

Subject: Rio del Sol - 2nd Release

Date: Tuesday, January 31, 2023 at 11:39:07 AM Pacific Standard Time

From: Noel Humphrey

To: Joe Feringa

CC: Robert Rodriguez, John Corella, nross@cathedralcity.gov, Scott Reese, christinacook5@mac.com, Marc Shapiro

Good morning, Joe.

I am still working on the overall bulletin update for the adjoining neighbors, but I wanted to provide a quick response to your recent emails.

As I mentioned at our recent coordination meeting with the neighbors and the City, start construction of the of the 2nd release of new homes is conditioned upon market conditions, home sales pace and release of building permits from the City. The building permits are close to being issued. I will advise you regarding a specific start date as soon as the permits are issued. Our plan is to start construction of the new homes after the permits are issued.

As we discussed, the 2nd release of new homes will consist of twenty (20) units which already have existing infrastructure to serve the homes. Four (4) of the new homes are located adjacent to the northern boundary of the Aldea community. The remaining sixteen (16) units are interspersed throughout the interior portions of the Montecito, Palazzo and Espana Villages. Start of construction of new homes is not conditioned on 100% of the homes being sold in the previous phases of development.

Start of construction of the perimeter wall is also conditioned upon the issuance of the permit by the City Building Department (the wall plan has already been approved by the Engineering Department). We are working with the Building Department to satisfy final conditions of the permit -- permit fees have already been paid to the City. We have already issued a contract for construction of the wall and our plan is to start construction as soon as the permit is issued. I will advise you regarding a specific start date as soon as the permit is issued. I will work closely with the neighbors to ensure that the paint on your side of the new wall matches the existing finish and to advise on timing of the construction schedule. We are using a slump stone block to match the material of the existing wall. To the extent there is any neighbor vegetation overgrowing the wall on our side, we would require the property owners to remove any existing vegetation and irrigation at their sole cost and expense, so that we may properly complete the new wall. As discussed at the meeting, I will meet with each property owner sharing the common wall and address the existing condition and the new work so that it works for all parties.

-

Regarding the request to remove a course of block, the City requires the wall to be 6' in height from approved finish grades (City-approved grading plan), on the Rio Del Sol side of the wall. Absent a miscalculation (which we will double-check), the wall will be installed as designed and approved to achieve the required height.

I look forward to providing you and your neighbors with on-going information as it becomes available in a timely manner. Should you have questions please let me know, I trust you will pass this information on to all of appropriate parties.

Best,

Noel

-----Original Message-----

From: Joe Feringa <joeferinga@gmail.com>

Sent: Thursday, January 26, 2023 9:01 PM

To: Noel Humphrey <noelhumphrey@live.com>

Cc: Scott Reese <scott.o.reese@gmail.com>; Christina Cook <christinacook5@mac.com>; Robert Rodriguez <rrodriguez@cathedralcity.gov>; Nancy Ross <NRoss@cathedralcity.gov>; John Corella <jcorella@cathedralcity.gov>

Subject: Re: Rio del Sol - Phase 2

Gmail has this new feature called "Follow-up". Great feature!

Noel. Can you answer this email (below)? Our owners want to know if/when phase 2 will start and the conditions that spark that construction activity.

Also, we've asked for the status on the construction of the perimeter wall. I sent updates on what every neighbor in Aldea at the Vistas wants to paint our side of the perimeter wall (as offered by Mario Gonzalez) and they want to know when this will happen.

And, I asked you to change the transition on the wall at 69649 Valle de Costa (basically take one block off the top of the new wall). The wall will still conform to required height.

Pretty simple questions that our owners deserve answers to. You committed to be transparent. Can you answer our simple questions and let our city officials (and us) focus on more critical issues. Or we can ask our councilmember to get answers from you if that's your preference.

Joe Feringa

> On Jan 23, 2023, at 8:04 PM, Joe Feringa <joeferinga@gmail.com> wrote:

> Hi Noel. A question came up that you should be able to answer. We've been told that each phase of a new development must be 100% sold before building can start on the next phase. Is this true - and if so, is this applicable to all the communities in Rio del Sol OR is it specific to each new community (Montecito, Palazzo, Espana - separately).

>

> The reason we're asking is that this will be a simple way for our owners to gauge when construction will start near them. All they'd need to do is watch your website and when all homes are sold, the next phase will begin.

>

> If this is not true, do you have a start date for Phase 2?

>

> Thanks.