris, Riverside, Temecula, and Wildomar. The SKR HCP provides these member agencies with incidental take authorization for SKR through permits issued by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, with compliance achieved through implementation of the HCP, including payment of the SKR mitigation fee.



RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY

SKR CORE RESERVES

1. Lake Mathews / Estelle Mountain
2. Sycamore Canyon
3. Steele Peak
4. Motte Rimrock
5. San Jacinto/Lake Perris
6. Potrero ACEC
7. Southwest Riverside County Multi-Species Reserve
8. San Jacinto Wildlife Area – Potrero Unit



Definitions



Agriculture

Ongoing or existing agricultural operations that do not result in the permanent conversion of land to non-agricultural uses. The conversion of agricultural land to urban or other non-agricultural uses constitutes Development and is subject to the mitigation fee unless otherwise exempted.

Development

Any activity that results in the conversion of land to a more intensive use and that requires discretionary or ministerial approval from a local agency. This includes, but is not limited to, grading, construction of structures, subdivision of land, installation of infrastructure, or any other activity that results in permanent impacts to land or habitat. Development does not include activities specifically exempted under the HCP, such as certain agricultural uses or maintenance activities, as defined by the implementing ordinance.

Fee Area

The geographic area within which the SKR mitigation fee is applicable. This area corresponds to the SKR Plan Area as defined in the HCP and includes all lands subject to the fee pursuant to the implementing ordinance.

Gross Acreage

Gross acreage is the total area of a legal parcel, expressed in acres, used to calculate SKR Mitigation Fee. Gross Acreage includes all land within the parcel boundaries regardless of constraints or intended use, including but not limited to rights-of-way, easements, undevelopable areas, and environmentally constrained lands. Note that Net Acreage (disturbed developed area) is not used in SKR mitigation fee calculations.

Dwelling/Residential Unit

A single unit, providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking or sanitation.



Purpose of the Fee

The purpose of the SKR mitigation fee is to contribute to the funding required to implement the SKR HCP and, as a result, help maintain the incidental take permits for new private and public development in the SKR Plan Area under the federal and State Endangered Species Acts. Maintaining the incidental take permit is necessary to allow for future development, and without the development community paying for the cost of the SKR HCP, individual applicants would need to apply independently for development approval under federal and State law if the project impacts a threatened or endangered species. The federal Endangered Species Act specifically requires that the applicant for incidental take permit “ensure that adequate funding for the plan will be provided.” In addition, the Mitigation Fee helps provide the regional benefit of streamlined economic development in the SKR Plan Area as well as the management of the contiguous open spaces that serve as a community amenity.



