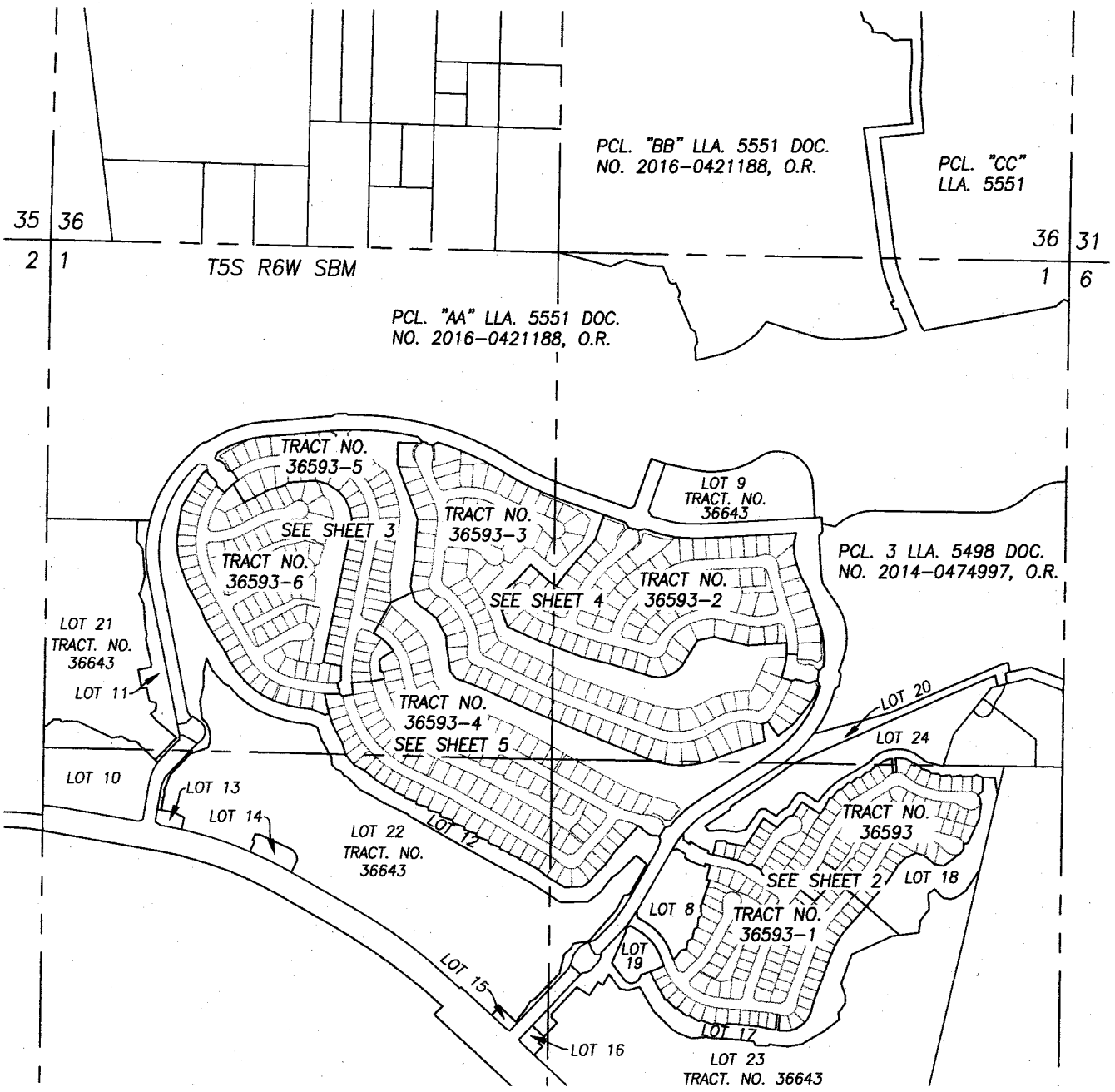
EXHIBIT "MMA"

APPROXIMATE LOCATIONS OF MASTER MAINTENANCE AREAS IN THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

CC&R EXHIBIT "MMA"



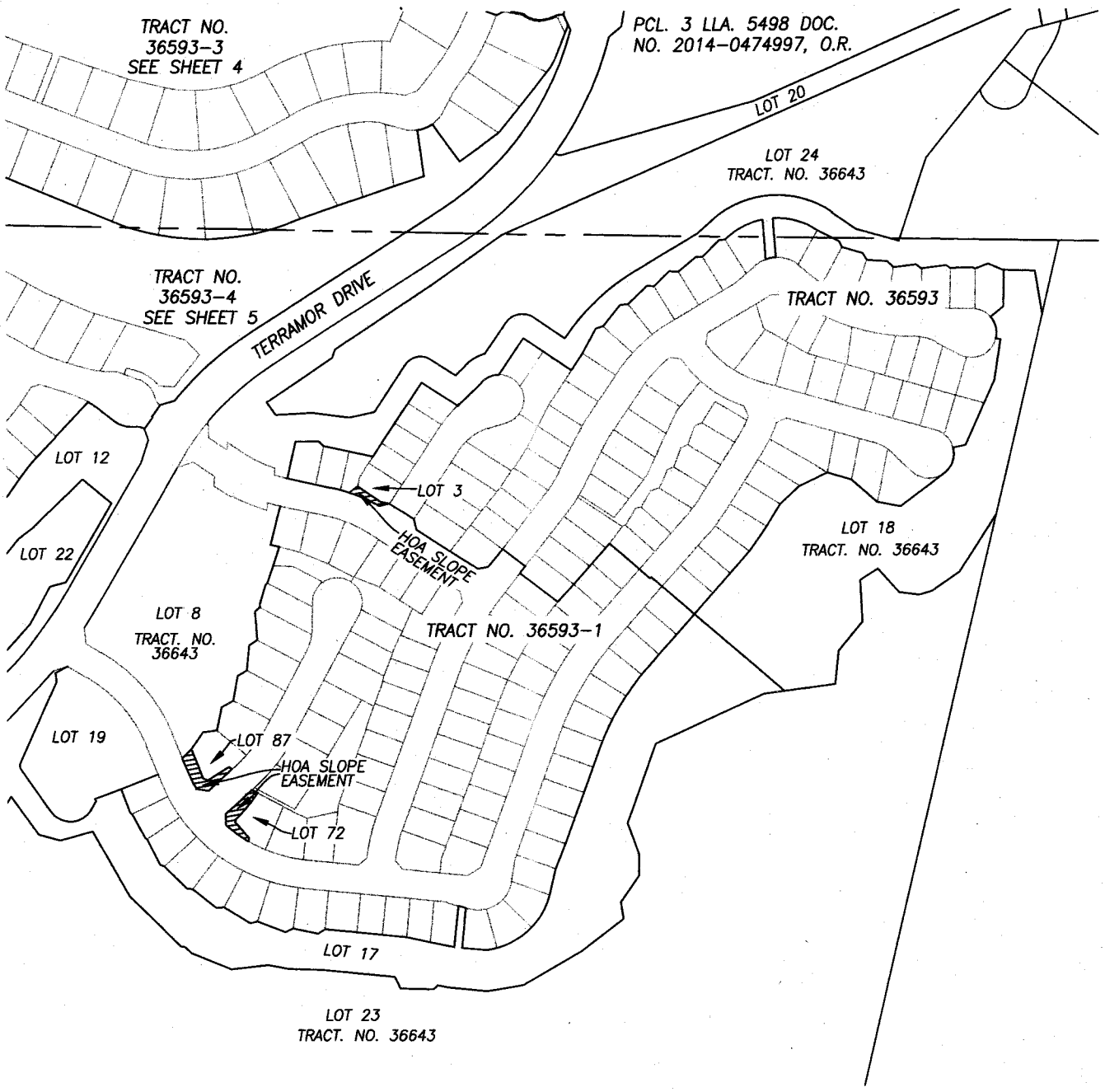
LEGEND

PROPERTY MAINTAINED BY THE MASTER ASSOCIATION BUT NOT OWNED BY THE MASTER ASSOCIATION

1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

CC&R EXHIBIT "MMA"



1" = 300'

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LEGEND

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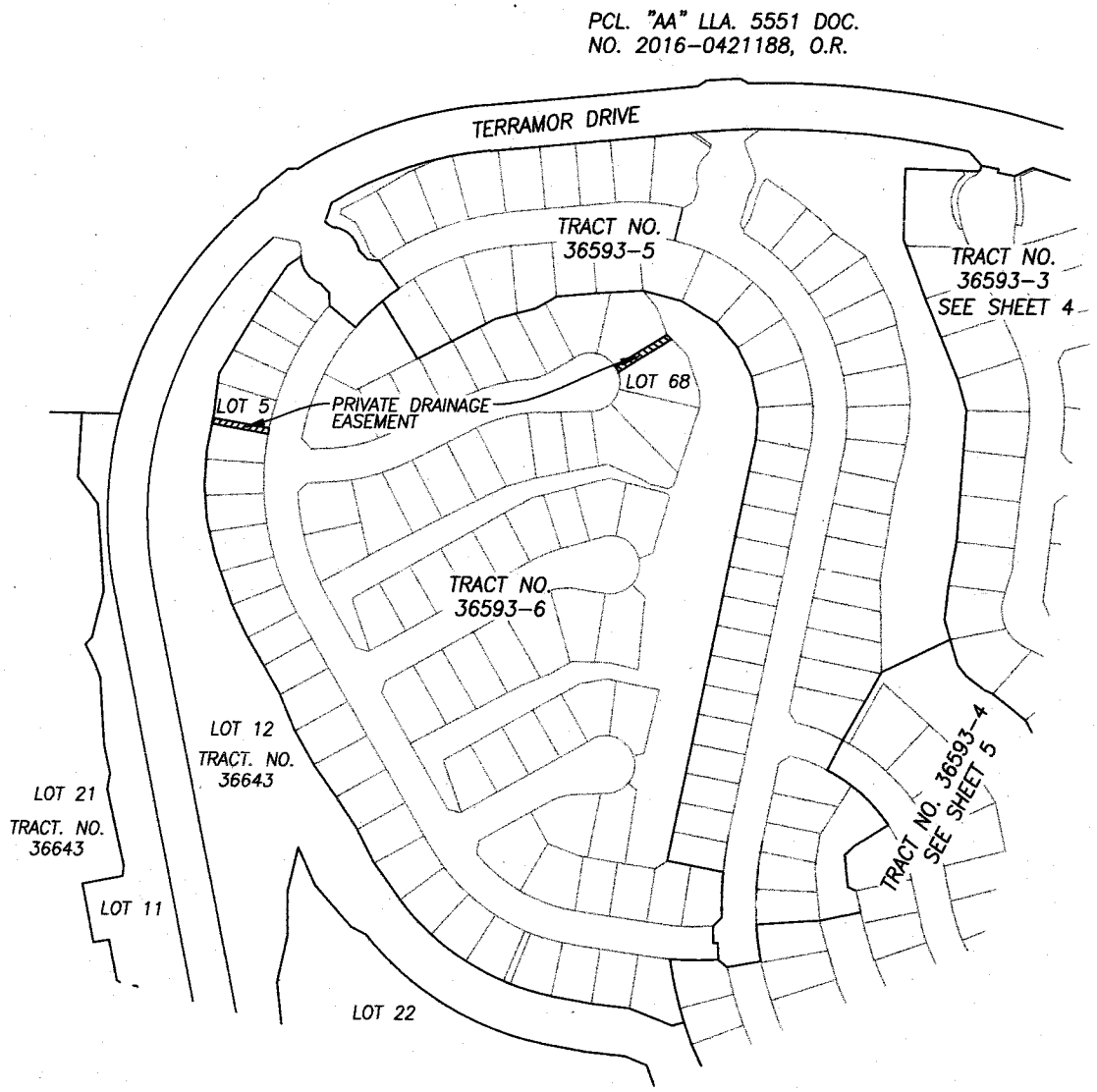

1" = 300'

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LEGEND

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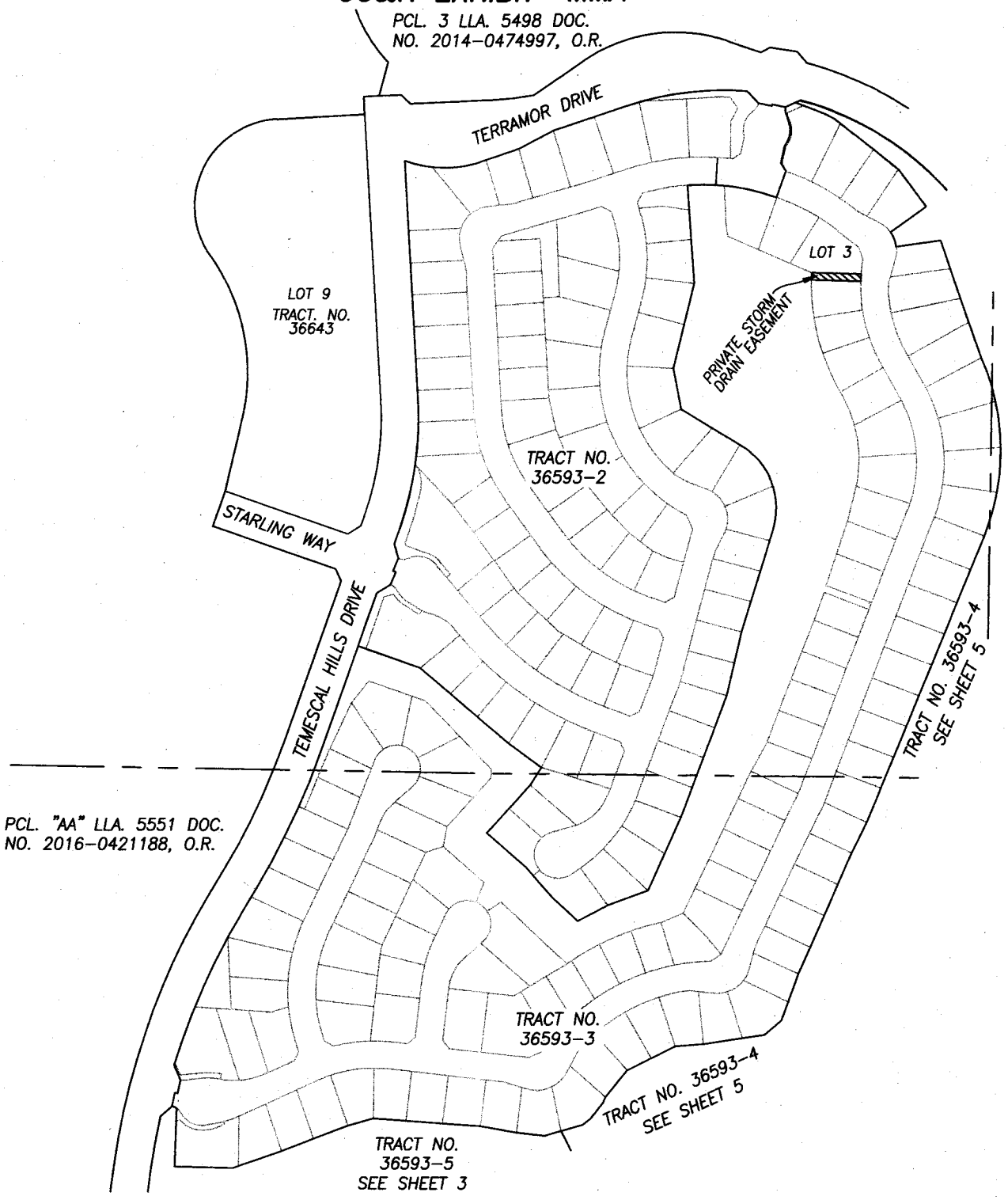

1" = 300'

LEGEND

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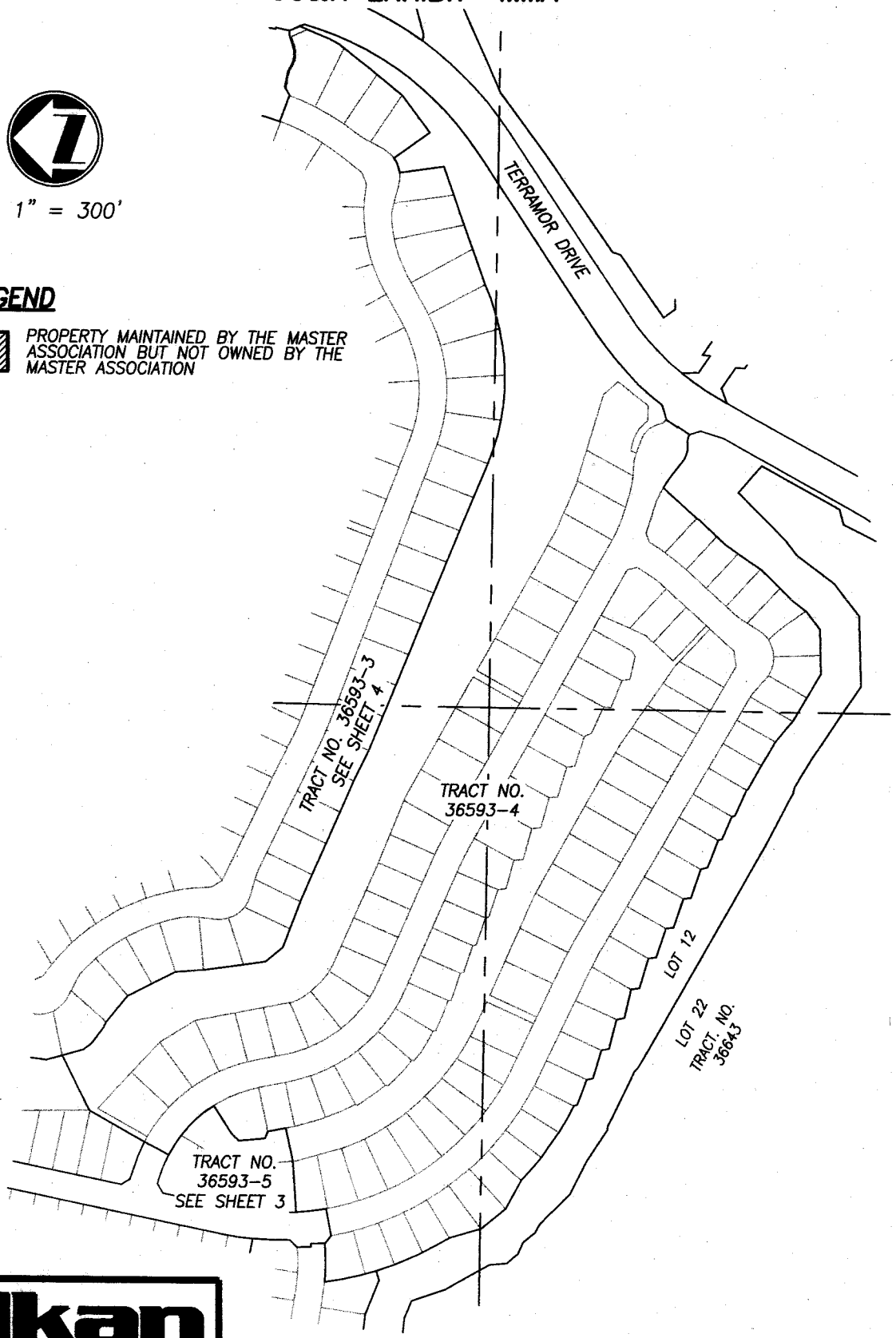
CC&R EXHIBIT "MMA"

1" = 300'

LEGEND

PROPERTY MAINTAINED BY THE MASTER ASSOCIATION BUT NOT OWNED BY THE MASTER ASSOCIATION



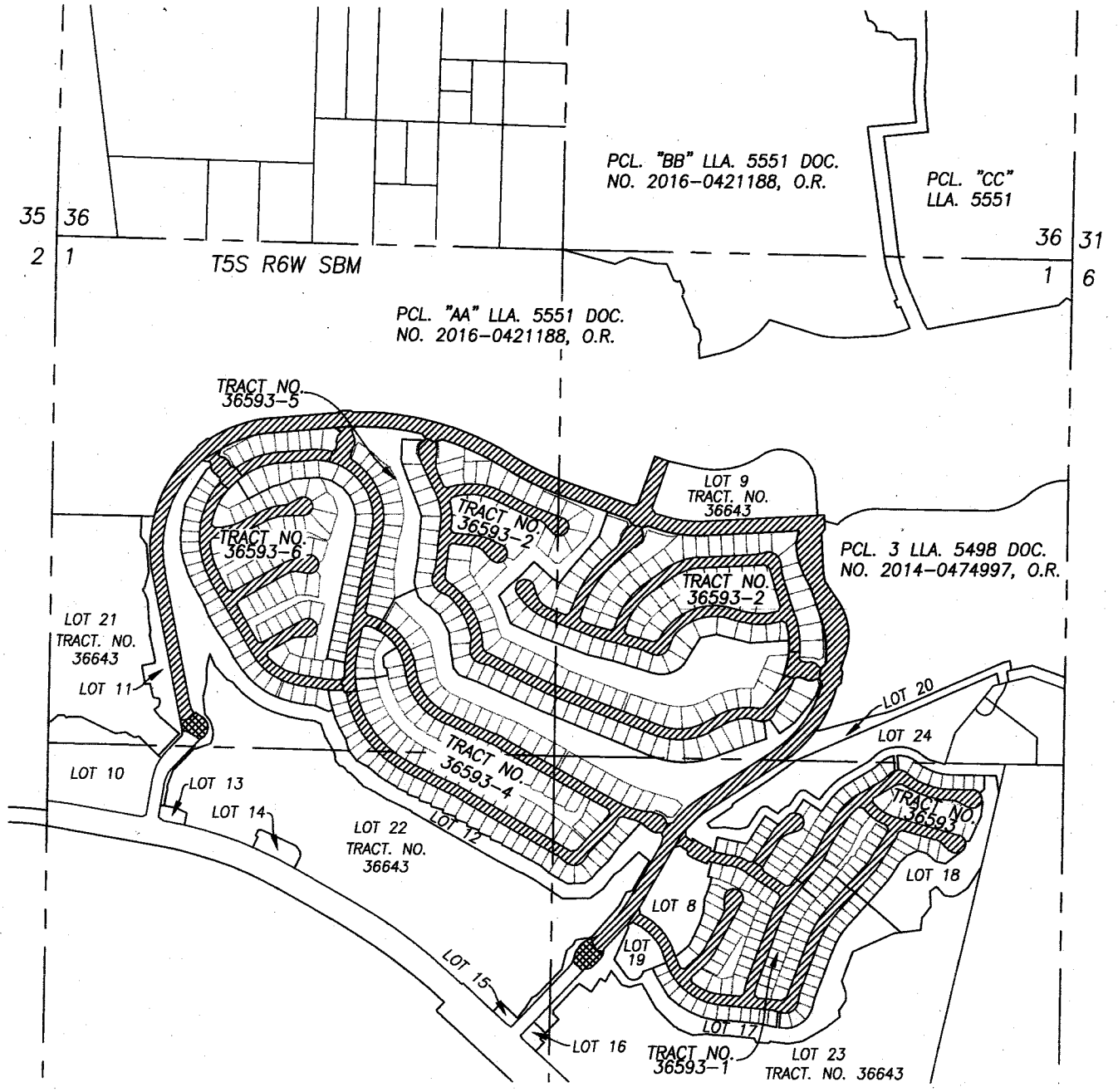
PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

EXHIBIT "PS"

APPROXIMATE LOCATIONS OF PRIVATE STREETS IN THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

CC&R EXHIBIT "PS"

SHEET 1 OF 1



LEGEND

PRIVATE STREETS IN THE MASTER COMMUNITY

PRIVATE STREETS IN THE MASTER COMMUNITY SUBJECT TO PUBLIC ROAD & UTILITY EASEMENT PER TRACT NO. 36643, MB 451/29-63

1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

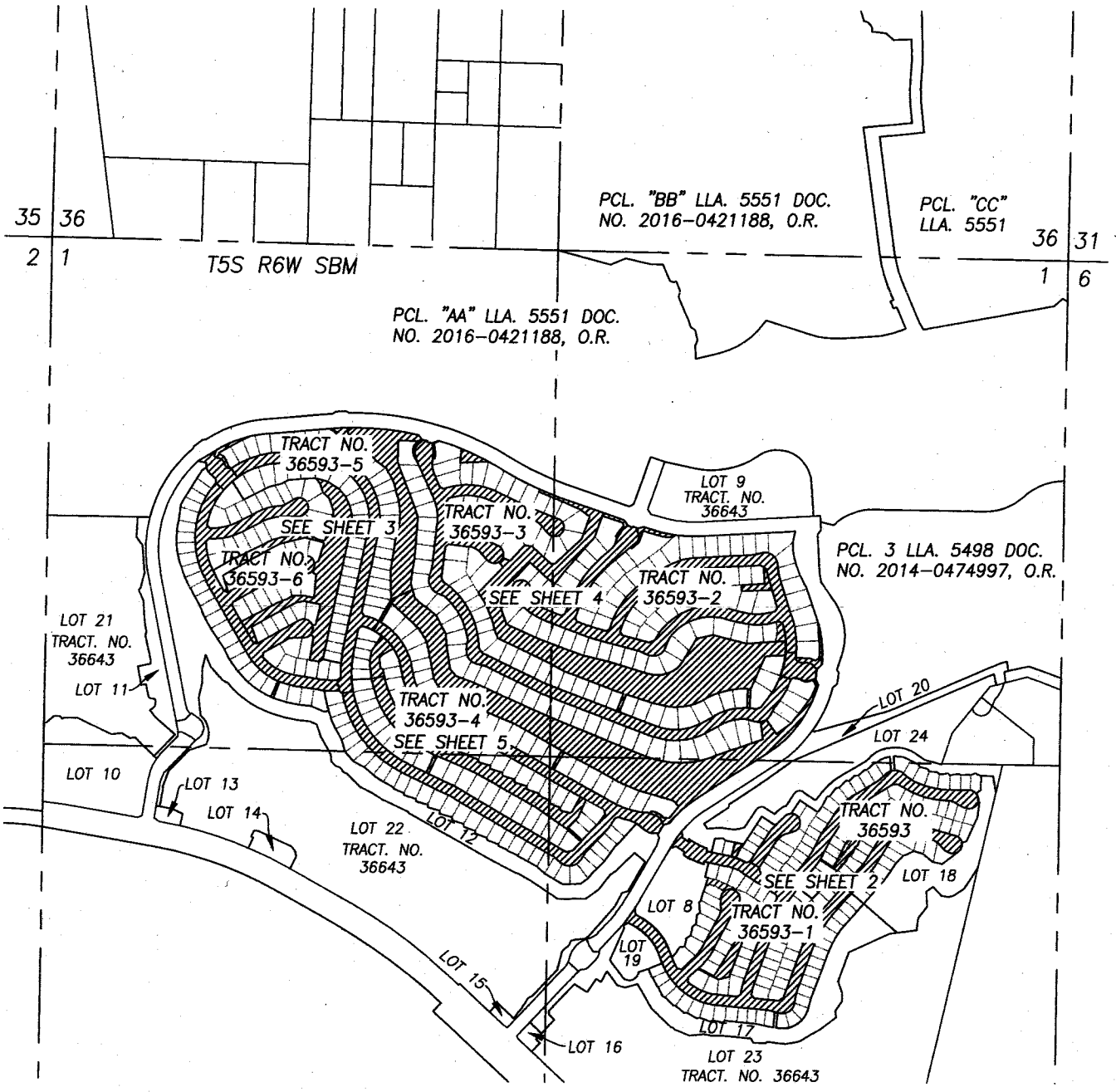
NOTE

THE ACTUAL LOCATIONS OF THE STREETS WILL BE SUBJECT TO CHANGE AND THAT THE ACTUAL LOCATIONS OF THE IMPROVEMENTS WILL CONTROL OVER THE EXHIBIT.

EXHIBIT "MAP"

APPROXIMATE LOCATIONS OF MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

CC&R EXHIBIT "MAP"



LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

SEE SHEET 6 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36643 (PERMISSIBLE ANNEXABLE TERRITORY).

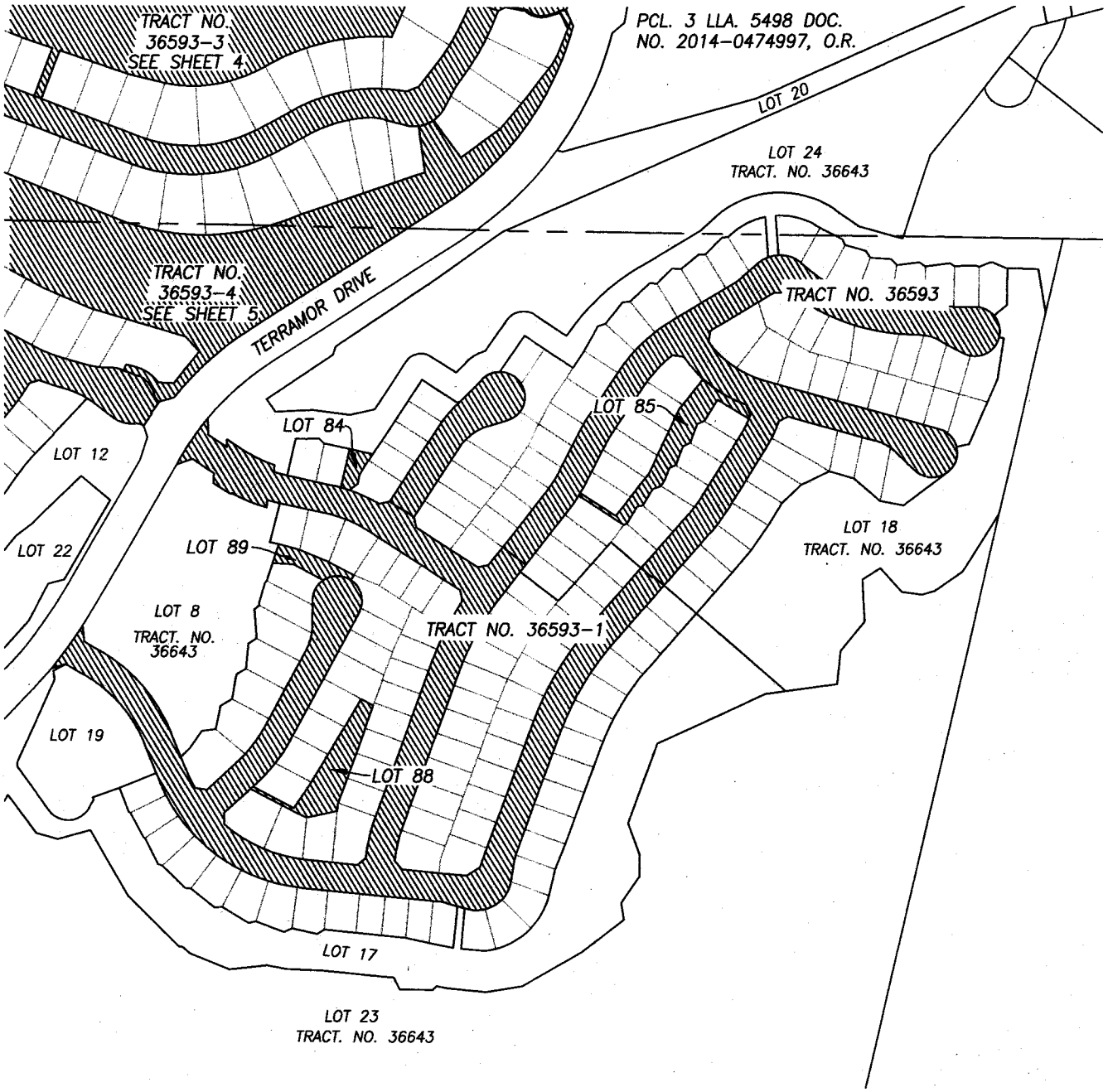
1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

NOTE

THE ACTUAL LOCATIONS OF THE MASTER ASSOCIATION PROPERTY WILL BE SUBJECT TO CHANGE AND THAT THE ACTUAL LOCATIONS OF THE IMPROVEMENTS WILL CONTROL OVER THE EXHIBIT.

CC&R EXHIBIT "MAP"



LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY(MANDATORY ANNEXABLE TERRITORY)

SEE SHEET 6 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36643 (PERMISSIBLE ANNEXABLE TERRITORY).

1" = 300'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

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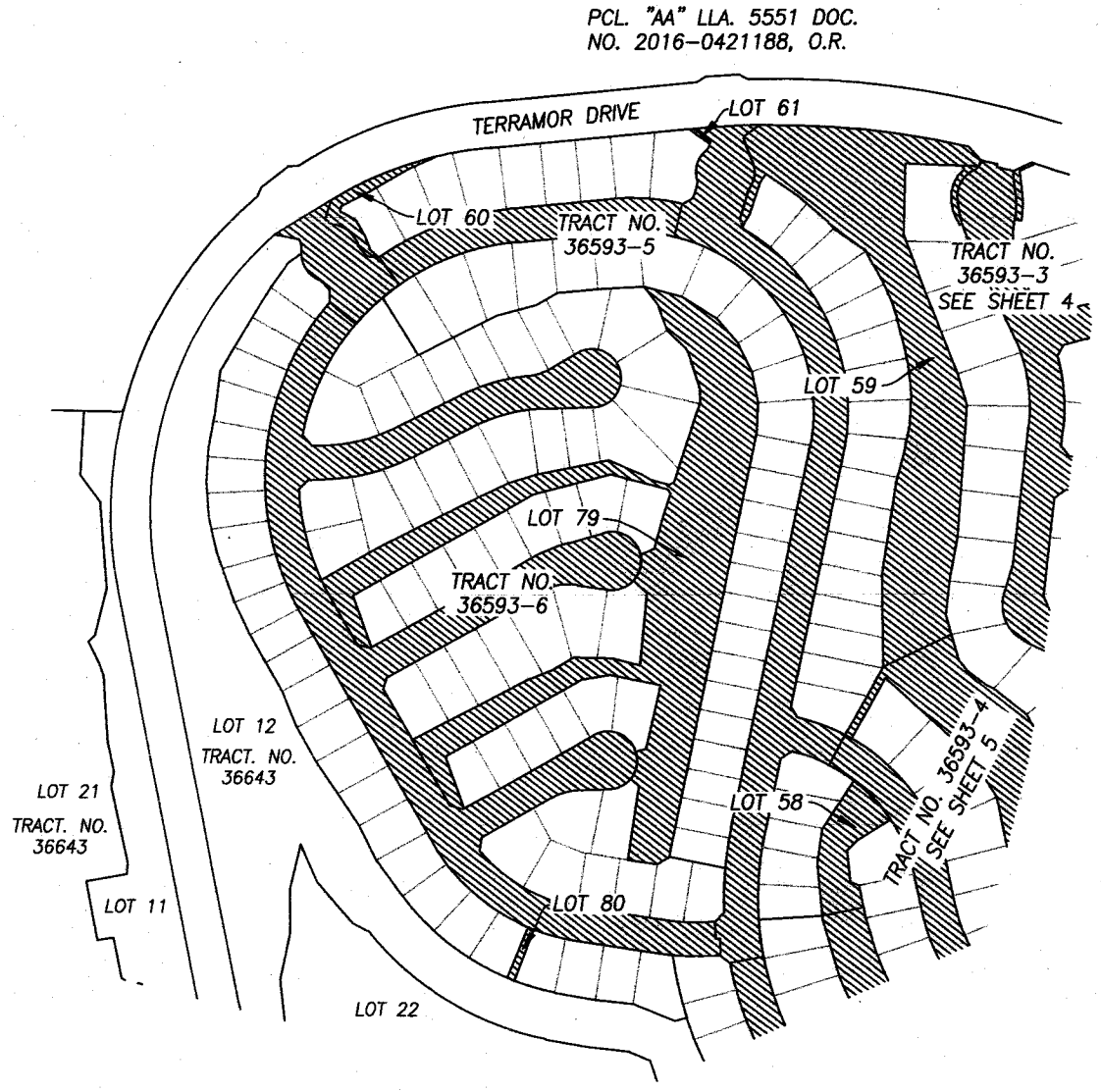
CC&R EXHIBIT "MAP"



LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY(MANDATORY ANNEXABLE TERRITORY)

SEE SHEET 6 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36643 (PERMISSIBLE ANNEXABLE TERRITORY).

1" = 300'

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adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
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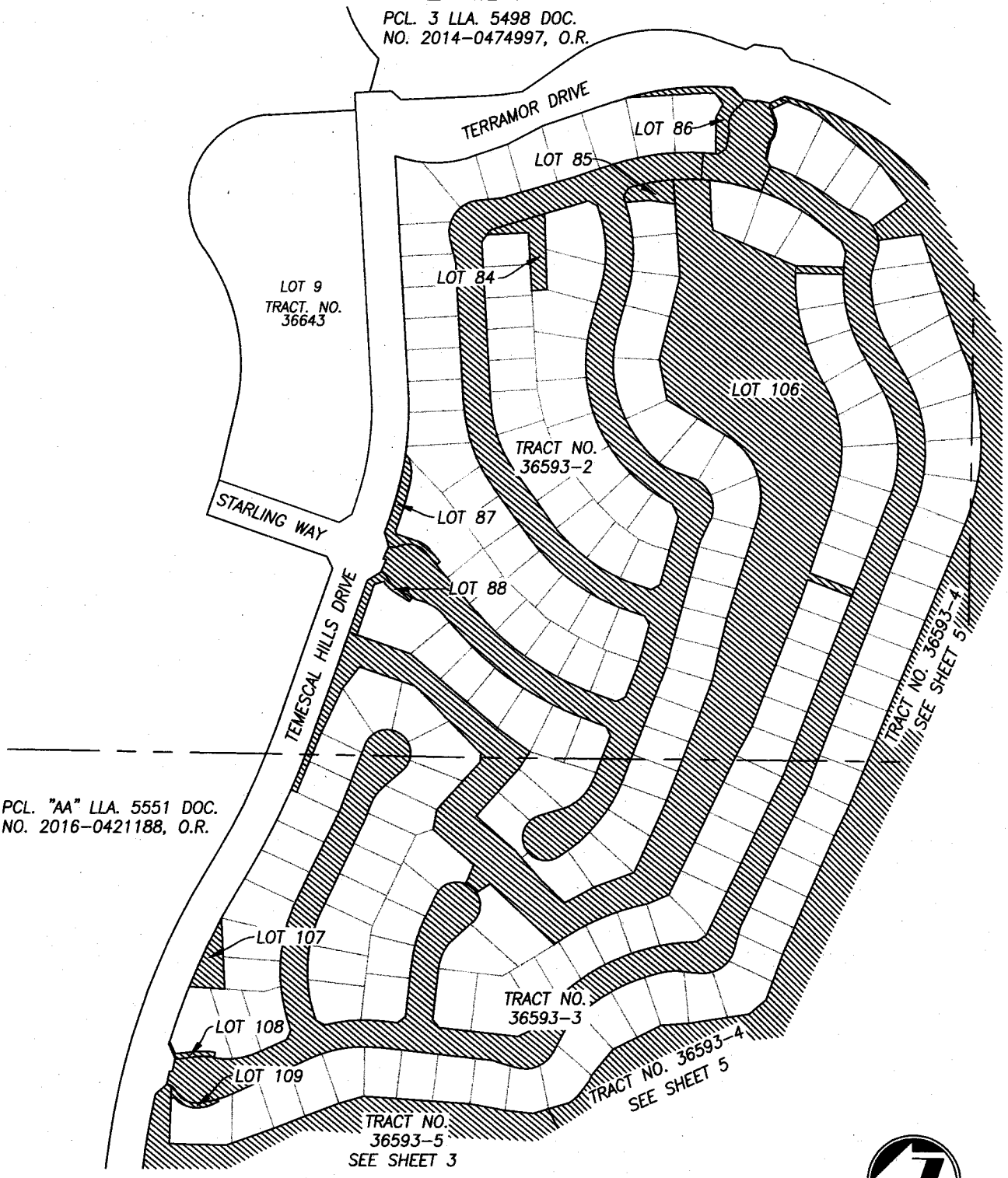
CC&R EXHIBIT "MAP"



LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY(MANDATORY ANNEXABLE PROPERTY)

1" = 300'

SEE SHEET 6 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36643 (PERMISSIBLE ANNEXABLE TERRITORY).

NOTE

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PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

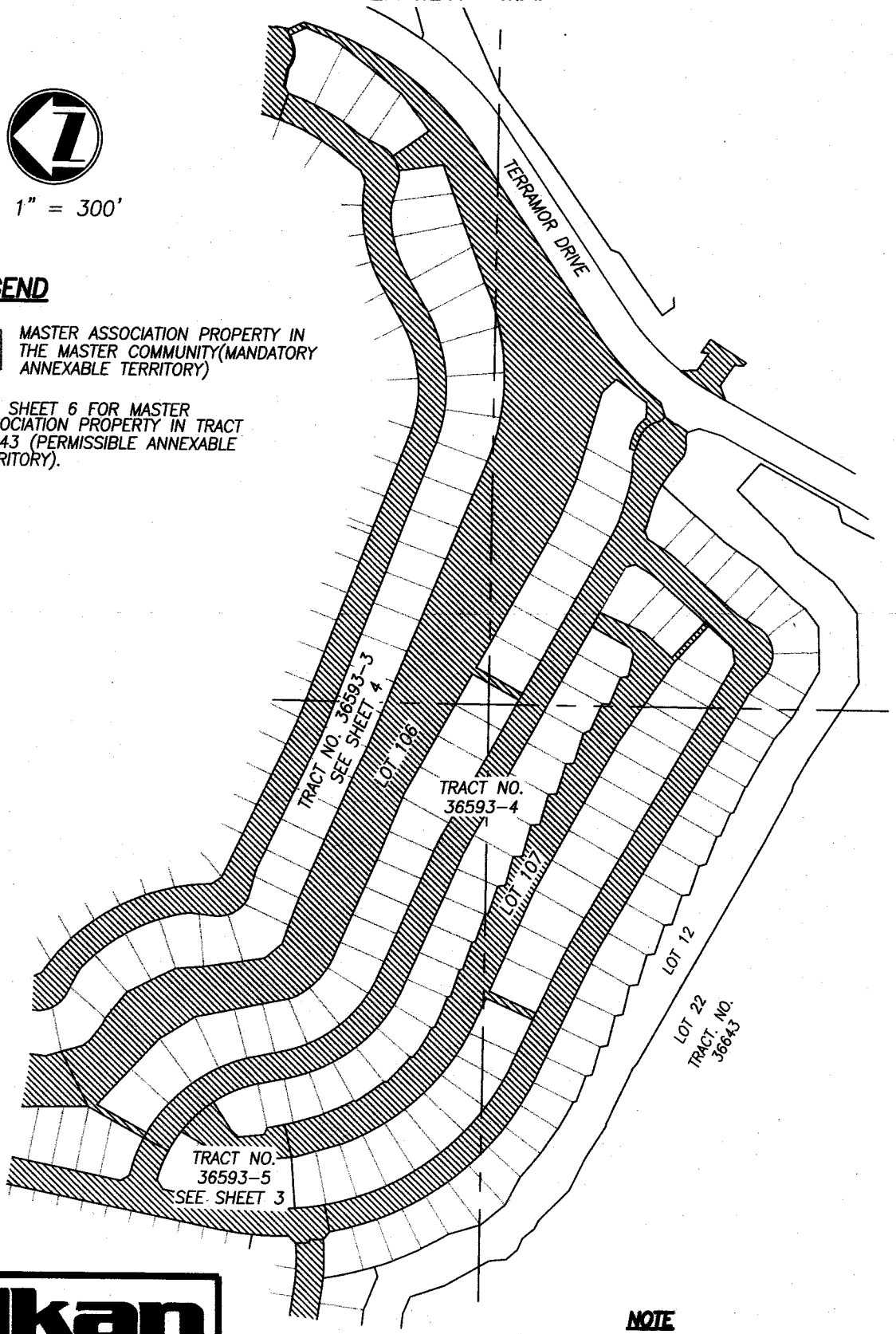
CC&R EXHIBIT "MAP"

1" = 300'

LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY(MANDATORY ANNEXABLE TERRITORY)

SEE SHEET 6 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36643 (PERMISSIBLE ANNEXABLE TERRITORY).



PLAT PREPARED BY:
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Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

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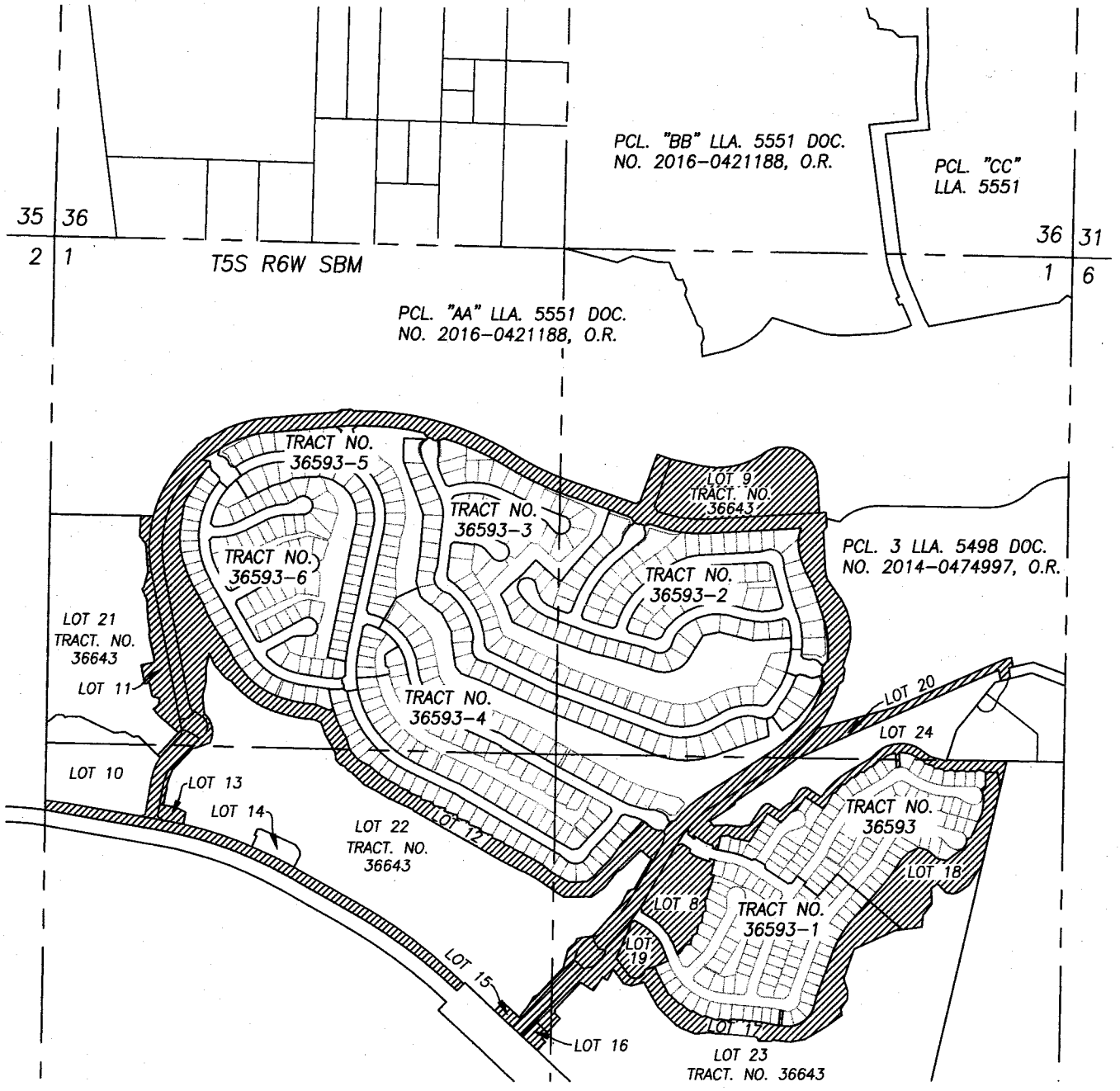


LEGEND

MASTER ASSOCIATION PROPERTY IN THE MASTER COMMUNITY (PERMISSIBLE ANNEXABLE TERRITORY)

SEE SHEETS 1 THROUGH 5 FOR MASTER ASSOCIATION PROPERTY IN TRACT 36593 (MANDATORY ANNEXABLE TERRITORY)

1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

NOTE

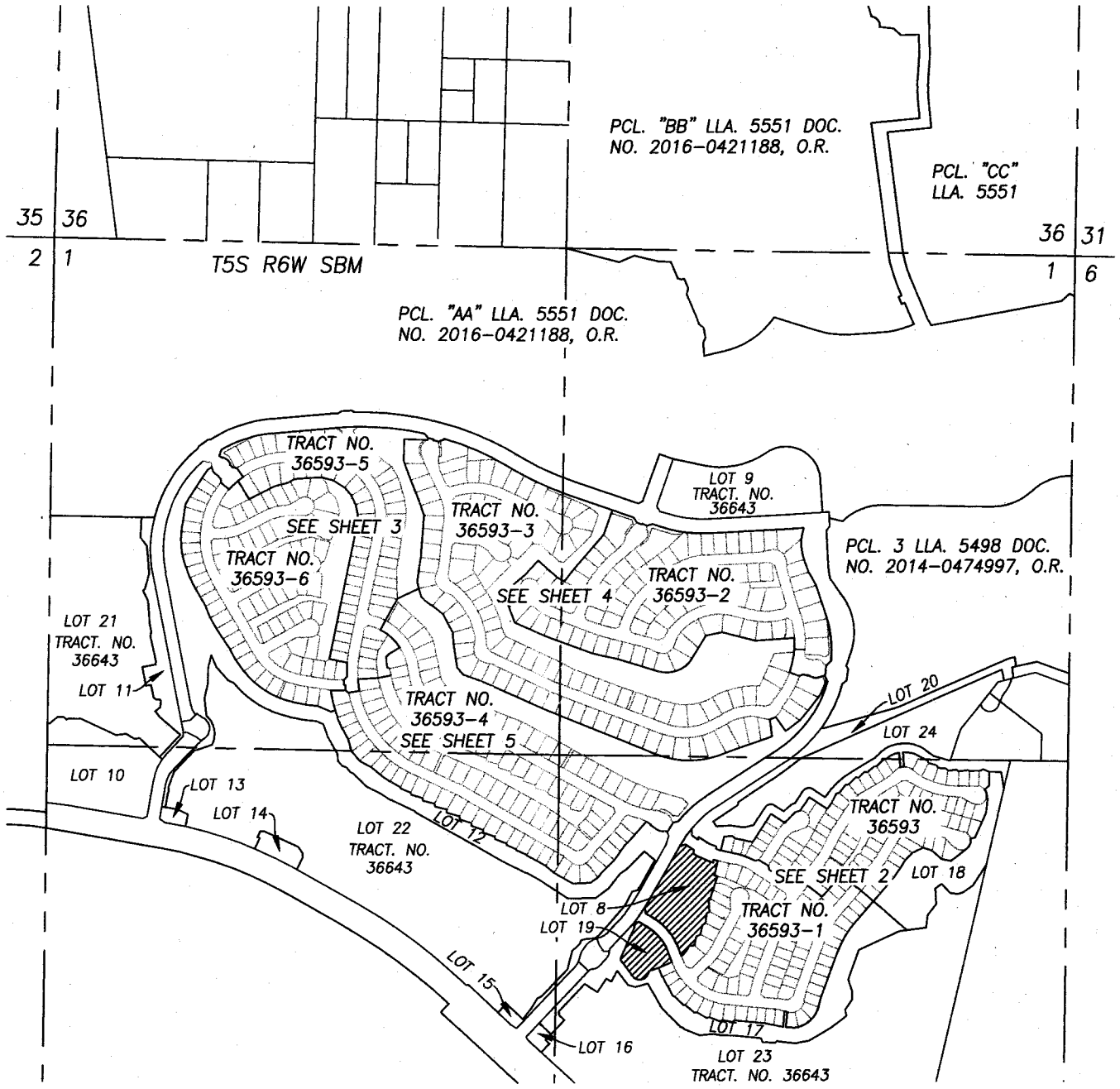
THE ACTUAL LOCATIONS OF THE MASTER ASSOCIATION PROPERTY WILL BE SUBJECT TO CHANGE AND THAT THE ACTUAL LOCATIONS OF THE IMPROVEMENTS WILL CONTROL OVER THE EXHIBIT.

EXHIBIT "STP"

POST-CONSTRUCTION STORMWATER TREATMENT PLAN

CC&R EXHIBIT "STP"

SHEET 1 OF 1



1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

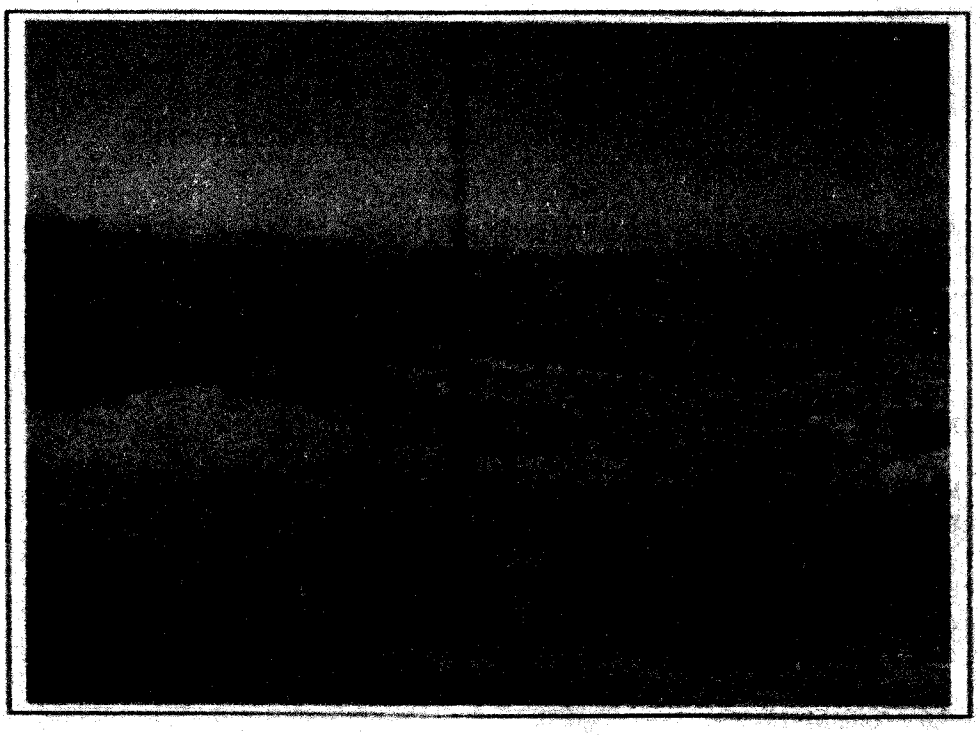
LEGEND

POST-CONSTRUCTION STORM WATER TREATMENT

EXHIBIT "FMP"

FUEL MODIFICATION PLAN FOR THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

TOSCANA PHASE 1
TENTATIVE TM 36593
CONCEPTUAL FIRE PROTECTION PLAN
Riverside County, California



November 26, 2013
(Revised February 25, 2014)

Owner: Forestar Toscana, LLC
4590 MacArthur Blvd, Ste 600
Newport Beach, CA 92660

Prepared & Certified By: David C. Bacon, President
FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Tel. (760) 745-3947
firewise2000@sbcglobal.net

Toscana Phase 1
Conceptual Fire Protection Plan

Table of Contents

TOSCANA PHASE 1
TENTATIVE TM 36593
CONCEPTUAL FIRE PROTECTION PLAN
Riverside County, California
November 26, 2013 (revised February 25, 2014)

Executive Summary

This Conceptual Fire Protection Plan (CFPP) evaluated the proposed Toscana development to ensure it does not unnecessarily expose people or structures to fire risks and hazards. The CFPP has identified and prioritized the measures necessary to adequately mitigate those impacts. The CFPP has considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions and fire history. It has also considered water supply, access, structure ignitability and ignition resistant building materials, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management.

The project was analyzed to identify potential adverse impacts and to identify adequate measures for impacts resulting from wildland fire hazards. The evaluation determined that the Riverside County Fire Department (RDFD) and the California Department of Forestry and Fire Protection (CAL FIRE) along with nearby fire departments will be able to provide adequate emergency services. CAL FIRE (under the State Responsibility Area Agreement) as well as other fire departments and fire protection districts, can be requested under a Mutual Aid agreement to respond in the event of a wildfire event in the area. Response times and the proximity of the development to the Wildland Urban Interface (WUI), in a Very High Fire Hazard Severity Zone require that fire sprinklers be installed in all new residences.

In addition, this CFPP lists fuel modification requirements to mitigate the exposure of people or structures from a significant risk of loss, injury or death from wildland fires. Zones 1A, 1B and 1C will be irrigated landscaped zones and are commonly called the defensible space zones for fire suppression forces and protects structures from radiant and convective heat. These landscaped zones are permanently irrigated and consists of fire resistant and maintained plantings. Zone 2 is the area beyond Zone 1B. It includes manufactured slopes and excludes all prohibited highly combustible native vegetation, but permits plantings with very specific criteria and/or reducing the existing native vegetation by 50%.

Finally, this plan and its requirements will be incorporated by reference into the final project Conditions of Approval to ensure compliance with codes/regulations and significance standards.

TOSCANA PHASE 1- TENTATIVE TM 36593
CONCEPTUAL FIRE PROTECTION PLAN
Riverside County, California
November 26, 2013 (revised February 25, 2014)

1.0 GENERAL DESCRIPTION

The Toscana project is located northeast of Temescal Canyon Road between Indian Truck Trail and Mayhew Road in Riverside County outside the city of Corona, California. The project is within a declared Very High Fire Hazard Severity Zone and is surrounded by undeveloped land (see Photo No. 1). The Riverside County Fire Department (RCFD) is the fire authority for the project.

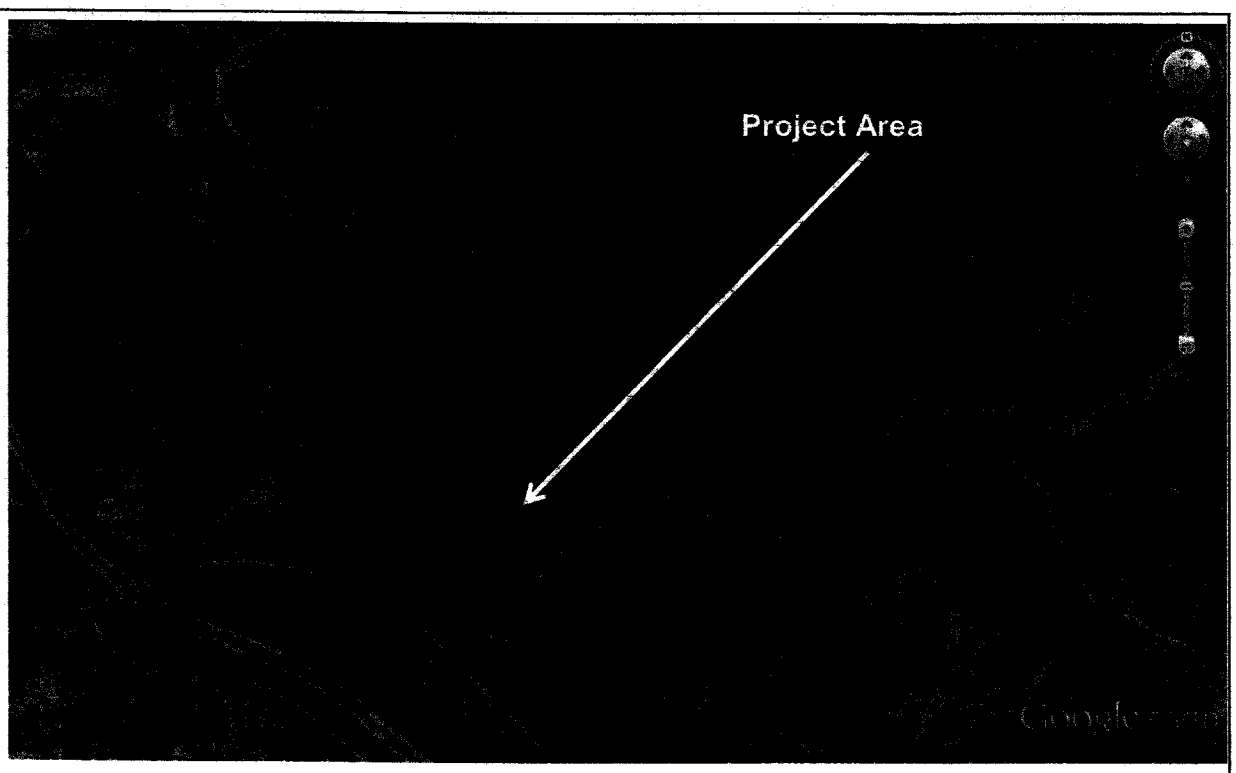


Photo No. 1 – Aerial Photo of Project Area and Adjacent Undeveloped Land. Interstate 15 is in the Lower Left Corner of the Photo.

A Fire Protection Plan (FPP) must be submitted to and approved by the RCFD. The FPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Toscana development. In addition, the FPP establishes both short-term and long-term fuel treatment actions required to minimize any projected wildland fire hazards, and assigns annual maintenance responsibilities for each of the required fuel treatment actions. The proposed Toscana project is a planned community development that will be built in several phases. Phase 1 of the proposed project consists of the development of 601 single family homes and a community center on approximately one-hundred and forty (140) acres of residential use. Another thirty (30) acres is

designated as parks or other infrastructure and 160 acres is designated as open space. Phase 1 includes Planning Areas (PA) 1, 2, 3, 4, 5, 15, 18, 19, and 25, 26A, 26B a portion of 26C, portion of 26E, and 26F as seen on the Conceptual Land Use Plan (see Figure 1).

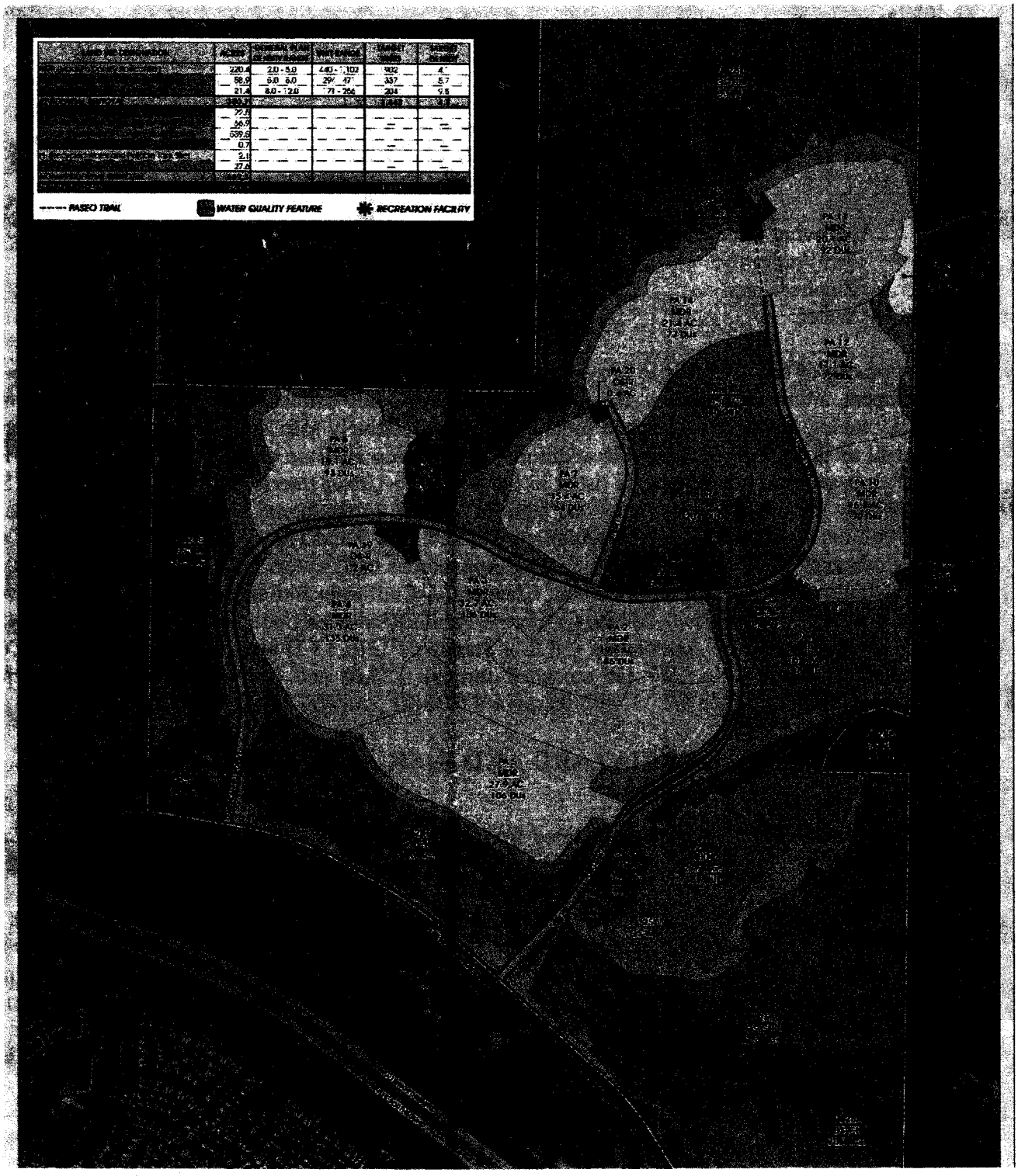


Figure 1

Actual home locations have not been determined as of the date of this report therefore this is a Conceptual Fire Protection Plan (CFPP) until such time as home locations have been finalized. Please refer to the attached Conceptual Fuel Treatment Map for the illustration of property lines and related fuel treatments. This CFPP covers only Phase 1 of the Toscana project, as identified on Tentative Tract Map 36593.

1.1 General Information

Developer/Applicant:	Forestar Toscana, LLC 4590 MacArthur Blvd, Ste. 600 Newport Beach, CA 92660
Approving Departments:	
Fire Authority:	Riverside County Fire Department
Engineering:	Riverside County Building Department
Water:	Western Municipal Water District

The purpose of this CFPP is to provide hazardous fuel treatment and construction feature direction for developers, architects, builders, the RCFD, Riverside County officials, and the individual lot owners to use in making the structures in the proposed project relatively safe from future wildfires. Appendices attached to this CFPP that provide additional information shall be considered part of this CFPP. This CFPP is based upon requirements listed in the Wildland-Urban Interface (WUI) Development Standard Guidelines; the requirements under the authority of the International Urban-Wildland Interface Code, 2013 edition; California Code of Regulations Title 24, Part 9 and Title 14, Section 1280; 2010 California Fire Code and Local Amendments including Appendices to Chapters 1 & 4 and Appendices B, F & H; the International Fire Code 2012 edition; Chapter 7A-California Building Code; California Government Code, sections 51175 through 51189; California Public Resources Code Sections 4201 through 4204; the National Fire Protection Association (NFPA) Standards 13R, 13-D and 1144 2013 Editions; County of Riverside Ordinance No. 787 (as amended through 787.6) and Riverside County Fire Department Standards #06-05, revised 6/1/11, #06-06 revised 6-30-11, and #06-11 revised 6-30-11

2.0 WILDLAND FIRE HAZARD AND RISK ASSESSMENT

2.1 Fire History

The fire history listed below was obtained from the Fire Planning and Mapping Tools of the California Fire Alliance. The Alliance is composed of federal, state and local government agencies and stakeholders.

As can be seen in Figure 2, fires have burned much of the surrounding area and the project site multiple times. The area contains vegetation typical of chaparral plants, with a high percentage of the aging plants containing an abundance of dead material. This is due to the effects of the local Mediterranean climate where warm wet winters promote abundant new growth, and long, hot and very dry summer seasons frequently occur. Occasionally, multi-year droughts cause significant parts of these plants to die back.

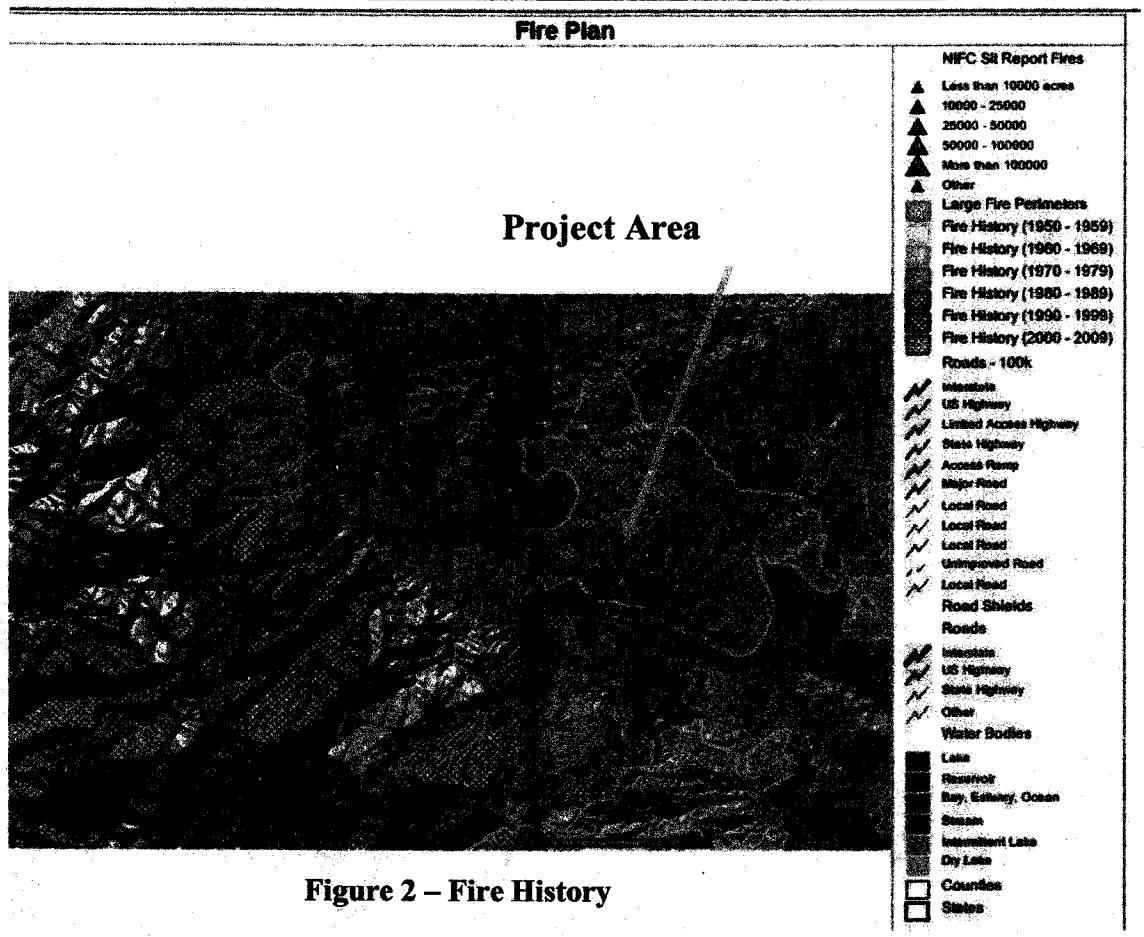


Figure 2 – Fire History

Large Fires Near Toscana

Fire History (2000 - 2009)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
2004	CA	CERRITO	CDF	20040503	20040507	16460	16447

This fire is pink cross hatch (see Figure No. 2).

Fire History (1990 - 1999)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1990	CA	BEDFORD	USFS	19900624	19900712	4500	3990.91

This fire is cross hatched dark green and is located to the southwest of the project and across Interstate 15. Note: this fire was a controlled burn that escaped (see Figure No. 2).

Fire History (1980 - 1989)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1987	CA	SILVERADO	USFS	19870909	19870913	7700	7693

This fire is a lighter shade of green cross hatched and burned a significant portion of the Toscana Project (see Figure No. 2).

2.2 On and Off-Site Fire Hazard and Risk Assessment

In assessing the wildland fire hazard to the project it is necessary to consider plant succession and the climax plant communities. The vegetation described below are the most likely climax plant communities that will exist without human intervention and the one utilized for planning purposes.

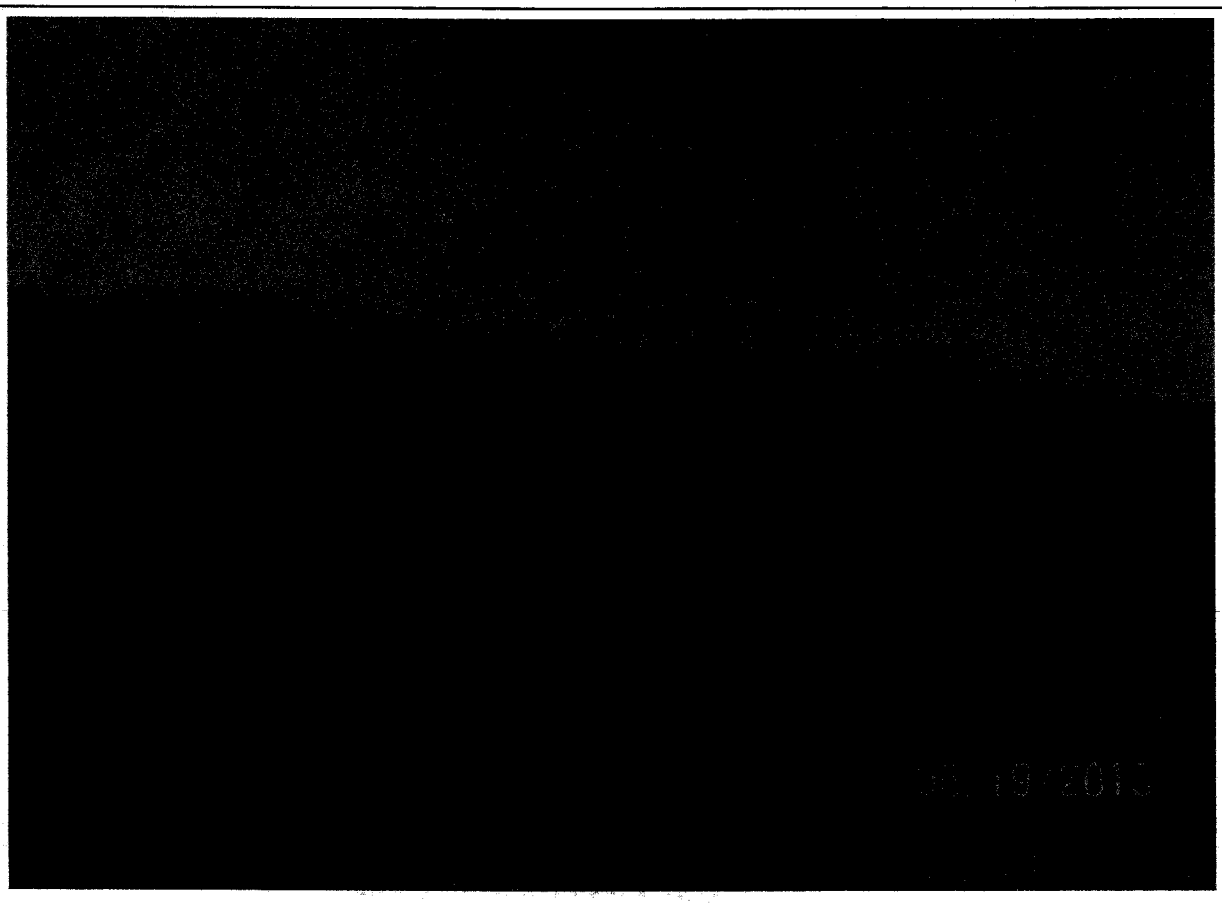


Photo No. 2 – Looking West from the Interior of the Project

The proposed Toscana development is located in hilly terrain. The vegetation in the area proposed for development consists of native chaparral and exotic grasses and weeds. This vegetation will be completely removed during grading for construction (see Photo No. 2).

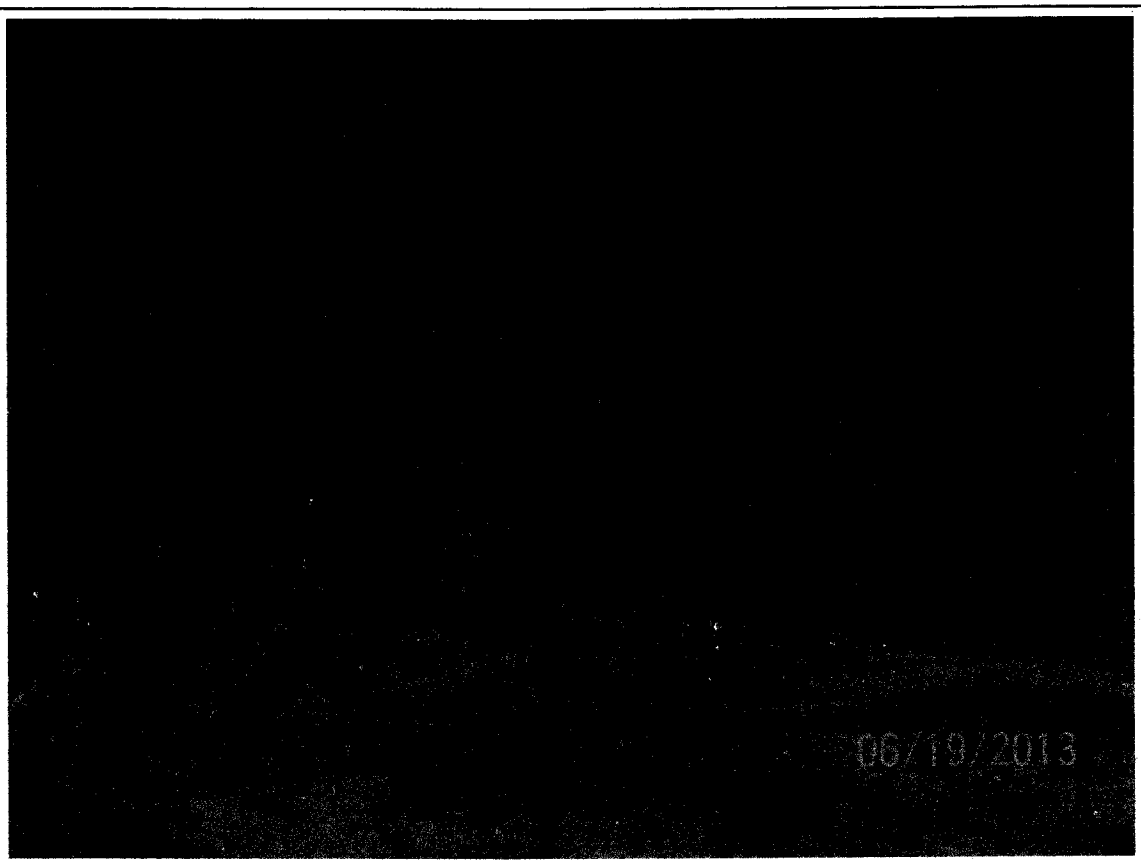


Photo No. 3 – Looking North from the Interior of the Project.

To the north of the proposed project is undeveloped land which will eventually be incorporated into Phases 2 & 3. Vegetation along the northern boundary which includes PA 2, 3, 4, & 19 (see Figure 1) consist of exotic and native grasses and weeds and scattered Coastal Sage Scrub species (see Photo No. 3). An intermittent drainage also runs along a portion of the northern boundary of PA 1 on the eastern side of the development which contains some scattered sycamores. For fire behavior planning purposes, these northern boundary fuels are best described as a combined Fuel Model SCAL 18 (Sage/Buckwheat 70%, with fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gr2 (low load dry climate grass 30%, with 1-hour fuels of .1 tons/acre).

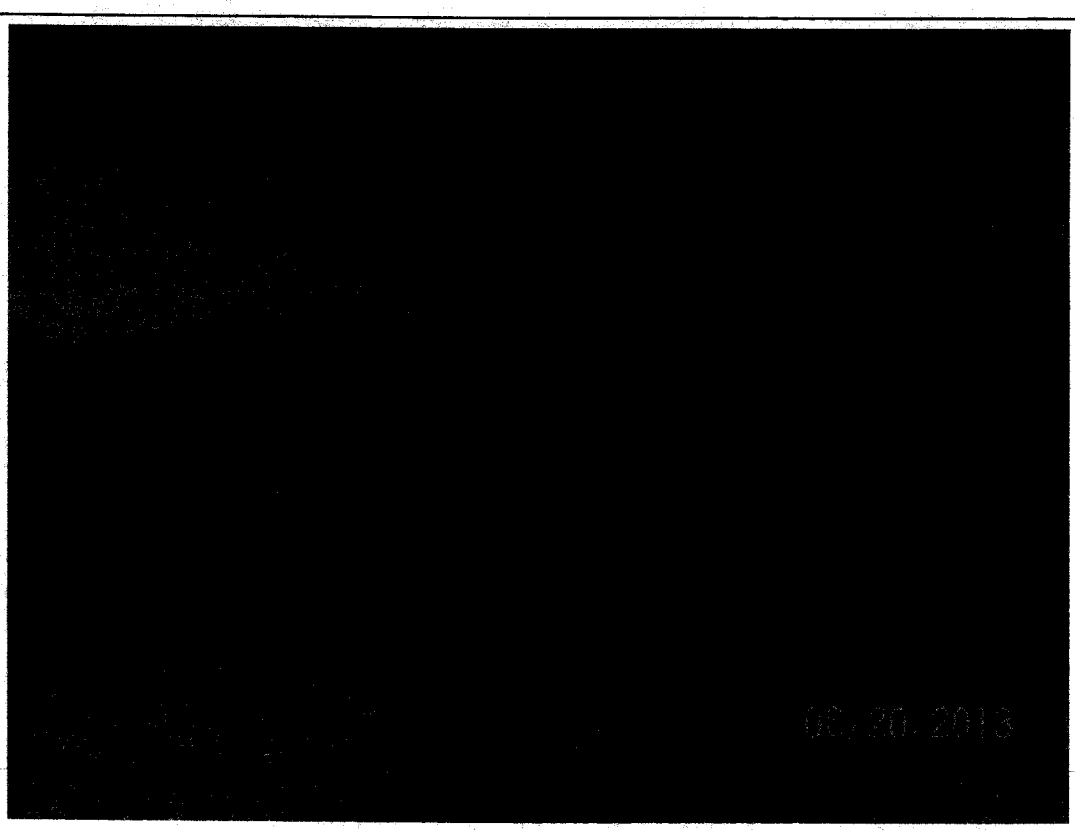


Photo No. 4 – Looking Southeast from the Interior of the Project. Upper Left Area in the Photo is to Remain as Open Space.

The areas east of PA 1 and southeast of PA 5 are to be retained as Open Space and will be a potential fire threat to the proposed homes abutting these areas. East of PA 2 will be one of the main entrance roads to the development. The areas to the east are vegetated with exotic and native grasses and weeds, scattered Coastal Sage Scrub species such as buckwheat, sage, laurel sumac and deerweed (see Photo No. 4). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (Sage/Buckwheat 70%, with fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gr2 (low load dry climate grass 30%, with 1-hour fuels of .1 tons/acre).

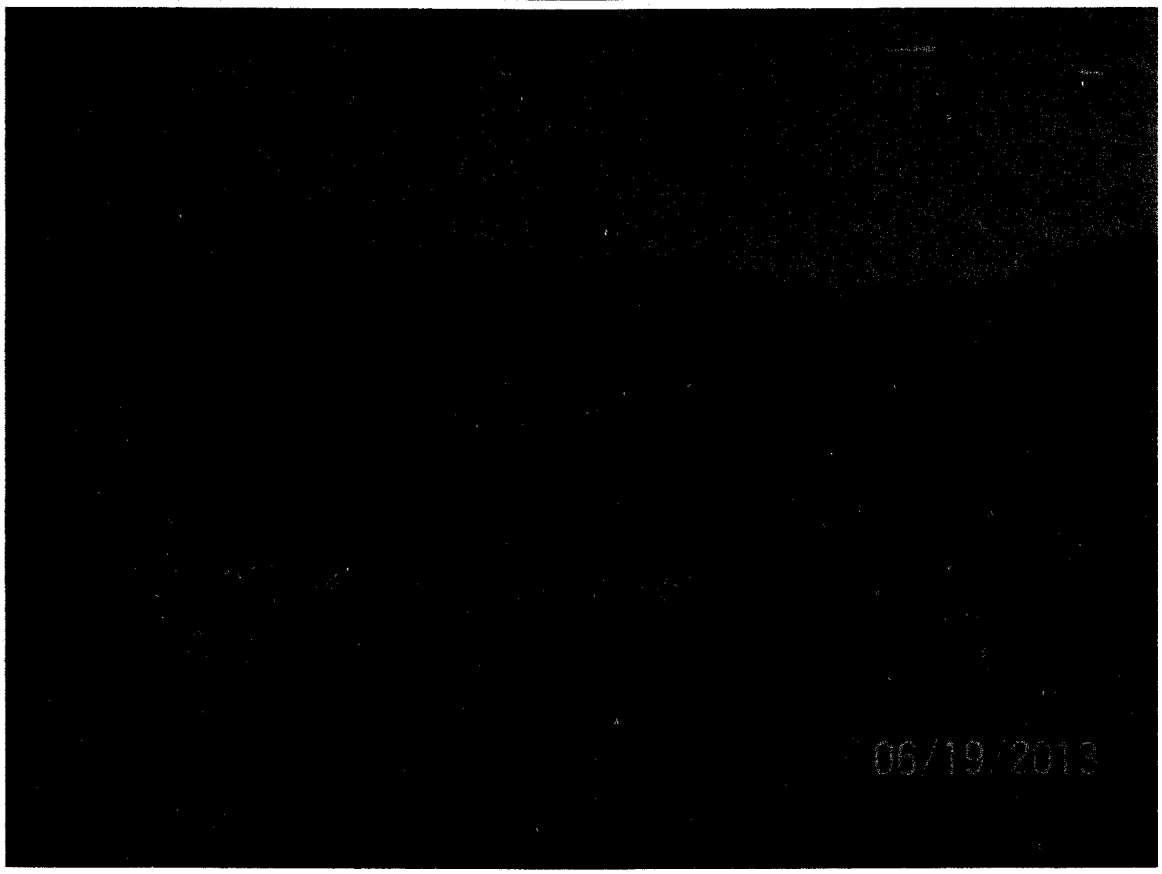


Photo No. 5 – Looking South from PA 4 & 5. Temescal Creek, Temescal Canyon Road and Interstate 15 are in the Distance.

Temescal Creek abuts the proposed development on the south (see Photo No. 5). An open space area which includes the creek is to be retained between Temescal Creek and the development (PA 1, 4, & 5). The area between the creek and the proposed homes on the bluff overlooking the creek is steep, very rocky and contains many large boulders. These large boulders serve to break up the vegetation resulting in a non-continuous fuel bed. This is beneficial should a fire start in the creek area below the homes.

Vegetation that will abut the homes on the southern boundary include exotic and native grasses and weeds and scattered Coastal Sage Scrub species such as sage, buckwheat, and laurel sumac (see Photo No. 5). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (Sage/Buckwheat 70%, with fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gr2 (low load dry climate grass 30%, with 1-hour fuels of .1 tons/acre).

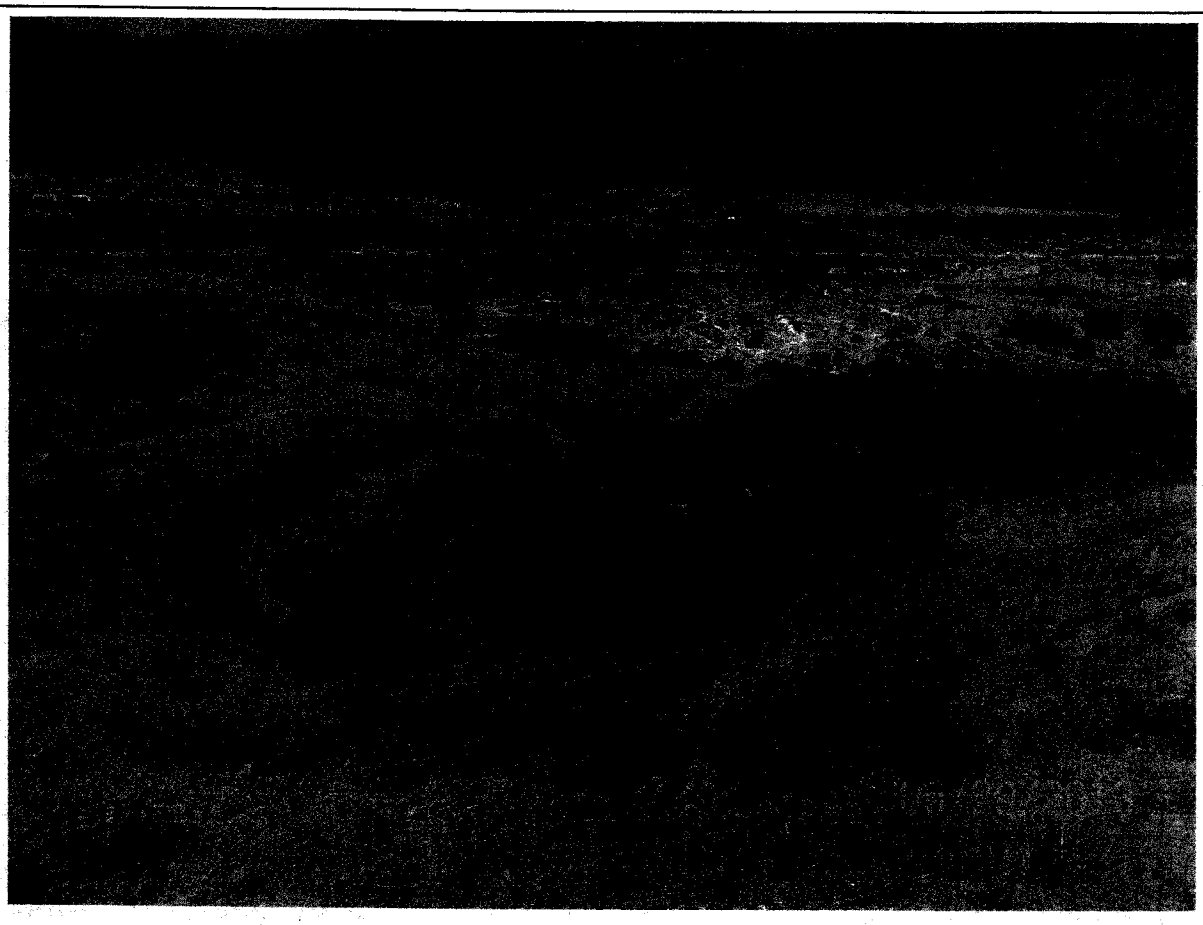


Photo No. 6 – Looking West from the Interior of the Project.

To the west of PA 4 is undeveloped land and abandoned gravel pits (see Photo No. 6). To the west of PA 1 is an intermittent drainage which contains some scattered sycamores. Vegetation on the western boundary include scattered scrub oak, coastal sage scrub, mulefat, mustard, and exotic and native grasses (see Photo No. 6). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (sage/buckwheat 70%, with 1-hour fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gs2 (moderate load dry climate grass shrub 30%, with 1-hour fuels of 0.1 tons/acre).

The greatest wildland fire threat is from the north and northeast of the project. This threat comes from the associated fuels, occasional severe fire weather conditions, and adjacent moderately steep terrain adjacent in the designated open space and undeveloped land that will eventually be incorporated into Phase 2 of the development (see Photo No. 4 showing the designated open space to the northeast).

There is also a historic pattern of wildland fires burning from the southwest to northeast. Every 5-10 years, a "rare event" hot, dry, southwest to west wind of 30 MPH will occur. This moderately strong, dry wind condition usually occurs in the late afternoon or early evenings on very hot days, especially during the summer (June through September) months.

The most critical weather pattern to the project area is a hot, dry offshore wind, typically called a Santa Ana. Such wind conditions are usually associated with strong (60 MPH), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of

the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The designated open space areas adjacent to the project as well as lands that are not being developed at this time can contribute to a damaging wildland fire event. Any wind or topography driven wildfire burning under a northeastern (*Santa Ana*) wind pattern through these areas to the north and east of the current phase of development can create a wildland fire hazard to the structures in the proposed project. Wildland fires starting north of the proposed residences on a typical fire day with a southwest wind will burn away from the proposed structures and will generally not be a significant wildland fire hazard.

All residential structures in the area are threatened through wind-blown embers. The installation of Ignition Resistant Construction will mitigate against the wind blown ember threat (see Section 5.7 for a discussion of these features). The goal of this CFPP is to prevent the loss of lives, buildings and personal property when wildfires occur with the challenge of developing well planned home sites adjacent to fully functioning mixed chaparral habitats. This goal is accomplished by requiring homes to be built with ignition resistant materials and properly designed and maintained fuel treatments that safely mitigate the fire hazard to insignificant levels.

2.3 Predicting Wildland Fire Behavior

The BEHAVE 5.0.4 Fire Behavior Prediction and Fuel Modeling System developed by USDA–Forest Service research scientists Patricia L. Andrews and Collin D. Bevins at the Intermountain Forest Fire Laboratory, Missoula, Montana, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire behavior computer modeling system is utilized by wildland fire experts nationwide.

Wildland fire managers use the BEHAVE modeling system to project the expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. ***FIREWISE 2000, Inc.*** used the BEHAVE 5.0.4 Fire Behavior Prediction Model to make the fire behavior assessments for the Toscana project discussed below.

2.4 Wildland Fire Behavior Calculations for the Off-Site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels on the undeveloped areas in proximity to the proposed structures within the project. These projections are based on scenarios that are "worst case" Riverside County fire weather assumptions in the vicinty of the project area. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the project area.

The scenarios are depicted below in Tables 2.4.1 and 2.4.2. All tables display the expected Rate of Fire Spread (expressed in mi/hr), Flame Length (expressed in feet), and Spotting Distance (expressed in miles) and include the calculation inputs used in the BEHAVE program which were obtained from project site observations and fuel moisture levels typically observed during the local fire season. The tables also show the change in Rate of Fire Spread, Flame Length, and Spotting Distance following the completion of the required fuel treatment work in Zone 2 which is characterized by a Combined Fuel Model - [gr2 - low load, dry climate grass 50% and 1 –short grass 50%].

Fire Behavior Calculation Input Data	Anticipated Fuel Moistures
• 35 percent slope • 60 mph 20-foot wind speed • 150° aspect from north • 45° wind direction from north	* 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....40% * Live Woody Fuel Moisture of.....50%

Rate of Spread - 3.7 mi/hr
Spotting Distance - 2.8 miles
Flame Length - 45.0 feet

Rate of Spread - 6.5 mi/hr
Spotting Distance - 1.2 miles
Flame Length - 13.9 feet

Fire Behavior Calculation Input Data	Anticipated Fuel Moistures
• 65 percent slope • 30 mph 20-foot wind speed • 300° aspect from north • 270° wind direction from north	* 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....40% * Live Woody Fuel Moisture of.....60%

Rate of Spread - 2.5 mi/hr
Spotting Distance - 1.5 miles
Flame Length - 35.4 feet

Rate of Spread - 6.1 mi/hr
Spotting Distance - 0.7 miles
Flame Length - 12.7 feet

3.0 ASSESSING STRUCTURE IGINITIONS IN THE WILDLAND/URBAN INTERFACE

Structure ignitions from wildland wildfires basically come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The Behave Plus Fire Behavior Computer Modeling Program does not address wind blown embers or firebrands from a structure ignition perspective. However, even though ignition resistant exterior building materials will be used in the construction of the Toscana residences (see APPENDIX 'E' for the description of Ignition Resistant Construction), wind driven embers and radiant heat issues are addressed in this CFPP.

3.1 Firebrands

Firebrands are pieces of burning materials that detach from burning fuels due to the strong convection drafts in the flaming zone. Firebrands may also be referred to as embers. Firebrands can be carried a long distance (one mile or more) by fire drafts and strong winds. Severe wildland/urban interface fires can produce heavy showers of firebrands. The chance of these firebrands igniting a structure will depend on the number and size of the firebrands, how long they burn after contact, and the type of building materials, building design, and construction features of the structure. Firebrands landing on combustible roofing and decks and adjacent flammable vegetation are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, and overhangs.

Even with non-combustible roofing, firebrands landing on leaves, needles, and other combustibles located on a roof (due to lack of maintenance) or adjacent to a structure can cause structure ignition. Any open windows, doors or other types of unscreened openings are sources for embers to enter a structure during a wildland fire. If landscape guidelines are followed and the above mentioned maintenance issues are addressed on a regular basis, firebrands should not be a concern for the Toscana residences, as the buildings will be constructed with ignition resistant building materials.

3.2 Radiant Heat/Direct Flame Impingement

Radiation and convection involve the transfer of heat directly from the flame. Unlike radiation heat transfer, convection requires that the flames or heat column contact the structure. An ignition from radiation (given an exposed flammable surface) heat transfer depends on two aspects of the flame: 1) the radiant heat flux to a combustible surface and, 2) the duration (length of time) of the radiant flux. The radiant heat flux depends on the flame zone size, flame-structure distance, and how much the combustible material of the structure is exposed to the flame. While the flame from a wildfire may approach 1,800 degrees Fahrenheit, it is the duration of heat that is more critical. For an example, a blow torch flame typically approaches 2,100 degrees Fahrenheit yet a person can easily pass their hand through the flame. Heat duration only becomes critical to a home with a wood exterior surface if the heat is allowed to remain for 30-90 seconds.

Research scientist Jack Cohen of the USDA-Forest Service has found that a home's characteristics (its exterior materials and design in relation to the immediate area around a home within 100 feet) principally determine the home's ignition potential. He calls the home and its immediate surroundings the 'home ignition zone'. In a study of ignition of wood wallboard, tests by a USDA-Forest Service research team described in the Proceedings, 1st International Fire and Materials Conference showed that flame impingement for sufficient length of time (approximately 1 min.) ignites a typical hardboard siding material.

Fire agencies consider fuel treatment as a principal approach to wildland fire hazard reduction. Whenever the flame length is equal to or more than the separation of combustible vegetation from a combustible structure for 1-2 minutes in duration or more, there is a high probability of structure ignition. Contact with a fire's convection heat column also may cause ignition but the temperature of the column's gases are generally not hot enough or long enough in duration to sustain the ignition of the structure.

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 2.4 against the required fuel modification zones outlined in Section 5.0, demonstrates substantial reductions in the expected flame length. By requiring the structures exposed to the threat of wildfire to incorporate the following guidelines, those structures will be provided with the most effective treatment for minimizing losses from flame impingement and associated radiant heat intensities.

- Each structure is constructed of ignition resistant building materials.
- The area surrounding each structure contains an Irrigated Zone (defensible space) and a Thinning Zone (low fuel volume buffer strip) between the Irrigated Zone and the untreated fuels.

The eventual homeowners and HOA shall be required to maintain their properties to Zone 1 (Irrigated) and Zone 2 (Thinning) fuel treatment standards and shall keep the roof and any rain gutters free of leaves, needles and other combustible debris. All firewood and other combustible materials must be properly stored away from the structure so that burning embers falling on or near the structure have no suitable host. The Toscana lot owners are responsible for maintaining their homes and for keeping all doors and windows tightly closed whenever a wildland fire is reported in the vicinity.

3.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly refered to as "fire resistant". This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year round. Refer to APPENDIX 'B' for a list of prohibited plant species.

4.0 FIRE DEPARTMENT RESPONSE TIMES

The Toscana project is within the response area of the Riverside County Fire Department. The closest fire engine to the proposed development is located at RCFD Fire Station #64 at 25310 Campbell Ranch Road, approximately 2.5 miles from the furthest planned residences. Using NFPA Table C.11 (b), this gives a travel time of approximately 5 minutes to the furthest residence in the development. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately 7.2 miles from the furthest planned residences and 13 minutes travel time using NFPA Table C.11 (b). Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond equipment under mutual aid agreements but may arrive after RCFD engines were on-scene.

There is no assurance that Engine Company #64 will be in its station when a wildfire threatens the Toscana development from an ignition in the adjacent wildlands. Engines may respond from other stations located further away or from other incidents. On high/extreme fire danger days there often may

be multiple fire starts and engine companies may be already deployed on other incidents. This is why ***FIREWISE 2000, Inc.*** planned projects use *"defensible space"*, Ignition Resistant building features, and key fuel treatment strategies that enable residents to substantially increase their ability to survive a wildfire on their own and without the loss of their structure. The goal of this CFPP, therefore, is to make the Toscana development and its occupants as safe as possible and able to survive on their own until such time as firefighting equipment arrives and/or residents can be safely evacuated.

5.0 FUEL TREATMENT ZONE DESCRIPTIONS & REQUIRED TREATMENTS

Described below are the required treatments for the Fuel Treatment Zones. All distances in this report are measured horizontally. On lots facing wildland vegetation, except where otherwise noted, Zones 1A, 1B, or 1C and Zone 2 combined provide 100 feet of treated area which should mitigate the radiant and convective heat effects of a wildland fire for the projected 35 - 45 foot flame lengths under the worst case scenarios (see the Conceptual Fuel Treatment Map).

On Lots 1 - 33 in PA5 and Lots 48 - 57 in PA4, 100 feet of treated area is not achievable from the rear lot property lines due designated open space restrictions. However, a combined fuel treatment of 80 feet (50 feet of Zone 1B and 30 feet of Zone 2) is achievable. Fuels below these lots are also broken up by rocky terrain creating a non-continuous fuel bed. In addition, homes will have rear yard setbacks from the rear property line that is designated Zone 1A, which combined with the Zone 1B and Zone 2 treatments may achieve 100 feet of fuel treatment area in some areas. However, additional construction features shall be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Section 5.8. Together with the available fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 35 foot flame lengths under a worst case scenario.

On Lots 8 - 16 in PA1, 100 feet of treated area is not achievable from the rear lot property lines due to designated open space restrictions. However, a combined treatment of 80 feet (50 feet of Zone 1B and 30 feet of Zone 2) is achievable. In addition, homes will have rear yard setbacks from the rear property line that is designated Zone 1A, which combined with the Zone 1B and Zone 2 treatments may achieve 100 feet of fuel treatment area in some areas. However, additional construction features shall be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Section 5.8. Together with the available fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 35 foot flame lengths under a worst case scenario.

On Lots 170, 57 - 71 & 85 - 93 in PA1, 100 feet of treated area is not achievable from the rear lot property lines due to designated open space restrictions or private property. However, a minimum treatment of 65 feet is achievable. Therefore additional construction features shall be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Sections 5.3 and 5.8. Together with the required available fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 45 foot flame lengths under a worst case scenario.

The homeowners shall be responsible for maintaining Fuel Treatment Zones within their lots and the Homeowners Association (HOA) is responsible for any maintaining fuel treatments outside the property owners lot boundaries. The HOA shall enforce the requirements of Zone 1A. In the event a lot is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance.

5.1 Fuel Treatment Zone 1A - Lot Owner Maintained *(Shown as [redacted] on the Conceptual Fuel Treatment Map)*

Defined

Fuel Treatment Zone 1A is an irrigated zone up to 50 feet in width beginning at the edge of each structure and includes the entire lot (front, side and backyard) which is privately maintained by the homeowners. Commonly called the defensible space zone, it shall be free of all combustible construction and materials. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most "fire resistant". For proper plant selection refer to APPENDIX 'A' and APPENDIX 'A-1' for a list of acceptable and desirable plants and APPENDIX 'B' for the RCFD Prohibited Plant list.
- Zone 1A will be cleared of all fire prone and undesirable plant species (see APPENDIX 'B').
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1A are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings, such as turf, approved groundcovers, etc.
- Plants shall be low-growing and selected from the plant list in APPENDIX 'A' or plants approved by the RCFD. Mature height of plants shall not exceed 18 inches.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

Required Maintenance

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) as required by this CFPP or the RCFD and The Toscana Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A.
- Remove and replace any dead or dying plant material monthly.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height.
- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (http://tcia.org/business/ansi-a300-standards).

5.2 Fuel Treatment Zone 1B - HOA Maintained *(Shown as [redacted] on the Conceptual Fuel Treatment Map)*

Defined

Zone 1B is an irrigated or partially irrigated zone beginning at the edge of Zone 1A and includes manufactured slopes and common areas where the HOA is to maintain the landscaping to the criteria outlined below.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most "fire resistant". For proper plant selection refer to APPENDIX 'A' and APPENDIX 'A-1' for a list of acceptable and desirable plants and APPENDIX 'B' for the RCFD Prohibited Plant list.
- Zone 1B will be cleared of all fire prone and undesirable plant species (see APPENDIX 'B').
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1A are encouraged.
- Landscaping shall be irrigated and consist of fire-resistant, maintained native or ornamental plantings, such as turf, approved groundcovers, etc.
- Plants shall be low-growing and selected from the plant list in APPENDIX 'A', APPENDIX 'A-1' or plants approved by the RCFD. Mature height of groundcovers (accents/grasses, groundcover, vines, or turf) shall not exceed 18 inches. Mature shrubs may exceed 18 inches in height, but shall be located a minimum of 15 feet from mature tree canopies to avoid creating 'fuel ladder' conditions. Shrubs within 50 feet of trees shall not exceed six feet in height.
- Trees shall be single specimens or groupings of not more than ten trees selected from the approved plant lists. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

Required Maintenance

- Slopes and common areas shall be maintained year round by the HOA as required by this CFPP or the RCFD and The Toscana Community Association.
- Remove and replace any dead or dying plant material monthly, especially vines.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height. Grasses that are irrigated year-round and maintain green vegetation and the 18-inch height limit do not need to be cut.
- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (http://tcia.org/business/ansi-a300-standards).

5.3 No Build Zone - Lot Owner Maintained ***(Shown as [redacted] on the Conceptual Fuel Treatment Map)***

Defined

The No Build Zone is part of Zone 1A and shall be free of all combustible construction and materials including the house. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure (Lots 170, 57 - 71 & 85 - 93).

Required Landscaping and Maintenance

This is the same as Fuel Treatment Zone 1A (see Section 5.1 above for description).

5.4 Fuel Treatment Zone 1C - HOA Maintained ***(Shown as [redacted] on the Conceptual Fuel Treatment Map)***

Zone 1C is an irrigated zone that includes manufactured slopes and common areas where the HOA is to maintain the landscaping to Zone 1B criteria until such time as Phase 2 of the project is developed

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5.5 Fuel Treatment Zone 2 - HOA Maintained ***(Shown as [redacted] on the Conceptual Fuel Treatment Map)***

Defined

Fuel Treatment Zone 2 is a transition area between the strict requirements of the irrigated Zone 1B and the undisturbed native vegetation. Zone 2 is a non-irrigated thinning zone beginning at the outer edge of Zone 1B. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems.

Required Landscaping

- Thinning the native vegetation to a point where 50% open space is created.
- Removal of all dead, woody debris, and exotic or native flammable vegetation (see APPENDIX 'B').
- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials are allowed in Zone 2.

Required Maintenance

- Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards *[Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (http://tcia.org/business/ansi-a300-standards).
- Annually prune vegetation (see APPENDIX 'B') to maintain a 50% thinning from the original vegetation cover.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter. and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.
- Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX 'B').

5.6 Zone Markers

All exterior boundaries of Fuel Treatment Zones 1B, 1C and 2 shall be marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

5.7 Construction Standards

All structures within the Toscana project shall meet all wildland/interface standards to the satisfaction of the RCFD and be designed and constructed with ignition resistant construction requirements. All construction and ignition resistant requirements shall meet the 2012 International Wildland-Urban Interface Code (IWUIC), including amendments; related ordinances; the CA Fire and Building Code, and Chapter 7A-California Building Code. For a description of the current construction requirements as of the date of this report, see APPENDIX 'E'. The fire protection features described herein shall be maintained to equivilent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials. The owner is not restricted from having concrete/brick patios, walkways or a swimming pool within the Fuel Treatment Zones in compliance with other codes. Refer to APPENDIX 'D' for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures.

Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisifaction of the RCFD:

- Water and power utilities shall be approved and installed by the appropriate inspecting department or agency.
- Approved Zone 2 fuel treatments shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Zones 1A, 1B, & 1C shall be cleared of all vegetation prior to construction and subsequently planted to the requirements stated in Sections 5.1, 5.2 and 5.4 after construction is completed.

5.8 Additional Construction Requirements

The following additional construction requirements shall be required as follows:

- All houses shall have self closing exterior doors (e.g. spring loaded or pnuematic hinges).
- All houses shall have automatic door closers on all vehicle garage doors (standard on most new automatic garage door openers as a security feature), that can be set to close after a certain period of time with no activity.
- Fire sprinklers shall be installed in all attics and garages in homes facing wildland vegetation.
- ***Brandguard*** or equivalent type vents shall be installed on all homes facing wildland vegetation.
- Due to the inability to achieve 100 feet of fuel modification on Lots 40, 170, 56 - 71, & 85 - 93 in PA1 the following shall also apply to said lots:
    1. A non-combustible wall 8 feet in height shall be constructed on the eastern, northern and/or western property line facing wildland vegetation of said lots as shown on the Conceptual Fuel Treatment Map. Any access gates to the open space or trails must be non-

combustible. If non-solid gates are used metal screens such as security screens with minimum ½ inch mesh must be installed over any grillwork or openings. Any access gates into the open space shall be equipped with Knox padlocks or Knox boxes with keys for fire department access.

2. Fire sprinklers shall be extended outside under the eaves.

5.9 Additional Recommendations

Although not a requirement of this report, should the opportunity present itself it is recommended the homes built on Lots 40, 170, 56 - 71, & 85 - 93 be single story to reduce the exposure to embers and aid in the effectivness of the non-combustible wall.

6.0 Recommendations for Inclusion in the CC & R's

1) The HOA will be responsible for all required fuel treatment and fire protection measures in the common areas. Homeowners shall be responsible for all required fuel treatment and fire protection measures on their respective lots.

2) The HOA through the Architectural Review Committee (ARC) shall have the authority for enforcing required fuel treatment measures around all structures and restrictions on placing combustible structures within the fuel treatment zones.

3) The HOA must have authority for enforcing the ban on **NO TRASH DUMPING OR DISPOSAL OF GREEN WASTE IN THE OPEN SPACE AREAS OR IN THE FUEL TREATMENT ZONES.**

4) All landscaping plans, including additional structures, must be approved by the HOA.

5) The HOA is responsible to the Riverside County Fire Department for the completion of all required Fuel Modification Treatments in the common areas. Required on-going maintenance will be accomplished on an as needed basis. Should maintenance not be performed in a manner consistent with this Plan, the Riverside County Fire Department shall have the right to abate any treatment zone they deem a threat to the Toscana Development or adjoining properties. In doing so, all cost incurred will be billed to the owner(s). At the discretion of the Riverside County Fire Department Fire Marshal, yearly inspection of treatment areas may be required.

7.0 INFRASTRUCTURE

7.1 Water Supply

The Toscana water supply will be provided by the Lee Lake Water District (LLWD). An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided by the developer and accepted by LLWD prior to any combustible material placed on the site or the commencement of construction. The water supply system shall be a looped system served from two points.

Water supplies for fire protection and hydrants shall be in accordance with APPENDIX 'B' and APPENDIX 'C' of the California Fire Code, Riverside County Ordinance 787.6 and RCFD Standards

#06-06 and #06-11. Based on the total square footage of the largest proposed residence, the minimum fire flow shall be 1500 GPM at 20psi residual pressure for a 2-hour duration, since the buildings will be equipped with an automatic fire sprinkler systems in accordance with NFPA Standard 13D.

Standard fire hydrants (6"x4"x2½") shall be required and must be located within 400 or 600 feet of all exterior portions of the structure(s) as measured along vehicular access. Blue markers must be placed on the roadways in accordance with RCFD Standard #06-11. The size of fire main pipes shall be a minimum of 6" in diameter. Hydraulic calculations, along with flow test information, shall be provided to determine the actual pipe size required to provide the minimum required fire flow with a maximum velocity not to exceed 20 feet per second.

An additional fire hydrant shall be installed next to the non- combustible wall between Lots 63 & 64 in PA 1 to provide additional protection for the homes on Lots 59 – 68 in PA 1

7.2 Access Roads/Driveways and Gates

Main ingress and egress for the Toscana will be from Temescal Canyon Road. Driveways and access roads within the development shall be termed "Fire Access Roads" within this document. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red strip or approved posted signs applied the full length of the fire apparatus access road shall be installed. All fire access roads shall meet the requirements of the RCFD, and shall be all weather surface capable of supporting loads of 75,000 lbs gross vehicle weight. Access to all portions of each structure must be within 150 feet of the available fire department access.

The area between Lots 63 and 64 in PA1 shall be designated as a fire access roadway to reach the rear of the lots in that area.

Any gates to be installed shall meet RCFD Standards and shall be approved by the RCFD prior to fabrication and installation. A Knox override key switch or similar device acceptable to the RDFD must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access. Gates accessing more than four residences or residential lots, or gates accessing hazardous, institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Fire Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

8.0 Homeowner Education

A copy of this Conceptual Fire Protection Plan shall be available in the Toscana Sales Office for review by any potential homebuyer. A copy of this CFPP shall be signed by each homebuyer as part of their escrow papers acknowleding the requirements, restrictions and responsibilities outlined in this CFPP. By signing this CFPP each homeowner shall be aware of the herein described fire protection measures, the requirements of this CFPP, the types of non-combustible construction, additional required construction features; and the plant materials that are allowed within their lot's boundaries. Of particular importance are Section 5.8 and APPENDIX 'D' which lists construction requirements and Sections 5.1, 5.3, and APPENDICES 'A', and 'B' of this plan which provides guidance in the types of plants that are allowed to

be established in landscaped areas within Fuel Treatment Zones. Plant selection is critical as embers often travel over a mile during Santa Ana wind events.

9.0 Conclusions

This CFPP evaluated the adverse environmental effects that a proposed residential development may have from wildland fire and to properly mitigate those impacts to ensure that this development does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

The requirements of this CFPP provide the fuel modification standards to mitigate the exposure of people or structures to a significant risk of loss, injury or death. Zones 1A is up to 50 feet in width and includes the level building pads and provides the defensible space zone for fire suppression forces and will protect structures from radiant and convective heat. This zone shall be a landscaped zone that is permanently irrigated and consists of fire resistant and maintained plantings. Zone 2 begins at the edge of Zone 1A or Zone 1B and includes all manufactured slopes and requires the removal of at least 50 percent of the native vegetation, including all prohibited highly combustible native vegetation, but permit plantings with very specific criteria. Where minimum fuel modification cannot be met additional construction features are required to protect the homes.

The development will have adequate emergency access in terms of road access and construction standards for roadways and streets. The RCFPD, CAL FIRE, and nearby fire departments will provide fire protection through mutual aid. Response times and the proximity of the development to the Wildland Urban Interface (WUI), and a subdivision in a Very High Fire Hazard Severity Zone require fire sprinklers in all residences.

Water supplies via pipelines, hydrants, and related requirements will provide adequate water for fire protection.

10.0 Conceptual Fuel Treatment Map

Attached is a folder containing the CONCEPTUAL FUEL TREATMENT MAP depicting the location of all proposed Fuel Treatment locations as well as fire access roads, lot lines, and development boundaries.

APPENDIX 'A'

Recommended Plant List

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
1	**W**	Abelia x grandiflora	Glossy Abelia	Shrub
2	**N□**	Acacia redolens desert carpet	Desert Carpet	Shrub
3	**□**	Acer macrophyllum	Big Leaf Maple	Tree
4	**X**	Achillea millefolium	Common Yarrow	Low shrub
5	**W**	Achillea tomentosa	Wooly Yarrow	Low shrub
6	**X**	Aeonium decorum	Aeonium	Ground cover
7	**X**	Aeonium simsii	Ncn	Ground cover
8	**W**	Agaave attenuata	Centruy Plant	Succulent
9	**W**	Agave shawii	Shaw's Century Plant	Succulent
10	**N**	Agave victoriae-reginae	Ncn	Ground cover
11	**X**	Ajuga reptans	Carpet Bugle	Ground cover
12	**W**	Alnus cordata	Italian Alder	Tree
13	**□**	Alnus rhombifolia	White Alder	Tree
14	**N**	Aloe aborescens	Tree Aloe	Shrub
15	**N**	Aloe aristata	Ncn	Ground cover
16	**N**	Aloe brevifolia	Ncn	Ground cover
17	**W**	Aloe vera	Medicinal Aloe	Succulent
18	**W**	Alyogyne huegelii	Blue Hibiscus	Shrub
19	**□**	Ambrosia chamissonis	Beach Bur-Sage	Perennial
20	**□**	Amorpha fruticosa	Western False Indigobush	Shrub
21	**W**	Anigozanthus flavidus	Kangaroo Paw	Perennial accent
22	**□**	Antirrhinum nuttalianum ssp. Nuttatianum	Ncn	Subshrub
23	**X**	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24	**W**	Arbutus unedo	Strawberry Tree	Tree
25	**W**	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26	**W**	Arctostaphyics edmundsil	Little Sur Manzanita	Ground cover
27	**□**	Arctostaphylos glandulosa ssp.glandulosa	Eastwood Manzanita	Shrub

28	W	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29	N	Arctostaphylos pungens	Ncn	Shrub
30	N	Arctostaphylos fefugioensis	Refugio Manzanita	Shrub
31	W	Arctostaphylos uva-ursi	Bearberry	Ground cover
32	W	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33	N	Artemisia caucasica	Caucasian Artemisia	Ground cover
34	X	Artemisia pycnocephaia	Beach Sagewort	Perennial
35	X	Atriplex canescens	Four-Wing Saltbush	Shrub
36	X	Atriplex lentiformis ssp. Breweri	Brewer Saltbush	Shrub
37	□	Baccharis emoryi	Emory Baccharis	Shrub
38	W□	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub
39	X	Baccharis pilularis var. pilulaaris "Twin Peaks #2'	Twin Peaks	Ground cover
40	□	Baccharis salicifolia	Mulefat	Shrub
41	N	Baileya multiradiata	Desert Marigold	Ground cover
42	W	Beaucarnea recurvata	Bottle Palm	Shrub/Small tree
43	N□	Bougainvillea spectabilis	Bougainvillea	Shrub
44	N□	Brahea armata	Mexican Blue Palm, Blue Hesper Palm	Palm
45	N□	Brahea brandegeei	San Jose Hesper Palm	Palm
46	N□	Brahea edulis	Guadalupe Palm	Palm
47	□	Brickellia acalifornica		Subshrub
48	W□	Bromus carinatus	California Brome	Grass
49	□	Camissonia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
50	N	Carissa macrocarpa	Green Carpet Natal Plum	Ground cover/Shrub
51	X	Carpobrotus chilensis	Sea Fig Ice Plant	Ground cover
52	W	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
53	W	Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54	W	Ceanothus griseus horizontalis	Yankee Point	Ground Cover
55	W	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub

56	W	Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	Shrub
57	□	Ceanothus megacar;us	Big Pod Ceanothus	Shrub
58	W	Ceanothus prostratus	Squaw carpet ceanothus	Shrub
59	□	Ceanothus spinosus	Green bark ceanothus	Shrub
60	W	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
61	W	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
62	W	Ceratonia siliqua	Carob	Tree
63	W	Cercis occidentalis	Western Redbud	Tree/shrub
64	X	Chrysanthemum leucanthemum	Oxeye Daisy	Groundcover
65	W	Cistus hybridus	White Rockrose	Shrub
66	W	Cistus incanus	Ncn	Shrub
67	W	Cistus incanus	Ncn	Shrub
68	W	Cistus incanus ssp. Corsicus	Ncn	Shrub
69	W	Cistus salviifoliu	Sageleaf Rockrose	Shrub
70	W	Cistus x purpureus	Orchid Rockrose	Shrub
71	W	Citrus species	Citrus	Tree
72	□	Clarkia bottae	Showy Fairwell to Spring	Annual
73	□	Cneoridium dumosum	Bushrue	Shrub
74	□	Collinsia heterophylla	Chinese Houses	Annual
75	W □	Comarostaphylis diversifolia	Summer Holly	Shrub
76	N	Convolvulus cneorum	Bush Morning Glory	Shrub
77	W	Coprosma kirkii	Creeping Coprosma	Ground cover/Shrub
78	W	Coprosma pumila	Prostrate Coprosma	Low Shrub
79	□	Coreopsis californica	California Coreopsis	Annual
80	W	Coreopsis lanceolata	Coreopsis	Ground cover
81	N	Correa pulchella	Australian Fuchsia	Ground cover
82	W	Cotoneaster buxifolius	Ncn	Shrub
83	W	Cotoneaster congestus 'Likiang'	Likiang Cotoneaster	Ground cover/Vine
84	W	Cotoneaster parneyi	Ncn	Shrub
85	X	Crassula lactea	Ncn	Ground cover
86	X	Crassula multicava	Ncn	Ground cover
87	X	Crassula ovata	Jade Tree	Shrub
88	X	Crassula tetragona	Ncn	Ground cover
89	W □	Croton californicus	California Croton	Ground cover
90	X	Delosperma 'alba'	White Trailing Ice Plant	Ground cover

91	□	Dendromecon rigida	Bush Poppy	Shrub
92	□	Dichelostemma capitatum	Blue Dicks	Herb
93	N	Distictis buccinatoria	Blood-Red Trumpet Vine	Vine/Climing vine
94	N	Dodonaea viscosa	Hopseed Bush	Shrub
95	X	Drosanthemum floribundum	Rosea Ice Plant	Ground cover
96	X	Drosanthemum hispidum	Ncn	Ground cover
97	X	Drosanthemum speciosum	Dewflower	Ground cover
98	□	Dudleya lanceolata	Lance-leaved Dudleya	Succulent
99	□	Dudleya pulverulenta	Chalk Dudleya	Succulent
100	W	Elaeagnus pungens	Silberberry	Shrub
101	□	Encelia californica	California Encelia	Small shrub
102	□•	Epilobium canum [Zauschneria californica]	Hoary California Fuchsia	Shrub
103	□	Eriastrum sapphirinum	Mojave Wooly Star	Annual
104	N	Eriobotrya japonica	Loquat	Tree
105	□	Eriodictycon crassifolium	Thick-Leaf Yerba Santa	Shrub
106	□	Eriodictycon trichocalyx	Yerba Santa	Shrub
107	W□	Eriophyllum confertiflorum	Ncn	Shrub
108	W	Erythrina species	Coral Tree	Tree
109	N	Escallonia species	Several varieties	Shrub
110	W□	Eschscholzia californica	California Poppy	Flower
111	X	Eschscholzia mexicana	Mexican Poppy	Herb
112	N	Euonymus fortunei	Winter Creeper Euonymus	Ground cover
113	N	Feijoa sellowiana	Pineapple Guava	Shrub/Tree
114	N	Fragaria chiloensis	Wild Strawberry/ Sand Strawberry	Ground cover
115	□	Frankenia salina	Alkali Heath	Ground cover
116	W	Fremontodendron californicum	California Flannelbush	Shrub
117	X	Gaillardiaa x grandiflora	Blanketflower	Ground cover
118	W	Galvezia speciosa	Bush Snapdragon	Shrub
119	W	Garrya ellipta	Silktassel	Shrub
120	X	Gazania hybrids	South African Daisy	Ground cover
121	X	Gazania rigens leucolaena	Trailing Gazania	Ground cover
122	□	Gilia capitata	Globe Gilia	Perennial
123	W	Gilia lepthantha	Showy Gilia	Perennial
124	W	Gilia tricolor	Bird's Eyes	Perennial
125	W	Ginkgo biloba	Maidenhair Tree	Tree
126	□	Gnaphalium californicum	California Everlasting	Annual

127	W	Grewia occidentalis	Starflower	Shrub
128	□	Grindelia stricta	Gum Plant	Ground cover
129	N□	Hakea suaveolens	Sweet Hakea	Shrub
130	W	Harde bergia comptoniana	Lilac Vine	Shrub
131	N	Helianthemum mutabile	Sunrose	Ground cover/Shrub
132	□	Helianthemum scoparium	Rush Rose	Shrub
133	□	Heliotropium curassavicum	Salt Heliptrope	Ground cover
134	X	Helix canariensis	English Ivy	Ground cover
135	W	Hesperaloe parviflora	Red Yucca	Perennial
136	□□	Heteromeles arbutifolia	Toyon	Shrub
137	X	Hypericum calycinum	Aaron's-Beard	Shrub
138	N	Iberis sempervirens	Edging Caandytuft	Ground cover
139	N	Iberis umbellatum	Globe Candytuft	Ground cover
140	□	Isocoma menziesii	Coastal Goldenbush	Small shrub
141	□	Isomeris arborea	Bladderpod	Shrub
142	W	Iva hayesiana	Poverty Weed	Ground cover
143	N	Jublans californica	California Black Walnut	Tree
144	□	Juncus acutus	Spiny Rush	Perennial
145	□	Keckiella antirrhinoides	Yellow Bush Penstemon	Subshrub
146	□	Keckiella cordifolia	Heart Leaved Penstemon	Subshrub
147	□	Keckiella ternata	Blue Stemmed Bush Penstemon	Subshrub
148	W	Kniphofia uvaria	Red Hot Poker	Perennial
149	W	Lagerstroemia indica	Crape Myrtel	Tree
150	W	Lagunaria patersonii	Primrose Tree	Tree
151	X	Lampranthus aurantiacus	Bush Ice Plant	Ground cover
152	X	Lampranthus filicaulis	Redondo Creeper	Ground cover
153	X	Lampranthus spectabilis	Trailing Ice Plant	Ground cover
154	W	Lantana camara cultivars	Yellow Sage	Shrub
155	W	Lantana montevidensis	Trailing Lantana	Shrub
156	□	Lasthenia californica	Dwarf Goldfields	Annual
157	W	Lavandula dentataq	French Lavendar	Shrub
158	W	Leptospermum laevigatum	Australian Tea Tree	Shrub
159	W	Leucophyllum frutescens	Texas Ranger	Shrub
160	□	Leymus condensatus	Giant Wild Rye	Large grass
161	N	Ligustrum japonicum	Texas Privet	Shrub
162	X	Limonium pectinatum	Ncn	Ground cover
163	X	Limonium perezii	Sea Lavender	Shrub

164	W □	Liquidambar styraciflua	American Sweet Gum	Tree
165	W	Liriodendron tulipifera	Tulip Tree	Tree
166	X	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	Vining shrub
167	□	Lonicera subspicata	Wild Honeysuckle	Vining shrub
168	X	Lotus corniculatus	Bird's Foot Trefoil	Ground cover
169	□	Lotus heermannii	Northern Woolly Lotus	Perennial
170	□	Lotus scoparius	Deerweed	Shrub
171	W	Lupinus arizonicus	Desert Lupine	Annual
172	W	Lupinus benthamil	Spider Lupine	Annual
173	□	Lupinus bicolor	Sky Lupine	Flowering annual
174	□	Lupinus sparsiflorus	Loosely Flowered Annual Lupini/Coulter's Lupine	Annual
175	W	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Ironwood	Tree
176	W	Macadamia Integrifolia	Macadamia Nut	Tree
177	W	Mahonia aquifolium 'Golden Abundance'	Golden Abundance Oregon Grape	Shrub
178	W	Mahonia nevinii	Nevin Mahonia	Shrub
179	□	Malacothamnus fasciculatus	Chaparral Mallow	Shrub
180	X	Malephora luteola	Trailing Ice Plant	Ground cover
181	W	Maytenus boaria	Mayten Tree	Tree
182	W	Melaleuca nesophila	Pink Melaleuca	Shrub
183	N	Metrosideros excelsus	New Zealand Christmas Tree	Tree
184	□ •	Mimulus species	Monkeyflower	Flower
185	□	Mirabilis californica	Wishbone Bush	Perennial
186	N	Myoporum debile	Ncn	Shrub
187	N	Myoporum insulare	Boobyalla	Shrub
188	W	Myoporum parvifolium	Ncn	Ground cover
189	W	Myoporurn 'Pacificum'	Ncn	Shrub
190	□	Nassella [stipa] lepida	Foothill needlegrass	Ground cover
191	□	Nassella [stipa] pulchra	Purple needlegrass	Ground cover
192	□	Nemophila menziesii	Baby Blue Eyes	Annual
193	X	Nerium oleander	Oleander	Shrub
194	□	Oenothera hookeri	California Evening Primrose	Flower
195	W	Oenothera speciosa	Showy Evening Primrose	Perennial
196	X	Ophiopogon japonicus	Mondo Grass	Ground cover

197	□•	Opuntia littoralis	Prickly Pear	Cactus
198	□•	Opuntia oricola	Oracle Cactus	Cactus
199	□•	Opuntia prolifera	Coast Cholla	Cactus
200	W	Osmanthus fragrans	Sweet6 Olive	Shrub
201	X	Osteospermum fruticosum	Trailing African Daisy	Ground cover
202	X	Parkinsonia aculeata	Mexican Palo Verde	Tree
203	W	Pelargonium peltatum	Ivy Geranium	Ground cover
204	X	Penstemon species	Beard Tongue	Shrub
205	W	Photinia fraseri	Ncn	Shrub
206	W	Pistacia chinensis	Chinese Pistache	Tree
207	X	Pittosporum undulatum	Victorian Box	Tree
208	□	Plantago erecta	California Plantain	Annual
209	••	Plantago insularis	Woolly Plantain	Annual
210	X	Plantago sempervirens	Evaergreen Plaintain	Ground cover
211	W	Platanus racemosa	California Sycamore	Tree
212	W	Plumbago auriculata	Plumbago Cape	Shrub
213	□	Populus fremontii	Western Cottonwood	Tree
214	X	Portulacaria afra	Elephant's Food	Shrub
215	□	Potentilla glandulosa	Sticky Cinquefoil	Subshrub
216	X	Potentilla tabernaemontanii	Spring Cinquefoil	Ground cover
217	X	Prunus caroliniana	Carolina Cherry Laurel	Shrub/Tree
218	□	Prusus ilicifolia ssp. Ilicifolia	Holly Leaved Cherry	Shrub
219	X	Prunus lyonii	Catalina Cherry	Shrub/Tree
220	N	Punica granatum	Pomegranate	Shrub/Tree
221	W	Puya species	Puya	Succulent/shrub
222	W	Pyraacantha species	Firethorn	Shrub
223	□	Quercus agrifolia	Coast Live Oak	Shrub
224	□□•	Quercus berberdifolia	California Scrub Oak	Shrub
225	□□•	Quercus dumosa	Coastal Scrub Oak	Shrub
226	X	Quercus engelmannii	Engelmann Oak	Tree
227	X	Quercus suber	Cork Oak	Tree
228	X	Rhamnus alaternus	Italian Buckthorn	Shrub
229	□	Rhamnus californica	California Coffee Berry	Shrub
230	□	Rhamnus crocea	Redberry	Shrub
231	□	Rhamnus crocea ssp. Ilicifolia	Hollyleaf Redberry	Shrub
232	N	Rhaphiolepis species	Indian Hawthorn	Shrub
233	□	Rhus integrifolia	Lemonade Berry	Shrub
234	N	Rhus lancea	African Sumac	Tree
235	□□	Rhus ovataa	Sugarbush	Shrub

236	□	Ribes aureum	Golden Currant	Shrub
237	□	Ribes indecorum	White Flowering Currant	Shrub
238	□	Ribes speciosum	Fuchsia Flowering Gooseberry	Shrub
239	W	Ribes viburnifolium	Evergreen Currant	Shrub
240	□•	Romneya coulteri	Matilija Poppy	Shrub
241	X	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
242	W□	Rosmarinus officinalis	Rosemary	Shrub
243	W□	Salvia greggii	Autumn Sage	Shrub
244	W□	Salvia sonomensis	Creeping Sage	Ground cover
245	□	Sambucus mexicana	Mexican Elderberry	Tree
246	W	Santolinaa chamaecyparissus	Lavender Cotton	Ground cover
247	W	Santolina virens	Green Lavender Cotton	Shrub
248	□	Ssatureja chandleri	San Miguel Savory	Perennial
249	□	Scirpus acutus	Hard-Stem Bulrush	Perennial
250	□	Scirpus californicus	California Bulrush	Perennial
251	X	Sedum acre	Goldmoss Sedum	Ground cover
252	X	Sedum album	Green Stonecrop	Ground cover
253	X	Sedum confusum	Ncn	Ground cover
254	X	Sedum llineare	Ncn	Ground cover
255	X	Sedum x rubrotinctum	Pork and Beans	Ground cover
256	X	Senecio serpens	Ncn	Ground cover
257	□	Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
258	□	Solanum douglasii	Douglas Nightshade	Shrub
259	□	Solanum xantii	Purple Nightshade	Perennial
260	W	Stenocarpus sinuatus	Firewheel Tree	Tree
261	W	Strelitzia nicolai	Giant Bird of Paradise	Perennial
262	W	Strelitzia reginae	Bird of Paradise	Perennial
263	□	Symphoricarpos mollis	Creeping Snowberry	Shrub
264	W	Tecoma stans [Stenolobium sttans]	Yellow Bells	Shrub/Small tree
265	X	Tecomaria capensis	Cape Honeysuckle	Ground cover
266	N	Teucrium chamaedrys	Germander	Ground cover
267	N	Thymus serpyllum	Lemon Thyme	Ground cover
268	N	Trachelospermum jasminoides	Star Jasmine	Shrub
269	□	Trichostema lanatum	Woolly Blue-Curls	Shrub
270	X	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground cover
271	X	Trifolium fragiferum 'O'Connor's'	O'Connor's Legume	Ground cover

272	□	Umbellularia californica	California Laurel	Tree
273	□	Verbena lasiostachys	Western Vervain	Perennial
274	N	Verbena peruviana	Ncn	Ground cover
275	X	Verbena species	Verbena	Ground cover
276	X	Vinca minor	Dwarf Periwinkle	Ground cover
277	□	Vitis girdiana	Desert Wild Grape	Vine
278	X	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
279	W	Westringia fruticosa		Shrub
280	W	Xanthorrhoea species	Grass Tree	Perennial accent/ Shrub
281	W	Xylosma congestum	Shiny Xylosma	Shrub
282	X	Yucca species	Yucca	Shrub
283	□	Yucca whippiei	Yucca	Shrub

CODE

X = Plant species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable on all other fuel modification locations and zones.

W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification locations and zones.

□ = Plant species native to San Diego County. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification locations and zones. Refer to qualification requirements starting on page 13.

• If seed collected from local seed source.

•• Not native plant species but can be used in all fuel modification zones.

APPENDIX 'A-1'

Toscana Landscape Plant List

(Reviewed by Firewise 2000, Inc. for suitability in Fuel Modification Zones

Plant List for Appendix A-1

Plant Material	
Botanical Name	***Common Name***
TREES	
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree
Albizia julibrissin	Silk Tree
Callistemon citrinus	Lemon Bottlebrush
Cassia surattensis	Yellow Cassia
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Chitalpa linearis	Chitalpa
Chitalpa tashkentensis	Chitalpa
Fraxinus greggii	Little Leaf Ash
Fraxinus o. 'Raywood'	Raywood Ash
Fraxinus velutina	Arizona Ash
Geijera parviflora	Australian Willow
Gleditsia triacanthos	Honey Locust
Jacaranda mimosifolia	Jacaranda
Koelreuteria bipinatta	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Olea europaea 'Swan Hill'	Fruitless Olive
Parkinsonia floridum (Cercicium floridum)	Blue Palo Verde
Parkinsonia microphyllum (C. microphyllum)	Little Leaf Palo Verde
Parkinsonia praecox (Cercidum praecox)	Sonoran Palo Verde
Phoenix dactylifera	Date Palm
Phoenix roebelenii	Pigmy Date Palm
Pittosporum phyloraeoides	Willow Pittosporum
Platanus acerifolia 'columbia'	London Plane Tree
Platanus wrightii	Arizona Sycamore
Podocarpus gracilior (Afrocarpus gracilior)	Fern Pine
Podocarpus macrophyllus	Yew Pine
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Quercus chrysolepis	Canyon Live Oak
Quercus ilex	Holly Oak
Quercux kelloggii	California Black Oak
Quercus virginiana	Southern Live Oak
Quercus wislizeni	Interior Live Oak
Salix gooddingii	Black Willow, Goodding's Willow
Salix laevigata	Red Willow
Salix lasiolepis	Arroyo Willow
Ulmus parvifolia	Chinese Elm

SHRUBS	
Arctostaphylos densiflora	Sonoma Manzanita
Baccharis hybrid 'starn'	Thompson Baccharis
Baccharis sarathroides	Desert Broom
Buxus microphylla japonica	Japanese Boxwood
Caesalpinia gilliesii	Desert Bird of Paradise
Caesalpinia mexicana	Mexican Poinciana
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Fairy Duster
Calliandra inaequilatera	Red/Pink Powder Puff
Callistemon viminalis 'Little John'	Weeping Bottlebrush
Cistus x pulverulentus 'Sunset'	Magenta Rockrose
Convolvulus mauritanicus (C. sasbatius)	Ground Morning Glory
Cotoneaster adpressus praecox	Creeping Cotoneaster
Dendromecon harfordii	Island Bush Poppy
Diosma pulchrum	Breath of Heaven
Echium fastuosum	Pride of Madeira
Encelia farinosa	Brittlebush
Eschscholzia minutiflora	Pigmy Poppy
Euryops pectinatus	Shrub Daisy
Grevellia 'Noellii'	Noel's Grevellia
Hakea laurina	Sea Urchin Tree
Hebe 'Veronica Lake'	Veronica Lake Hebe
Hesperoyucca whipplei	Chaparral Yucca
Heuchera sanguinea	Coral Bells
Ilex cornuta 'Burfordii'	Burford Holly
Ilex vomitoria	Yaupon
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Lavatera assurgentiflora	Tree Mallow
Lavatera bicolor (L. maritima)	Calironia Tree Mallow
Leptospermum scoparium spp.	New Zealand Tea Tree
Lobelia laxiflora	Mexican Bush Lobelia
Lonicera nitida	Box Honeysuckle
Malosma laurina	Laurel Sumac
Myrica californica	Pacific Wax Myrtle
Myrsine africana	African Boxwood
Myrtus communis	Common Myrtle
Nandina domestica species	Heavenly Bamboo
Phlomis fruticosa	Jerusalem Sage
Photinia serratifolia (P. serrulata)	Chinese Photinia
Pittosporum tobira and hybrids	Tobira / Japanese Mock Orange
Potentilla gracilis (P. fruticosa)	Cinquefoil
Punica granatum 'Nana'	Dwarf Pomegranate
Rosa banksiae	Lady Bank's Rose
Ruellia californica	Sonoran Desert Ruellia
Russelia equisetiformis	Coral Fountain

Santolina rosmarinifolia (S. virens)	NCN
Senna spp.	Cassia/Senna
Solanum rantonnetii (Lycianthus rant.)	Blue Potato Bush
Sollya heterophylla	Austrailian Bluebell Creeper
Sophora arizonica	Arizona Sophora
Sophora secundiflora	Texas Mountain Laurel
Sphaeralacea ambigua	Desert Mallow
Tagetes lemmonii	Mountain Marigold
Viburnum spp	Viburnum
Westringia longifolia	Coast Rosemary

ACCENT SHRUBS and GRASSES	
Bouteloua gracilis	Blue Grama Grass
Carex pansa	Sand Dune Sedge
Carex tumulicola	Berkeley Sedge
Cephalocerus spp.	Old Man Cactus
Chamaerops humilis	Mediterranean Fan Palm
Chondropetalum tectorum	Cape Rush
Cistus x pulverulentus 'Sunset'	Magenta Rockrose
Dasylirion species	Desert Spoon
Deschampsia caespitosa	Tufted Hair Grass
Dietes bicolor	Fortnight Lily
Echium fastuosum	Pride of Madeira
Elymus glaucus	Blue Wildrye
Esposta lantana	Peruvian Old Man Cactus
Ferocactus spp.	Barrel Cactus
Festuca (ovina) glauca	Blue Fescue
Festuca californica	California Fescue
Festuca idahoensis	Fescue
Festuca mairei	Atlas Fescue
Festuca rubra	Red Fescue
Fouquieria splendens	Ocotillo
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrids	Day Lily
Hesperaloe funifera	Coahuilan Hesperaloe
Iris douglasiana	Douglas Iris
Juncus patens	California Gray Rush
Justicia californica	Chuparosa
Leymus triticoides	Creeping Wild Rye
Liriope spp.	Lilyturf
Miscanthus sinensis	Japanese Silver Grass
Miscanthus transmorrisonensis	Evergreen Miscanthus
Muhlenbergia spp.	Pink Muhly (Hairy awn muhly)
Nolina species	Grass Tree, Nolina
Pachycereus marginatus	Organ Pipe Cactus
Scirpus cernuus	Fiber Optics Plant
Scirpus maritimus	Bulrush

Senecio cineraria	Dusty Miller
Sisyrinchium californicum	Yellow-eyed Grass
Spartina pectinata	Praire Cord Grass
Typha spp.	Cattail

GROUNDCOVER	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Baccharis 'Centennial'	Centennial Baccharis
Calystegia macrocarpa	Morning Glory
Cephalophyllum 'Red Spike'	Red Spike Ice Plant
Convolvulus sabatius	Ground Morning Glory
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea greggii	Trailing Indigo Bush
Erigeron glaucus	Beach Aster
Isotoma fluviatillis	Blue Star Creeper
Mahonia repens	Creeping Mahonia
Muehlenbeckia axillaris	Creeping Wire Vine
Oenothera caespitosa	White Evening Primrose
Oenothera stubbei	Baja Evening Primrose
Thymus praecox	Creeping Tyme
Veronica pectinata rubra	Wooly Speedwell

VINES	
Campsis radicans	Common Trumpet Creeper
Cissus spp.	Grape Ivy
Clematis armandii	Evergreen Clematis
Clematis texensis	Scarlet Clematis
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Cariolina Jasmine
Lonicera hildebrandiana	Giant Burmese Honeysuckle
Lonicera sempervirens	Trumpet Honeysuckle
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides	Bower Vine
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae	Lady Bank's Rose
Vitis californica	California Wild Grape
Wisteria spp.	Wisteria

TURF	
Acorus aurea	Sweet Flag
Agrostis pallens	Bent Grass
Bouteloua gracilis	Blue Grama
Buchloe dactyloides	UC Verde' Buffalograss
Carex praegracilis	Meadow sedge
Carex velebit humilis	Velebit Sedge Grass
Festuca arundinacea 'Marathon'	Tall Fescue
Paspalum vaginatum	Seashore Paspalum

APPENDIX 'B'

Prohibited Plant List

APPENDIX 'B'

Prohibited (& Fire Prone) Plant Species List
For Fuel Modification Zones in High & Very High Hazard Areas

1.	Acacia species	Acacia	Shrub/Tree
2.	Adenostema fasciculatum	Chamise	Shrub
3.	Adenostema sparsifolium	Red Shank	Shrub/Tree
4.	Artemisia californica	California Sagebrush	Shrub
5.	Anthemis cotula	Mayweed	Weed
6.	Arundo donax	Giant reed	Grass/weed
7.	Brassica nigra	Black Mustard	Weed
8.	Brassica ropa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cirsim vugare	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia species	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus striatus	Broom	Shrub
15.	Cytisus scoparius	Broom	Shrub
16.	Eriogonum fasciculatum	Common Buckwheat	Shrub
17.	Eucalyptus species	Eucalyptus	Shrub/Tree
18.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
19.	Genista monosperma	Broom	Shrub
20.	Juniperus species	Junipers	Succulent
21.	Lactuca serriola	Prickly lettuce	Weed
22.	Nicotiana bigelevil	Indian tobacco	Shrub
23.	Nicotiana glauca	Tree tobacco	Shrub
24.	Pennisetum species	Fountain Grass	Ground cover
25.	Pinus species	Pines	Tree
26.	Phoenix canariensis	Palm	Tree
27.	Rosmarinus species	Rosemary	Shrub
28.	Salvia species • •	Sage	Shrub
29.	Silybum marianum	Milk thistle	Weed
30.	Spartium junceum	Broom	Shrub
31.	Urtica urens	Burning nettle	Weed
32.	Washingtonia species	Palms	Tree

APPENDIX 'C'

Literature References

Literature References

1. *Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model,* General Technical Report RMRS-GTR-153. June 2005. Joe H. Scott, Robert E. Burgan, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

2. *BEHAVE PLUS: Fire Modeling System Version 5.0.3* April 5, 2010. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station – Fire Sciences Lab, Missoula, Montana and Collin D. Bevins, System for Environmental Management, PO Box 8868, Missoula, Montana, 59807. Web site: http://fire.org/

3. California Code of Regulations Title 24 and Title 14, section 1280

4. California Public Resources Code Sections 4201 through 4204

5. California Government Code, sections 51175 through 51189; the 2010 Fire Code portion of the CBSC, including appendices to Chapters 1 & 4 and appendices B, F & H

6. 2012 International Fire Code (IFC), published by the International Code Council.

7. National Fire Protection Association - NFPA 13 Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, 13-R &13-D, 2013 Editions.

8. National Fire Protection Association - NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 Edition.

9. National Fire Protection Association - NFPA 1144 *Standard for Reducing Structure Ignition Hazards from Wildfire* (2013 edition).

10. International Urban-Wildland Interface Code, 2013 edition.

11. *The 2013 California Fire Code and Local Amendments.*

12. California Building Code- Chapter 7A- *Materials and Construction Methods for Exterior Fire Exposure.* January 2010.

13. *The California State and Local Responsibility Area Fire Hazard Severity Zone Map – Fire and Resource Assessment Program of CAL FIRE.*

14. County of Riverside Ordinance No. 787 (as amended through Ordinance 787.6) adopting the 2010 California Fire Code. Adopted February 15, 2011.

15. Riverside County Fire Department Standards, #06-05, revised 6/1/11, #06-06 revised 6-30-11, and #06-11 revised 6-30-11.

16. Western Region Climate Center. *Historic Climate Data from Remote Automated Weather Stations.* RAWS USA Climate Archive. Reno, NV. Data for all Remote Automated Weather Stations is available at: http://www.raws.dri.edu/index.html.

APPENDIX 'D'

Non-combustible & Ignition Resistant Building Materials

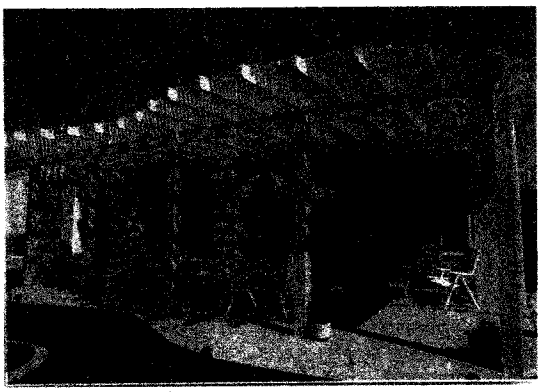
APPENDIX 'D'

Non-Combustible & Ignition Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

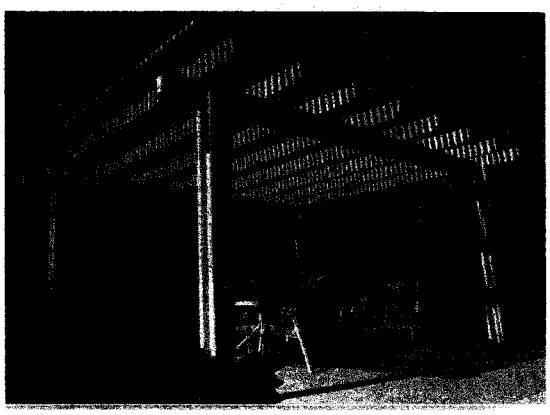
Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

I. **NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS** - *Metals*
USA Building Products Group - Ultra-Lattice

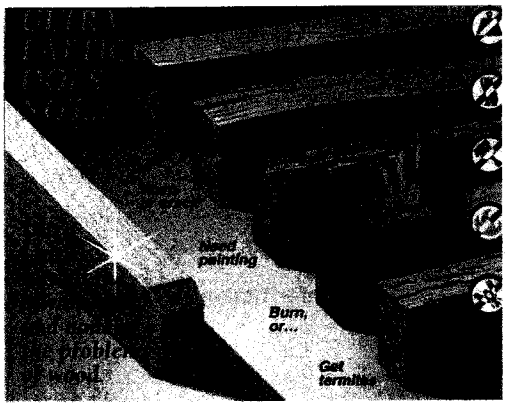
Ultra-Lattice Stand Alone Patio Cover



Ultra-Lattice Attached Patio Cover



Ultra-Lattice Solid Patio Cover



Ultra-Lattice Vs. Wood

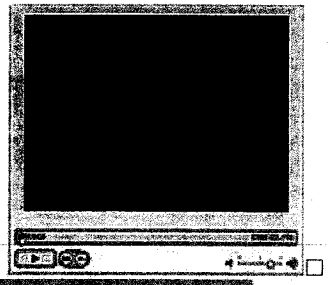
II. FRX Exterior Fire-Retardant Treated Wood

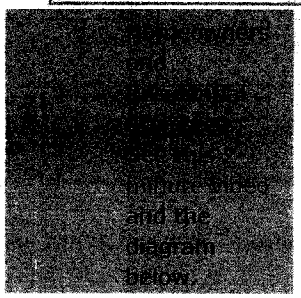
Exterior Fire Retardant Treated (FRT) Wood

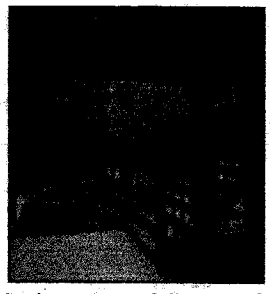
FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

Typical Exterior Uses

- Balconies
- Decks







For information on fire retardant treated wood for exterior uses, visit www.frxwood.com.

Decking (SFM Standard 12-7A-4)

III. **TREX COMPANY, INC** –"Trex Accents ®: Fire Defense ™ " wood and polyethylene composite deck board, nominal 5/4" thick x 5-1/2" width, nominal density of 0.036 lb/in^3.

Trex Accents®: Fire Defense™

The perfect blend of beauty and brawn.

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.

- Offers superior safety performance:
  - Exceeds ASTM E84 Class B Flame Spread.
  - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal WILDLAND URBAN INTERFACE (WUI)PRODUCTS Report. (PDF).

IV. SOLID "WOOD" DECKING

◇Company Name: Various Manufacturers
Product Description: Solid "Wood" decking: "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", and "Alaska Yellow Cedar".
Sizes: Minimum nominal 2" thickness (American Softwood Lumber Standard PS 20).
Lumber grades: Construction Common and better grades for Redwood, 3 Common and better grades for Cedars, and commercial decking or better grades for both Redwood and Cedars.

Special instructions: Solid wood decking shall be 3x decking and installed over solid wood joists spacing 24" or less on center with 6x6 columns, 4x10 or 6x8 beams and 4x8 joists.

APPENDIX 'E'

As of the date of this CFPP, the following are the requirements for ignition resistant construction including requirements under Chapter 7A of the California Building Code (CBC) . In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the CBC Chapter 7A ignition resistance requirements at the time of building permit application.

1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering, and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.

2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.

3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.

4. Paper-faced insulation shall be prohibited in attics or ventilated spaces.

5. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.

6. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2013 edition - *Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes* .

7. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.

8. The exterior walls' surface materials shall be non-combustible or ignition resistant. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.

9. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure.

10. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.

11. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.

12. All fences and gate assemblies (fences, gate and gate posts) shall be of non-combustable material.

13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.

14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.

15. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.

16. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.

17. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
    - Frame and sash are comprised of vinyl material with welded corners
    - Metal reinforcements in the interlock area
    - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass)
    - Frame and sash profiles are certified in AAMA Lineal Certification Program
    - Certified and labeled to ANSI/AAMA/NWWDA 101/LS2-97 for Structural Requirements

18. All windows shall be provided with mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions.

19. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/8-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.

20. Combustible eaves, fascias and soffits shall be enclosed. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.

21. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8" inch mesh corrosion-resistant metal screen or other approved material that offers equivalent protection.

22. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the Building Code.

    Exception: Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.

Additional Construction Requirements

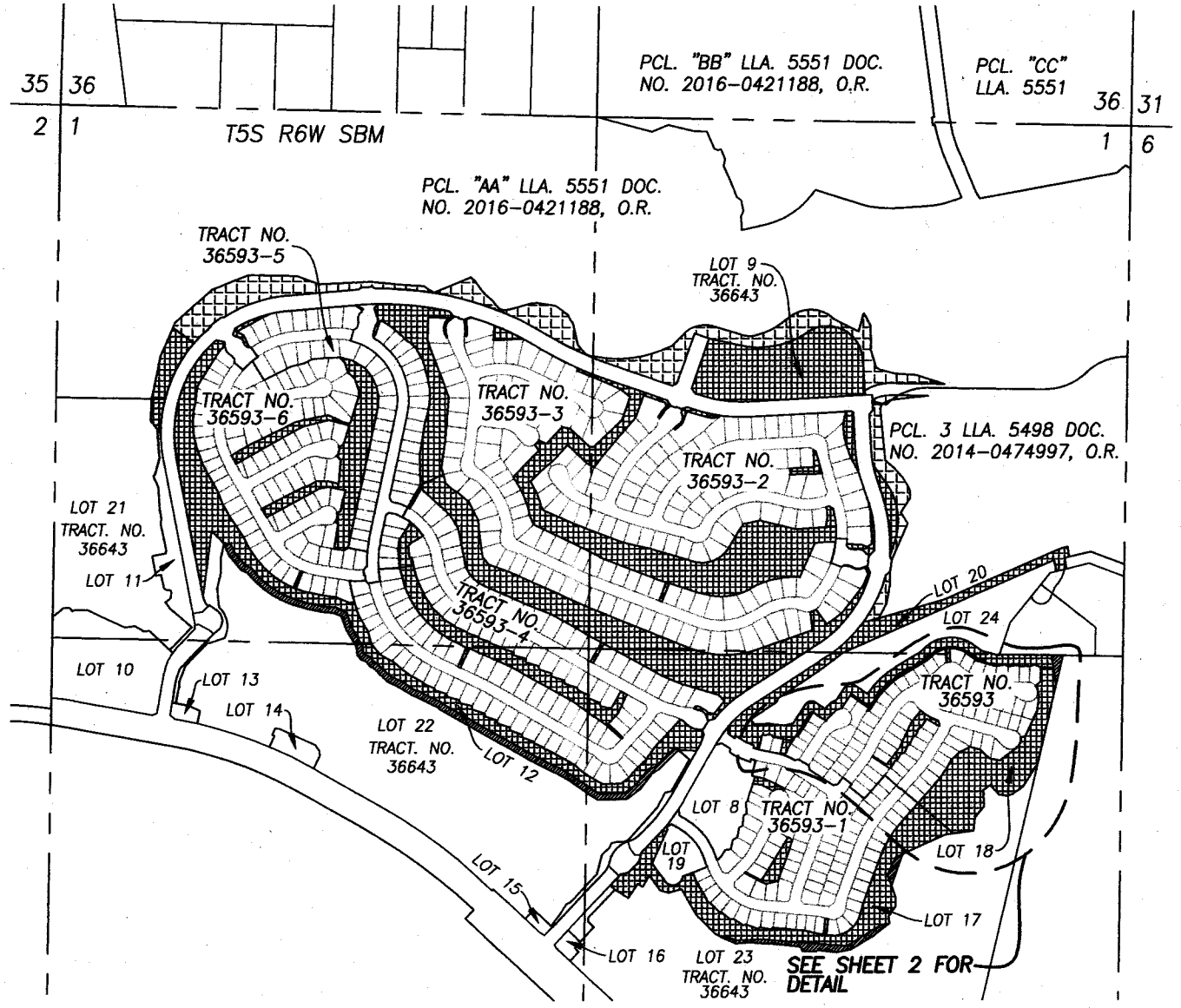
The following additional construction requirements shall be required as follows:

- All houses shall have self closing exterior doors (e.g. spring loaded or pnuematic hinges).
- All houses shall have automatic door closers on all vehicle garage doors (standard on most new automatic garage door openers as a security feature), that can be set to close after a certain period of time with no activity.
- Fire sprinklers shall be installed in all attics and garages in homes facing wildland vegetation.
- ***Brandguard*** or equivalent type vents shall be installed on all homes facing wildland vegetation.
- Due to the inability to achieve 100 feet of fuel modification on Lots 40, 170, 56 – 71, & 85 – 93 in PA1 the following shall also apply to said lots:
  1. A non-combustible wall 8 feet in height shall be constructed on the eastern, northern and/or western property line facing wildland vegetation of said lots as shown on the Conceptual Fuel Treatment Map. Any access gates to the open space or trails must be non-combustible. If non-solid gates are used metal screens such as security screens with minimum ½ inch mesh must be installed over any grillwork or openings. Any access gates into the open space shall be equipped with Knox padlocks or Knox boxes with keys for fire department access.
  2. Fire sprinklers shall be extended outside under the eaves.

EXHIBIT "FTZ"

APPROXIMATE LOCATIONS OF FUEL TREATMENT ZONES, DEFENSIBLE SPACE ZONES, AND NO BUILD ZONES IN THE MASTER COMMUNITY (MANDATORY ANNEXABLE TERRITORY)

CC&R EXHIBIT "FTZ"



LEGEND

FUEL TREATMENT ZONE 1A (LOT OWNER MAINTAINED)– AN IRRIGATED ZONE BEGINNING AT THE EDGE OF EACH STRUCTURE AND INCLUDES THE ENTIRE LOT (FRONT, BACK AND SIDE YARDS) AND IS MAINTAINED TO ZONE 1A CRITERIA. ZONE 1A WILL BE CLEARED OF ALL EXISTING NATIVE VEGETATION AND REPLANTED WITH DROUGHT TOLERANT, FIRE RESISTANT AND IRRIGATED FIRE RESISTANT LAWNS, GROUND COVERS AND LOW GROWING SHRUBS. ONLY PLANTS FROM THE APPROVED RIVERSIDE COUNTY PLANT LIST ARE TO BE INSTALLED. COMBUSTIBLE DECKS, PATIO COVERS AND GAZEBOS WILL BE PROHIBITED IN THIS ZONE. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

FUEL TREATMENT ZONE 1B (HOA MAINTAINED)– ZONE 1B IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND COMMON AREAS WHERE THE HOA IS TO MAINTAIN THE LANDSCAPE TO ZONE 1A CRITERIA. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

FUEL TREATMENT ZONE 1C (HOA MAINTAINED)– ZONE 1C IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND COMMON AREAS WHERE THE HOA IS TO MAINTAIN THE LANDSCAPE TO ZONE 1A CRITERIA UNTIL SUCH TIME AS PHASE 2 OF THE PROJECT IS DEVELOPED.

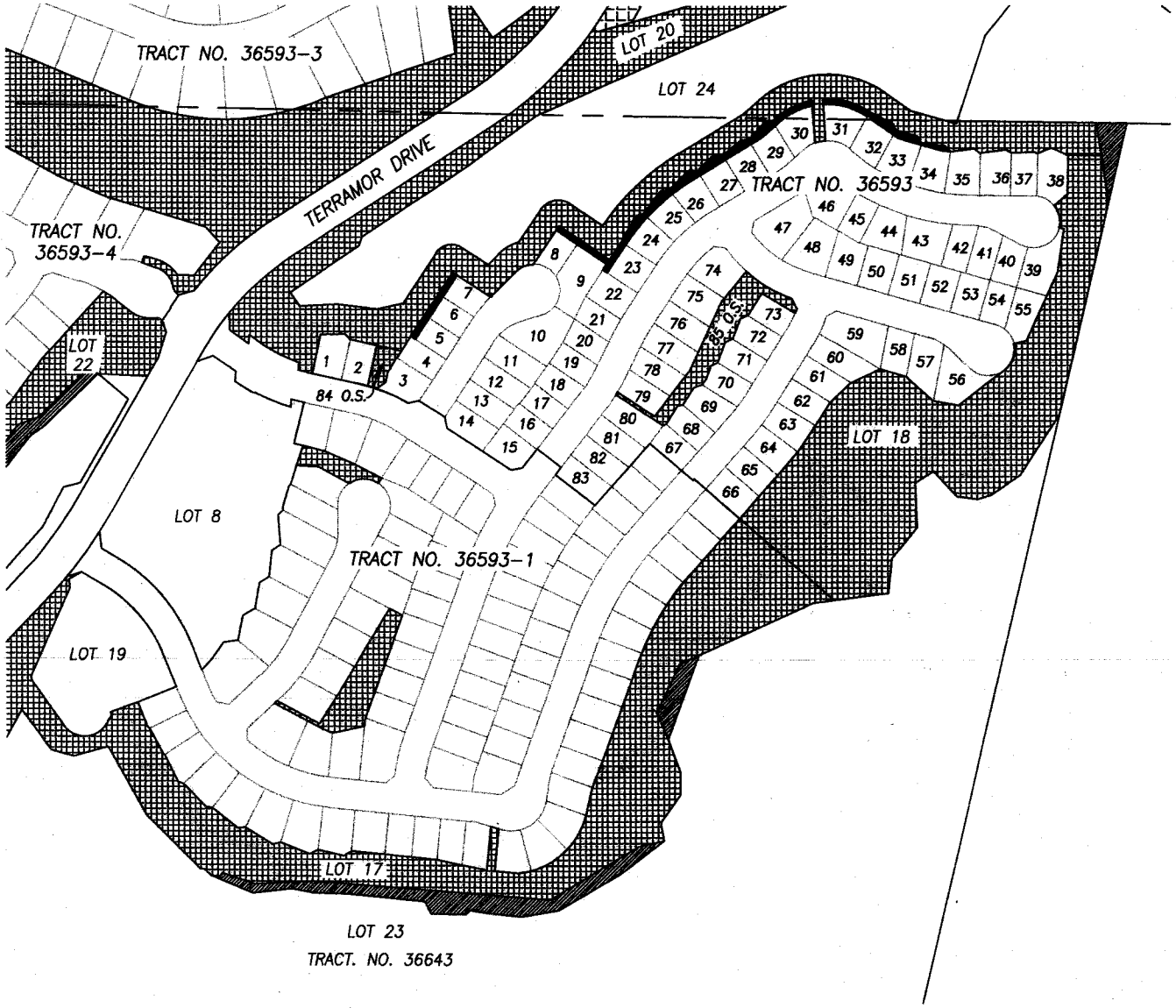
FUEL TREATMENT ZONE 2 (HOA MAINTAINED)– NON-IRRIGATED THINNING ZONE BEGINNING AT THE OUTER EDGE OF ZONE 1 AND INCLUDES ALL NATURAL AND MANUFACTURED SLOPES. THE INTENT IS TO ACHIEVE AND MAINTAIN AN OVERALL 50% REDUCTION OF THE CANOPY COVER SPACING, A 50% REDUCTION OF THE ORIGINAL FUEL LOADING AND THE 100% REMOVAL OF ALL DEAD AND DYING PLAT MATERIAL. NATIVE ANNUAL AND PERENNIAL GRASSES WILL BE ALLOWED TO GROW AND PRODUCE SEED DURING THE WINTER AND SPRING SEASON. AS GRASSES BEGIN TO CURE (DRY OUT), THEY WILL BE CUT TO 4" OR LESS IN HEIGHT. EACH TREE WILL BE LIMBED TO MAINTAIN A SEPARATION OF 6' BETWEEN THE GROUND FUELS (SHRUBS AND GROUND COVERS) AND THE LOWER LIMBS. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

NO BUILD ZONE (LOT OWNER MAINTAINED)– THE NO BUILD ZONE HAS THE SAME LANDSCAPING AND MAINTENANCE REQUIREMENTS AS ZONE 1A. NO COMBUSTIBLE STRUCTURES, WHICH INCLUDE THE HOUSE, CAN BE BUILT WITHIN THIS ZONE. COMBUSTIBLE DECKS, PATIO COVERS AND GAZEBOS WILL BE PROHIBITED IN THIS ZONE. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

CC&R EXHIBIT "FTZ"



LEGEND

FUEL TREATMENT ZONE 1A (LOT OWNER MAINTAINED)– AN IRRIGATED ZONE BEGINNING AT THE EDGE OF EACH STRUCTURE AND INCLUDES THE ENTIRE LOT (FRONT, BACK AND SIDE YARDS) AND IS MAINTAINED TO ZONE 1A CRITERIA. ZONE 1A WILL BE CLEARED OF ALL EXISTING NATIVE VEGETATION AND REPLANTED WITH DROUGHT TOLERANT, FIRE RESISTANT AND IRRIGATED FIRE RESISTANT LAWNS, GROUND COVERS AND LOW GROWING SHRUBS. ONLY PLANTS FROM THE APPROVED RIVERSIDE COUNTY PLANT LIST ARE TO BE INSTALLED. COMBUSTIBLE DECKS, PATIO COVERS AND GAZEBOS WILL BE PROHIBITED IN THIS ZONE. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

FUEL TREATMENT ZONE 1B (HOA MAINTAINED)– ZONE 1B IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND COMMON AREAS WHERE THE HOA IS TO MAINTAIN THE LANDSCAPE TO ZONE 1A CRITERIA. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

FUEL TREATMENT ZONE 1C (HOA MAINTAINED)– ZONE 1C IS AN IRRIGATED ZONE THAT INCLUDES MANUFACTURED SLOPES AND COMMON AREAS WHERE THE HOA IS TO MAINTAIN THE LANDSCAPE TO ZONE 1A CRITERIA UNTIL SUCH TIME AS PHASE 2 OF THE PROJECT IS DEVELOPED.

FUEL TREATMENT ZONE 2 (HOA MAINTAINED)– NON-IRRIGATED THINNING ZONE BEGINNING AT THE OUTER EDGE OF ZONE 1 AND INCLUDES ALL NATURAL AND MANUFACTURED SLOPES. THE INTENT IS TO ACHIEVE AND MAINTAIN AN OVERALL 50% REDUCTION OF THE CANOPY COVER SPACING, A 50% REDUCTION OF THE ORIGINAL FUEL LOADING AND THE 100% REMOVAL OF ALL DEAD AND DYING PLAT MATERIAL. NATIVE ANNUAL AND PERENNIAL GRASSES WILL BE ALLOWED TO GROW AND PRODUCE SEED DURING THE WINTER AND SPRING SEASON. AS GRASSES BEGIN TO CURE (DRY OUT), THEY WILL BE CUT TO 4" OR LESS IN HEIGHT. EACH TREE WILL BE LIMBED TO MAINTAIN A SEPARATION OF 6' BETWEEN THE GROUND FUELS (SHRUBS AND GROUND COVERS) AND THE LOWER LIMBS. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

NO BUILD ZONE (LOT OWNER MAINTAINED)– THE NO BUILD ZONE HAS THE SAME LANDSCAPING AND MAINTENANCE REQUIREMENTS AS ZONE 1A. NO COMBUSTIBLE STRUCTURES, WHICH INCLUDE THE HOUSE, CAN BE BUILT WITHIN THIS ZONE. COMBUSTIBLE DECKS, PATIO COVERS AND GAZEBOS WILL BE PROHIBITED IN THIS ZONE. (SEE WRITTEN FIRE PROTECTION PLAN FOR FURTHER INFORMATION)

1" = 300'

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

EXHIBIT "EAR"

DEPICTION OF APPROXIMATE LOCATION OF EMERGENCY ACCESS ROAD TO BE MAINTAINED BY MASTER ASSOCIATION

CC&R EXHIBIT "EAR"

SHEET 1 OF 1

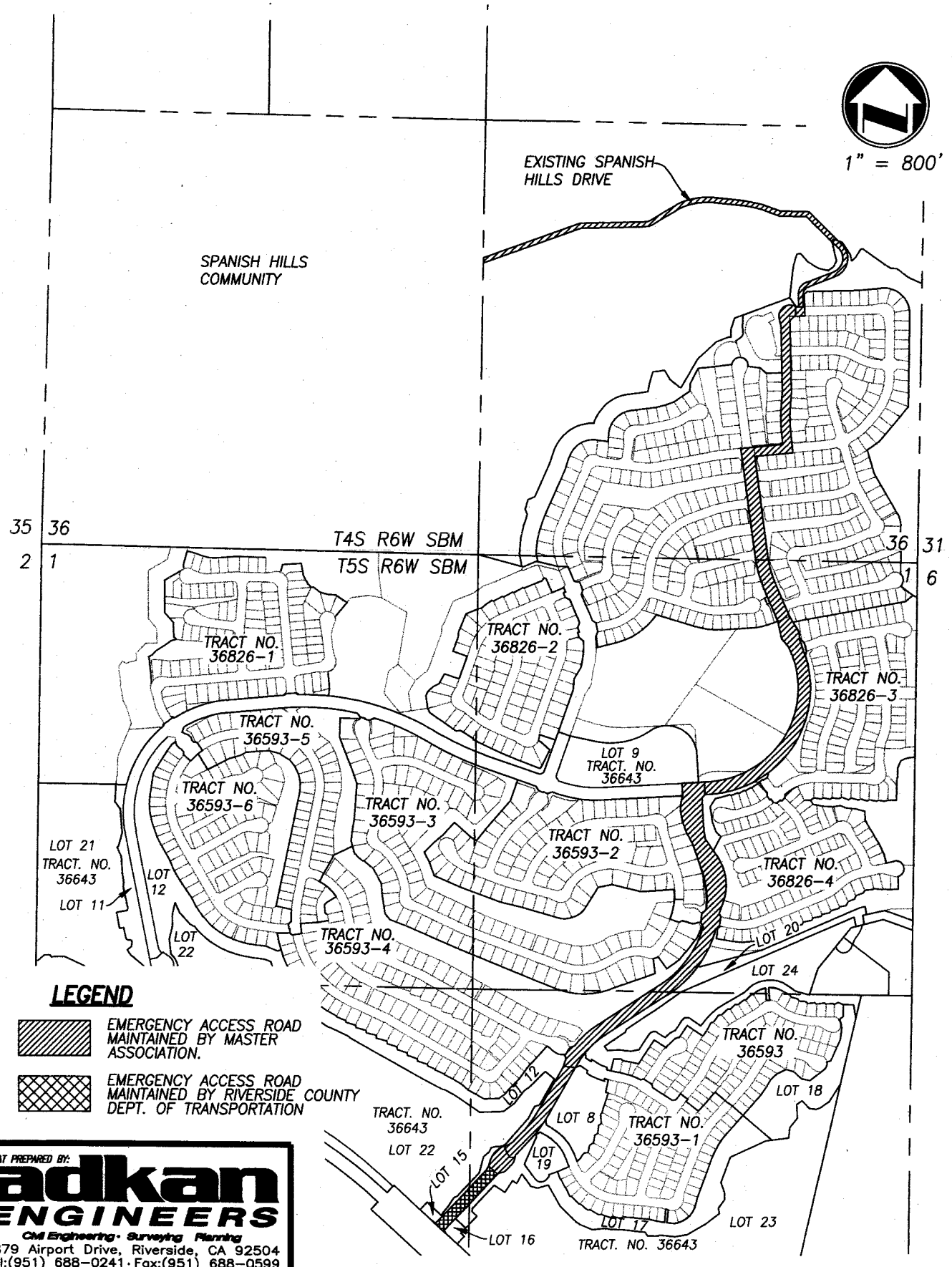


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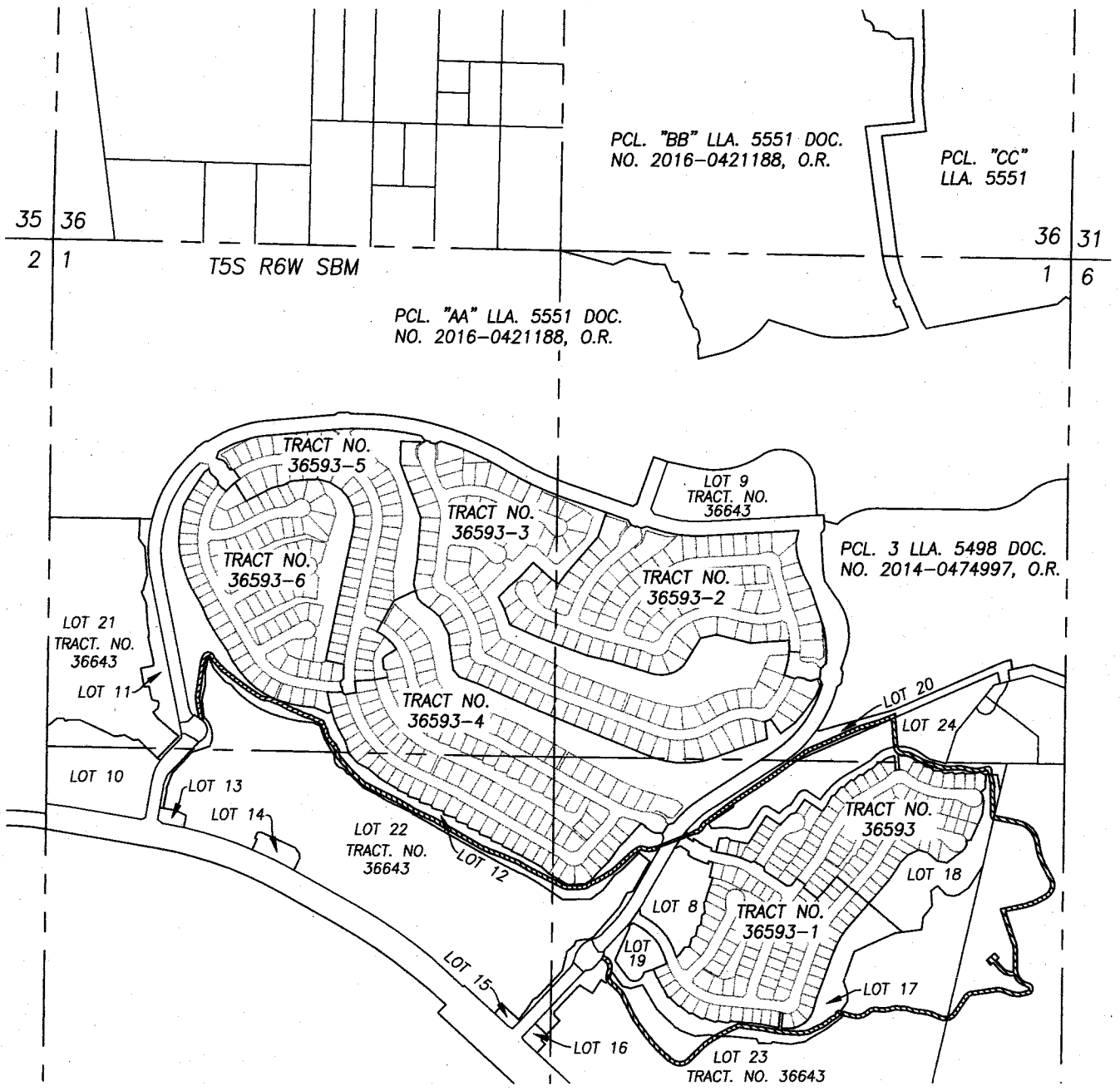
EXHIBIT "PT"

APPROXIMATE LOCATION OF PUBLIC TRAIL TO BE MAINTAINED BY THE MASTER ASSOCIATION

CC&R EXHIBIT "PT"

SHEET 1 OF 1



1" = 800'

PLAT PREPARED BY:
adkan ENGINEERS
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6879 Airport Drive, Riverside, CA 92504
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LEGEND

PUBLIC TRAIL MAINTAINED BY MASTER ASSOCIATION

EXHIBIT "HMG"

HOMEOWNER MAINTENANCE GUIDELINES - SOILS

HOMEOWNERS MAINTENANCE GUIDELINES

Homeowners are accustomed to maintaining their homes. They expect to paint their houses periodically, replace wiring, clean out clogged plumbing, and repair roofs. Maintenance of the home site, particularly on hillsides, should be considered on the same basis, or even on a more serious basis because neglect can result in serious consequences. In most cases, lot and site maintenance can be taken care of along with landscaping, and can be carried out more economically than repair after neglect.

Most slope and hillside lot problems are associated with water. Uncontrolled water from a broken pipe, cesspool, or wet weather causes most damage. Wet weather is the largest cause of slope problems, particularly in California where rain is intermittent, but may be torrential. Therefore, drainage and erosion control are the most important aspects of home site stability; these provisions must not be altered without competent professional advice. Further, maintenance must be carried out to assure their continued operation.

As geotechnical engineers concerned with the problems of building sites in hillside developments, we offer the following list of recommended home protection measures as a guide to homeowners.

Expansive Soils

Some of the earth materials on site have been identified as being expansive in nature. As such, these materials are susceptible to volume changes with variations in their moisture content. These soils will swell upon the introduction of water and shrink upon drying. The forces associated with these volume changes can have significant negative impacts (in the form of differential movement) on foundations, walkways, patios, and other lot improvements. In recognition of this, the project developer has constructed homes on these lots on post-tensioned or mat slabs with pier and grade beam foundation systems, intended to help reduce the potential adverse effects of these expansive materials on the residential structures within the project. Such foundation systems are not intended to offset the forces (and associated movement) related to expansive soil, but are intended to help soften their effects on the structures constructed thereon.

Homeowners purchasing property and living in an area containing expansive soils must assume a certain degree of responsibility for homeowner improvements as well as for maintaining conditions around their home. Provisions should be incorporated into the design and construction of homeowner improvements to account for the expansive nature of the onsite soils material. Lot maintenance and landscaping should also be conducted in consideration of the expansive soil characteristics. Of primary importance is minimizing the moisture variation below all lot improvements. Such design, construction and homeowner maintenance provisions should include:

- Employing contractors for homeowner improvements who design and build in recognition of local building code and site specific soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other hardscape improvements.

- ❖ Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- ❖ Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- ❖ Utilizing landscaping schemes with vegetation that requires minimal watering. Alternatively, watering should be done in a uniform manner as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- ❖ Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts installed to carry roof runoff directly into area drains or discharged well away from the structures.
- ❖ Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- ❖ Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively constant moisture conditions.

Sulfates

On site soils were tested for the presence of soluble sulfates. Based on the results of that testing, the soluble sulfate exposure level was determined to be "negligible" to "moderate" when classified in accordance with the ACI 318-05 Table 4.3.1 (per 2007 CBC). As such, a concrete mix design should be based on a "moderate" sulfate exposure (4,000 psi concrete with a water to cement ratio of 0.50).

Homeowners should be cautioned against the import and use of certain fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils otherwise containing "negligible" sulfate concentrations and increase the sulfate concentrations in near-surface soils to "moderate" or "severe" levels. In some cases, concrete improvements constructed in soils containing high levels of soluble sulfates may be affected by deterioration and loss of strength.

Water - Natural and Man Induced

Water in concert with the reaction of various natural and man-made elements, can cause detrimental effects to your structure and surrounding property. Rain water and flowing water erodes and saturates the ground and changes the engineering characteristics of the underlying earth materials upon saturation. Excessive irrigation in concert with a rainy period is commonly associated with shallow slope failures and deep seated landslides, saturation of near structure soils, local ponding of water, and transportation of water soluble substances that are deleterious to building materials including concrete, steel, wood, and stucco.

Water interacting with the near surface and subsurface soils can initiate several other potentially detrimental phenomena other than slope stability issues. These may include expansion/contraction cycles, liquefaction

potential increase, hydro-collapse of soils, ground surface settlement, earth material consolidation, and introduction of deleterious substances.

The homeowners should be made aware of the potential problems which may develop when drainage is altered through construction of retaining walls, swimming pools, paved walkways and patios. Ponded water, drainage over the slope face, leaking irrigation systems, over-watering or other conditions which could lead to ground saturation must be avoided.

- Before the rainy season arrives, check and clear roof drains, gutters and down spouts of all accumulated debris. Roof gutters are an important element in your arsenal against rain damage. If you do not have roof gutters and down spouts, you may elect to install them. Roofs, with their, wide, flat area can shed tremendous quantities of water. Without gutters or other adequate drainage, water falling from the eaves collects against foundation and basement walls.
- Make sure to clear surface and terrace drainage ditches, and check them frequently during the rainy season. This task is a community responsibility.
- Test all drainage ditches for functioning outlet drains. This should be tested with a hose and done before the rainy season. All blockages should be removed.
- Check all drains at top of slopes to be sure they are clear and that water will not overflow the slope itself, causing erosion.
- Keep subsurface drain openings (weep-holes) clear of debris and other material which could block them in a storm.
- Check for loose fill above and below your property if you live on a slope or terrace.
- Monitor hoses and sprinklers. During the rainy season, little, if any, irrigation is required. Oversaturation of the ground is unnecessary, increases watering costs, and can cause subsurface drainage.
- Watch for water backup of drains inside the house and toilets during the rainy season, as this may indicate drain or sewer blockage.
- Never block terrace drains and brow ditches on slopes or at the tops of cut or fill slopes. These are designed to carry away runoff to a place where it can be safely distributed.
- Maintain the ground surface upslope of lined ditches to ensure that surface water is collected in the ditch and is not permitted to be trapped behind or under the lining.
- Do not permit water to collect or pond on your home site. Water gathering here will tend to either seep into the ground (loosening or expanding fill or natural ground), or will overflow into the slope and begin erosion. Once erosion is started, it is difficult to control and severe damage may result rather quickly.
- Never connect roof drains, gutters, or down spouts to subsurface drains. Rather, arrange them so that water either flows off your property in a specially designed pipe or flows out into a paved driveway or street. The water then may be dissipated over a wide surface or, preferably, may be carried away in a paved gutter or storm drain. Subdrains are constructed to take care of ordinary subsurface water and cannot handle the overload from roofs during a heavy rain.

- Never permit water to spill over slopes, even where this may seem to be a good way to prevent ponding. This tends to cause erosion and, in the case of fill slopes, can eat away carefully designed and constructed sites.
- Do not cast loose soil or debris over slopes. Loose soil soaks up water more readily than compacted fill. It is not compacted to the same strength as the slope itself and will tend to slide when laden with water; this may even affect the soil beneath the loose soil. The sliding may clog terrace drains below or may cause additional damage in weakening the slope. If you live below a slope, try to be sure that loose fill is not dumped above your property.
- Never discharge water into subsurface blanket drains close to slopes. Trench drains are sometimes used to get rid of excess water when other means of disposing of water are not readily available. Overloading these drains saturates the ground and, if located close to slopes, may cause slope failure in their vicinity.
- Do not discharge surface water into septic tanks or leaching fields. Not only are septic tanks constructed for a different purpose, but they will tend, because of their construction, to naturally accumulate additional water from the ground during a heavy rain. Overloading them artificially during the rainy season is bad for the same reason as subsurface subdrains, and is doubly dangerous since their overflow can pose a serious health hazard. In many areas, the use of septic tanks should be discontinued as soon as sewers are made available.
- Practice responsible irrigation practices and do not over-irrigate slopes. Naturally, ground cover of ice plant and other vegetation will require some moisture during the hot summer months, but during the wet season, irrigation can cause ice plant and other heavy ground cover to pull loose. This not only destroys the cover, but also starts serious erosion. In some areas, ice plant and other heavy cover can cause surface sloughing when saturated due to the increase in weight and weakening of the near-surface soil. Planted slopes should be planned where possible to acquire sufficient moisture when it rains.
- Do not let water gather against foundations, retaining walls, and basement walls. These walls are built to withstand the ordinary moisture in the ground and are, where necessary, accompanied by subdrains to carry off the excess. If water is permitted to pond against them, it may seep through the wall, causing dampness and leakage inside the basement. Further, it may cause the foundation to swell up, or the water pressure could cause structural damage to walls.
- Do not try to compact soil behind walls or in trenches by flooding with water. Not only is flooding the least efficient way of compacting fine-grained soil, but it could damage the wall foundation or saturate the subsoil.
- Never leave a hose and sprinkler running on or near a slope, particularly during the rainy season. This will enhance ground saturation which may cause damage.
- Never block ditches which have been graded around your house or the lot pad. These shallow ditches have been put there for the purpose of quickly removing water toward the driveway, street or other positive outlet. By all means, do not let water become ponded above slopes by blocked ditches.

- ❖ Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- ❖ It should be the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- ❖ The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately. Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability. The burrowing animal control program should be conducted by a licensed exterminator and/or landscape professional with expertise in hill side maintenance.

Geotechnical Review

Due to the presence of expansive soils on site and the fact that soil types may vary with depth, it is recommended that plans for the construction of rear yard improvements (swimming pools, spas, barbecue pits, patios, etc.), be reviewed by a geotechnical engineer who is familiar with local conditions and the current standard of practice in the vicinity of your home.

In conclusion, your neighbor's slope, above or below your property, is as important to you as the slope that is within your property lines. For this reason, it is desirable to develop a cooperative attitude regarding hillside maintenance, and we recommend developing a "good neighbor" policy. Should conditions develop off your property, which are undesirable from indications given above, necessary action should be taken by you to insure that prompt remedial measures are taken. Landscaping of your property is important to enhance slope and foundation stability and to prevent erosion of the near surface soils. In addition, landscape improvements should provide for efficient drainage to a controlled discharge location downhill of residential improvements and soil slopes.

Additionally, recommendations contained in the Geotechnical Engineering Study report apply to all future residential site improvements, and we advise that you include consultation with a qualified professional in planning, design, and construction of any improvements. Such improvements include patios, swimming pools, decks, etc., as well as building structures and all changes in the site configuration requiring earth cut or fill construction.

ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1

1. Work Order #

1. Page—— of——

INSTRUCTIONS: Fax completed form to (909) 3586961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION

3. DEPARTMENT Clerk of the Board of Supervisors	8. ORG.#	10. DATE 2/7/2017
4. ORGANIZATION County of Riverside	9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS 4080 Lemon St., Room 127	12. NO. OF BOXES TRANSFERRED	
CITY Riverside, Ca. 92501	13. RECORDS TRANSFERRED BY: Ashley Aparicio	
6. MAIL STOP 1010	7. Name PHONE # FAX# Ashley Aparicio 955-8092 951-955-1071	14. RECORDS COORDINATOR **(must be Authorized)**:

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Item No 2.7 Board Meeting 02/07/2017				
	Final Map for Tract 36593-4 Schedule A Subdivision in Spanish Hills Area				
	Original CC&R				

21. RECORDS RECEIVED BY: Jason Toffelson		30. REMARKS
22. TITLE RMAP	23. RECEIVED VIA: Courier	
24. DATE RECEIVED: 2/8/17	25. TIME RECEIVED:	
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:	
28. NAME\DATE SCANNED TO HOLDING AREA:		29. NAME\DATE SCANNED TO LOCATION:

RECEIVED
RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 FEB -8 AM 11:35

TRACT NO. 36593-4

BEING A DIVISION OF LOT 4 OF TRACT MAP NO. 36643, AS SHOWN BY A MAP RECORDED IN BOOK 451 OF MAPS, PAGES 29-63, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M

PROACTIVE ENGINEERING CONSULTANTS WEST **FEBRUARY 2015**

TATEMENT

E THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
'E ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO
WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN
NCTIVE BORDER LINE.

IN LOTS "A" THROUGH "B", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN
RIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES,
S WITHIN THIS TRACT MAP.

RTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
GH "B", INCLUSIVE. THE DEDICATIONS ARE FOR PUBLIC UTILITY PURPOSES TOGETHER
OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITH LOTS "A" THROUGH "B",

RTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES: LOTS 106
NCLUSIVE, AS "OPEN SPACE, SLOPE AND LANDSCAPE MAINTENANCE", AS SHOWN HEREON,
E, FOR THE SOLE BENEFIT OR OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT
THIS TRACT MAP.

RTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES: DRAINAGE
WITHIN LOTS 106 THROUGH 107, INCLUSIVE. THE DEDICATION IS FOR OFFSITE DRAINAGE
PRIVATE USE, FOR THE SOLE BENEFIT OR OURSELVES, OUR SUCCESSORS, ASSIGNEES
S WITHIN THIS TRACT MAP.

MPANY, LLC, A MICHIGAN LIMITEED LIABILITY COMPANY

BAKHARI

R OF LAND

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 1/12/17 BEFORE ME, Mazier Safie Sakhani, Notary Public PERSONALLY APPEARED Sohail Bakhari WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2169884

MY COMMISSION EXPIRES: 10/28/20

COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDE
THE REQUIREMENTS OF THE SUBDIVISION MA
DEVELOPMENT COMPANY, ON FEBRUARY 1, .
OCCUPY THE POSITIONS INDICATED OR THAT
AGREEMENT FOR THE MAP AND THAT THE M
RETRACED, AND THAT THIS FINAL MAP SUBS
SURVEY IS TRUE AND COMPLETE AS SHOWN

DATE: JANUARY 10, 201

MIGUEL A. VILLASENOR, L.S. NO. 8509

COUNTY SURVEYOR'S STATEM

THIS MAP CONFORMS TO THE REQUIREMENT
THAT THIS MAP HAS BEEN EXAMINED BY ME
AS IT APPEARED ON THE TENTATIVE MAP O
SUPERVISORS ON MARCH 18, 2015, THE E
IS TECHNICALLY CORRECT.

DATE: January 26th

RICHARD G. LANTIS, COUNTY SURVEY
L.S. 7611
EXPIRATION DATE: 12-31-2018

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE S
BOARD OF SUPERVISORS OF THE COUNTY
STATE, COUNTY, MUNICIPAL, OR LOCAL, AN
FILING OF THIS MAP WITH THE COUNTY RE
BOND HAS BEEN DULY APPROVED BY SAID

2/17
2/17