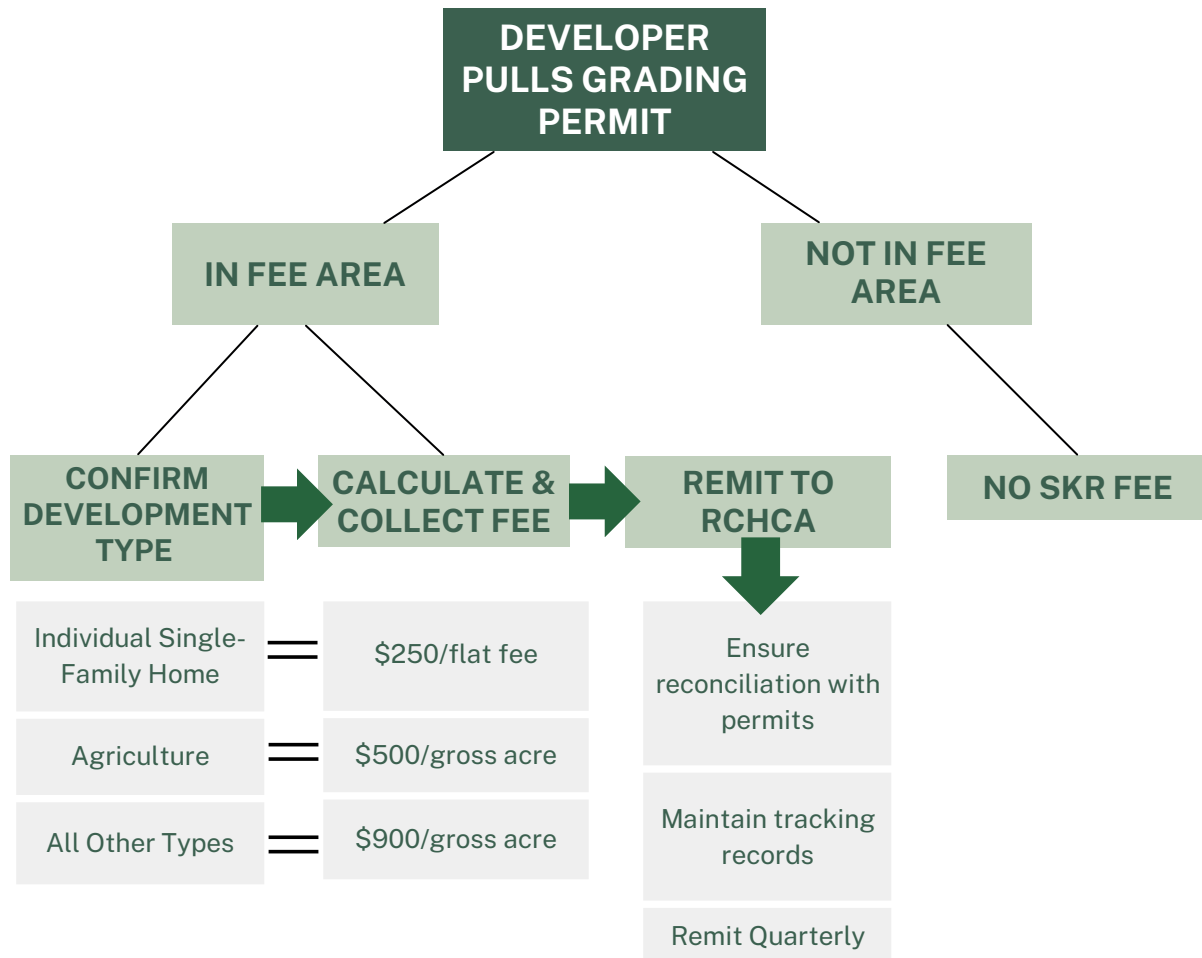
Fee Schedule

Refer to City Ordinance 663 for more details

DEVELOPMENT TYPE	FEE	UNIT BASIS
RESIDENTIAL, INDIVIDUAL SINGLE-FAMILY HOME CONSTRUCTION (SINGLE PARCEL)	\$250	Flat Fee
AGRICULTURE	\$500/gross acre	Gross Acre
NON-PROFIT	\$900/gross acre Reduce fee by 75%	Gross Acre
ALL OTHER DEVELOPMENT	\$900/gross acre	Gross Acre



SKR Mitigation Fee Collections Process



The SKR Mitigation Fee is collected prior to issuing the grading permit.

Verify that no SKR fee was collected for that parcel previously.

Exemptions

The following is a list of exemptions where the SKR Mitigation Fee does not apply

1. Reconstruction of structures damaged by natural causes.
2. Rehabilitation or remodeling of existing structures or additions.
3. Any parcel for which California Department of Fish and Wildlife and U.S. Fish and Wildlife Service have approved other mitigation procedures.
4. Any parcel used by local, state, or federal entities for governmental purposes (i.e. schools).
5. Any parcel for which the fee has been previously paid (exclusions apply, please see Ordinance 663 for details)



Remittance

Section 3.10.1 **Contribution of Mitigation Fees**

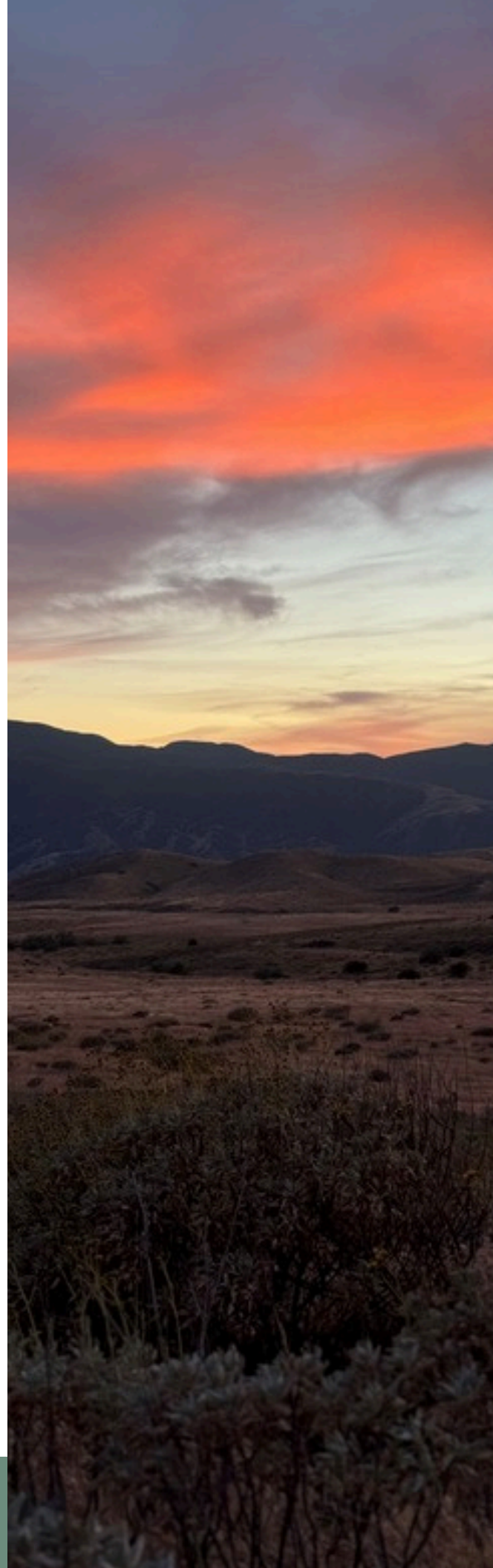
All mitigation fees collected for the Stephens' kangaroo rat shall be forwarded to the RCHCA quarterly:

for the period of
April 1 through June 30 before July 31;

for the period of
July 1 through September 30 before
October 31;

for the period of
October 1 through December 31 before
January 31;

and for the period of
January 1 through March 31 before April 30
of each fiscal year.



Examples and Common Errors

COMMON ERRORS



Here are some common errors when calculating SKR mitigation fees:

- Using net acreage instead of gross acreage
- Applying the unit fee for tract developments where the parcel has been subdivided

Example 1:

A home developer is putting in a 30-acre tract development with 100 homes.

Gross acreage is used for subdivision, tract, and multi-residential development.



30 acres x \$900
The SKR fee is \$27,000

Example 2:

Mr. and Ms. Johnson purchased a 2 acre plot of land, and want to build a single family house on it.

For individual single family homes on single parcels, the \$250 flat fee applies.



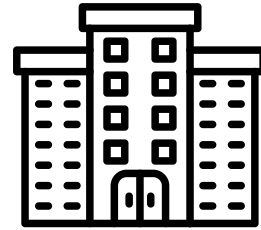
1 SFR X \$250
The SKR fee is \$250

Examples Continued

Example 3:

A developer is putting in an apartment complex on 5 acres. There are 250 units within the complex.

Since this is multi-residential development, the gross acre fee applies.

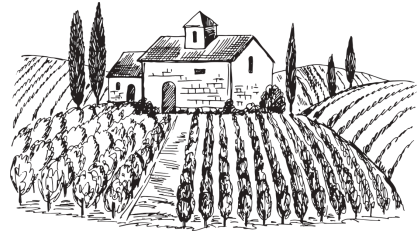


5 acres x \$900
The SKR fee is \$4,500

Example 4:

A winery in Temecula is putting in a new ag. out-building on an 3-acre undeveloped plot of their land.

A winery out-building would qualify as agriculture, so the ag. gross acreage fee of \$500 applies.

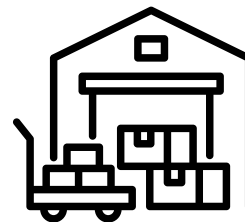


3 acres X \$500
The SKR fee is \$1,500

Example 5:

Amazon is putting in a warehouse on 90 acres. The property was previously developed, but before 1996 when the SKR fee went into effect, so no SKR fee was paid.

This would be other development. The gross acre fee applies.



90 acres x \$900
The SKR fee is \$81,000

Contact us for any questions

Riana Fisher, Program Manager
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951-405-6708



RCHCA
RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY