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

ITEM: 1.3
(ID # 30881)
MEETING DATE:
Tuesday, July 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 38832 (TTM38832) – No New Environmental Documentation is Required, pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15182(c) (Projects Pursuant to a Specific Plan) – EIR 380 – Applicant: Mark Hayden (CADO Tangerine Capstone Advisors) – Representative: Aaliyah Webb (Albert A. Webb Associates) – Third Supervisorial District – Harvest Valley / Winchester Area Plan – Medium Density Residential (MDR) – Winchester Zoning Area – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 28A – Location: south of Olive Avenue, north of Salt Creek, east of Leon Road, and west of Rice Road – 26.94 gross acres – REQUEST: TTM38832 is a proposal for a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 open space/drainage lots. APN: 461-280-026 – District 3. (100% Applicant Fees)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on at public hearing on June 24, 2026.

ACTION:Consent

John Hildebrand, Planning Director 6/30/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes:	Medina, Spiegel, and Gutierrez
Nays:	None
Absent:	Washington and Perez
Date:	July 14, 2026
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ N/A	$ N/A	$ N/A	$ N/A
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:**	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

TENTATIVE TRACT MAP NO. 38832 is a proposal for a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 open space/drainage lots.

Planning Commission's Decision

The Planning Commission approved the Specific Plan Substantial Conformance and Tentative Tract Map with a 4-0 vote at public hearing on June 24, 2026.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The proposed Project has been determined that no new environmental document is required from EIR No. 380 was necessary, as set forth pursuant to State CEQA Guidelines Section 15162. The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 380.

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

A. Planning Commission Hearing Report of Actions
B. Planning Commission Staff Report Package
C. Tentative Tract Map Exhibits

Crystal Carrillo

Crystal Carrillo, Senior Management Analyst 7/7/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 24, 2026
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Daryl Terrell

CALL TO ORDER: 9:00 a.m.
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Terrell
Members Absent: Sanchez

1 CONSENT CALENDAR:

1.1 30528 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 38503 (TTM38503E01) – No New Environmental Documentation is Required, pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) – EIR329 – Applicant: Strata Mountain Gate LLC c/o Eric Flodine – Engineer/Representative: Webb Associates c/o Sarah Kowalski – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD: MDR) – Location: north of Hillridge Street, east of Briggs Road, south of Paloma Ridge Lane, and west of Emperor Road – 8.86 Gross/Net Acres – Zoning: Specific Plan (WC-W) – REQUEST: A First Extension of Time Request for Tentative Tract Map No. 38503 (TTM38503E01) to extend the previously approved TTM expiration date from July 19, 2026 to July 19, 2029 for a Schedule "A" subdivision of 9.9 acres into thirty-seven (37) single family residential lots and two (2) lots for open space/drainage. APN: 461-020-049 – Project Planner: Edward Lincoln at (951) 955-8514, or email at elincoln@rivco.org. District 3.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Savage

By a vote of 4-0 (Commissioner Sanchez Absent), the Planning Commission took the following actions:

APPROVED the First Extension of Time Request for Tentative Tract Map No. 38503.

2 PUBLIC HEARINGS CONTINUED:
NONE

3 PUBLIC HEARINGS – NEW:

3.1 30351 TENTATIVE TRACT MAP NO. 38832 (TTM38832) – No New Environmental Documentation is Required, pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15182(c) (Projects Pursuant to a Specific Plan) – EIR 380 – Applicant: Mark Hayden (CADO Tangerine Capstone Advisors) – Representative: Aaliyah Webb (Albert A. Webb Associates) – Third Supervisorial District – Harvest Valley / Winchester Area Plan – Medium Density Residential (MDR) – Winchester Zoning Area – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 28A – Location: south of Olive Avenue, north of Salt Creek, east of Leon Road, and west of Rice Road – 26.94 gross acres – REQUEST: TTM38832 is a proposal for a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 open space/drainage lots. APN: 461-280-026 – Project

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Sanchez Absent), the Planning Commission took the following actions:

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 38832, subject to the Advisory Notification Document and Conditions of Approval.

Planner: Russell Brady at (951) 955-3025, or via email at rbrady@rivco.org. District 3.

3.2 30524 PLOT PLAN NO. PP23635R01 (PP23635R01) – Intent to Adopt a Negative Declaration – EA42013 – Applicant: Simon Premium Outlets – Representative: Linda Laurenzi - Fifth Supervisorial District – Pass Area Plan: Community Development: Commercial Retail (CD:CR) – Cabazon Policy Area – Zoning: Scenic Highway Commercial (C-P-S) – Location: north of the I-10 East Fwy, north of Seminole Dr, west of Malki Rd, south of Martin Rd, and east of Millard Pass – 1939.95 Gross Acres – REQUEST: PP23635R01 is a proposal to improve and further develop the Desert Hills Premium Outlets. The development and improvements include an increase of the total floor area of the existing commercial center by approximately 47,915 sq. ft. Demolition of existing commercial buildings on the western end of the site to allow construction of two new commercial buildings for a physical connection of the existing east and west wings of the outlet. Replacement of the main entrance/exit driveway between the east and west outlet wings. Relocation of the existing main entrance/exit driveway and traffic signal along Seminole Dr. to a signalized intersection at Seminole Dr. and Malki Rd. Construction of a new surface parking lot in the northwestern portion of the site to provide approximately 283 additional parking spaces, and installation of new lighting, landscaping, and irrigation. Installation of two bioretention basins adjacent to the new parking lot. APN(s): 519-110-036, 519-110-044, 519-110-046 – Project Planner: Candice Hughes at (951) 955-3103, or email at chughes@rivco.org. District 5.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

By a vote of 4-0 (Commissioner Sanchez Absent), the Planning Commission took the following actions:

CONTINUED item to July 22, 2026

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:
NONE

7. WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
NONE

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 9:25 A.M.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 30351)
MEETING DATE:
Wednesday, June 24, 2026

SUBJECT: TENTATIVE TRACT MAP NO. 38832 (TTM38832) – No New Environmental Documentation is Required, pursuant to State CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15182(c) (Projects Pursuant to a Specific Plan) – EIR 380 – Applicant: Mark Hayden (CADO Tangerine Capstone Advisors) – Representative: Aaliyah Webb (Albert A. Webb Associates) – Third Supervisorial District – Harvest Valley / Winchester Area Plan – Medium Density Residential (MDR) – Winchester Zoning Area – Zoning: Specific Plan (SP 293) Winchester Hills, Planning Area 28A – Location: south of Olive Avenue, north of Salt Creek, east of Leon Road, and west of Rice Road – 26.94 gross acres – REQUEST: TTM38832 is a proposal for a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 open space/drainage lots. APN: 461-280-026 – Project Planner: Russell Brady at (951) 955-3025, or via email at rbrady@rivco.org. District 3.

PROPOSED PROJECT	
Case Number(s):	TTM38832
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	461-280-026
Continued From:	

John Hildebrand, Planning Director 5/27/2026

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 38832 is a proposal for a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 open space/drainage lots.

The above is hereinafter the “Project” or “project.”

The project is located south of Olive Avenue, north of Salt Creek, east of Leon Road, and west of Rice Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:
THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** for Specific Plan No. 293, as well as subsequent Mitigated Negative Declarations, pursuant to applicable legal standards, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE TRACT MAP NO. 38832, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Winchester Hills Specific Plan (SP 293), Planning Area 28A
Specific Plan Land Use:	Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open Space – Recreation (OS-R)
South:	Open Space – Recreation (OS-R)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (SP 293), Planning Area 28A
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-1 Zone (One-Family Dwellings)
East:	Specific Plan (SP 293), Planning Area 28B

South:	R-R Zone (Rural Residential)
West:	Specific Plan (SP 293), Planning Area 28A
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land and single-family residential
South:	Vacant land (Salt Creek)
East:	Vacant land
West:	Vacant land (developing single-family residential)

Project Details:

Item	***Value***	***Min./Max. Development Standard***
Project Site (Acres):	26.94	N/A
Proposed Minimum Lot Size (sq ft):	6,005 sq. ft.	6,000 sq. ft.
Total Proposed Number of Residential Lots:	120	134 (per SP 293)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146, CSA 152, and CSA 84
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, High, and Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March ARB

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Project Site is located within the Winchester Hills Specific Plan No. 293 ("SP 293" or the "Specific Plan") and Environmental Impact Report No. 380 (SCH 1991082004), approved and certified by the Board of Supervisors on October 28, 1997, via resolution 97-093.

In 2004, Parcel Map 31944 (PM31944) was approved to subdivide 128 acres designated as Planning Areas 28A and 28B within SP 293 into four parcels. Planning Area 28A consisted of 3 parcels (Lots 2 through 4 of PM31944), intended for future residential development, while Planning Area 28B consisted of 1 parcel (Lot 1 of PM31944) to be designated for a future park development pursuant to SP 293. Subsequently, the Riverside County Board of Supervisors approved Tentative Tract Map No. 30808 (TR30808), to further subdivide lots 1 through 4 of PM31944 consisting of 128 acres into 346 residential lots, 8 open space lots, and 1 park, within Planning Area 28A and 28B, to be constructed within three development phases: TR30808-1 (APN: 461-280-024), TR30808-2 (APN 461 -280-025) and TR30808-F (APN 461-280-026).

The Proposed Project Site was formerly identified as TR30808-F under the approved TR30808. Following approval of TR30808, only phase 1 of TR30808, the western most phase adjacent to Leon Road recorded and the remaining unrecorded portions of TR30808 expired. Tentative Tract Map No. 38832 (TTM38832) proposes to supersede the TR30808-F portion of TR30808 and develop the site with 120 single-family residential lots and 4 open space lots. The total number of residential units within Planning Area 28A will not exceed 346 units, consistent with SP 293 and EIR No. 380 (SCH 1991082004). With the recordation of 104 residential lots in the first phase and the proposed 120 residential lots in the current TTM38832, this would leave 122 residential units remaining out of the 346 units maximum for Planning Area 28A for the middle portion of Planning Area 28A to still potentially develop.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. Implementation of the policy area has allowed the maximum number of residential units within approved Specific Plans and individual Planning Areas to be honored and determined to be consistent with the Policy Area. Since the project does not propose to increase the number of total units within the Specific Plan, the project is determined to be consistent with this policy area.

Application Submittal

Tentative Tract Map No. 38832 was submitted to the County of Riverside on April 1, 2024.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In 1997, in accordance with requirements of the California Environmental Quality Act (CEQA) and concurrent with adoption of the Winchester Hills Specific Plan, the Board of Supervisors certified Environmental Impact Report (EIR) No. 380 (SCH 1991082004).

The Project (TTM38832) proposes to subdivide a 26.94 gross acres parcel into 120 single-family residential lots and 4 open space/drainage lots. No Changes to the Zoning, General Plan or Specific Plan are proposed.

Pursuant to State CEQA Guidelines section 15162, where an EIR has been previously certified, no subsequent or supplemental EIR shall be required where it is determined, based on substantial evidence in the record, that none of the three criteria for requiring a subsequent

or supplemental EIR is applicable, and with Section 15182 (c), residential projects implementing Specific Plans.

State CEQA Guidelines section 15162 provides that no subsequent EIR shall be prepared for a project if none of the conditions described below have occurred:

1. Substantial changes are proposed in the project that would require major revisions to the EIR or negative declaration.

   EIR No. 380 (SCH 1991082004) analyzed up to 346 single-family residential dwelling units within Planning area 28A. As previously mentioned, the Proposed Project is a request to develop the project site with 120 single-family residential lots and 4 open space lots. To date 104 dwelling units have been recorded within PA28A, leaving 242 units remaining for development. Therefore, the Proposed Project will not exceed the maximum number of units analyzed under the EIR No. 380 (SCH 1991082004) and will not require major revisions to the EIR. As part of the project review, project specific technical studies were prepared, including a Preliminary Drainage Study and Preliminary Water Quality Management Plan, to evaluate potential drainage impacts. The studies concluded that the proposed improvements would adequately convey and treat storm flows and would not create new environmental effects that were previously analyzed in EIR No. 380. As proposed, the Project is not a substantial change that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously analyzed EIR.

2. Substantial changes would occur with respect to the circumstances under which the project is undertaken requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   The Project does not propose substantial changes to Specific Plan No. 293. The Proposed Project has been evaluated against previously certified EIR No. 380 (SCH 1991082004) and has been determined to be consistent with the density and unit counts approved under the specific plan. Furthermore, the Proposed Project is in compliance with the density and unit count requirements of the Highway 79 Policy Area (SP293-SC8, 1-1).

   The Project site has been previously disturbed with grading activity and is currently barren with no vegetation to be protected. While the surrounding area may have changed since the EIR was originally certified, these changes are in line with the approved

Specific Plan and EIR that analyzed development in the surrounding area. Based on the evaluation of the project site, no substantial change has occurred, per Section 15162, therefore, no subsequent environmental analysis would be required.

3. New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:

   a. The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   c. Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,

   d. Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.

      No new information of substantial importance has become available after the certification of EIR No. 380 that was not known, and could not have been known, at the time the EIR was prepared. Changes in law have occurred since certification of EIR No. 380. Which resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 380. Therefore, the proposed Project is exempt under CEQA per CEQA Guidelines Section 15162 and 15182 as outlined above, so no further CEQA documentation is required.

      Furthermore, the Proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 380. No new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 380 was certified that would substantially reduce impacts identified in the previously certified EIR.

In addition, State CEQA Guidelines section 15182(c) exempts Residential Projects Implementing Specific Plans from CEQA provided that an EIR on a specific plan was prepared after January 1, 1980, and the residential project is in conformity to the specific plan. The Proposed Project implements a residential project under SP293; was evaluated in EIR No. 380 and subsequent CEQA documents; proposes a unit count and density consistent with what was previously analyzed for Planning Area 28A; and proposes uses that are consistent with land uses allowable within Planning Area 28A.

No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. Additionally, no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats. Therefore, the proposed Project is exempt under CEQA per CEQA Guidelines Section 15182 and no Subsequent or Supplemental EIR is required under CEQA Guidelines Section 15162 as outlined above, so no further CEQA documentation is required.

The attached analysis represents the independent judgement of Riverside County acting as Lead Agency under the Statute. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan and Specific Plan Land Use Designation of Medium Density Residential (MDR) which reflects the Specific Plan land use designation of Medium Density Residential (MDR 2-5 du/ac). The proposed Tentative Tract Map would not alter the land use designation of Planning Area 28A of the Specific Plan and proposes a residential density of 4.45 du/ac consistent with the Medium Density Residential land use designation. Therefore, the Project is consistent with the General Plan and Specific Plan, including all other policies and provisions of them.

2. The project site is located within the Highway 79 Policy Area of the General Plan. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the

applicable land use designation to achieve a reduction in traffic generated from the area. Implementation of the policy area has allowed the maximum number of residential units within approved Specific Plans and individual Planning Areas to be honored and determined to be consistent with the Policy Area. Since the project does not propose to increase the number of total units within the Specific Plan, the project is determined to be consistent with this policy area.

3. The Project site has a zoning classification of "Specific Plan" reflecting the site's location within Specific Plan No. 293 - Planning Area 28A. The proposed Tentative Tract Map is consistent with the permitted uses of Planning Area 28A, which allows for single-family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards established for Planning Area 28A, which is detailed below in the Development Standards Findings.

Entitlement Findings:

Tentative Tract Map

Tentative Tract Map No. 38832 is a Schedule "A" subdivision that propose to subdivide 26.94 gross acres into one hundred and twenty (120) single-family residential lots and four (4) open space/drainage lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the County of Riverside General Plan. The Proposed Project furthers the intent of General Plan Principle IV.A.1, which intends to foster variety and choice in community development by providing opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. Furthermore, the Proposed Project supports General Plan Principle IV.8, which encourages the continuing development of existing Specific Plans and tracts, by incentivizing the reconfiguration of such specific plans and tracts to form more efficient communities. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The Proposed Project will facilitate the buildout of existing communities and provide distinct boundary and edge conditions. Additionally, the proposed tentative tract map will comply with the General Plan Principles by providing a variety of housing types in a single-family residential community, promoting community with the open space recreational areas. The Tentative Tract Map is located within the Specific Plan No.

293 and is consistent with the land use designation, maximum number of units, and development standards of the Specific Plan zoning ordinance.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and has immediate available access to the site. The overall densities and lot sizes proposed are compatible with the planned surrounding land uses and Specific Plan No. 293, which consist of varying existing and planned residential densities. Infrastructure to serve the residential development including water, sewer, and roads are readily available from the streets that surround the Project site. As noted in the prior finding, this development is consistent with the Specific Plan.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the original Environmental Impact Report.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the original Environmental Impact Report prepared for the Specific Plan and current Environmental Impact Report, the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant.

5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule “A” Map. Ordinance No. 460 requires all land divisions to conform to the County’s General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 38832 complies with the Schedule ‘A’ improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.

    a. Streets. Streets are shown on the Tentative Tract Map. All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as applicable per the Transportation conditions of approval.

    b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

    c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with two points of access. Other fire protection measures shall be

determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.

d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District. Therefore, with the requirements of the advisory notification document, and Eastern Municipal Water District requirements, compliance with Ordinance No. 460, Section 10.5.D, as it pertains to sewage disposal, will be met. The project proposes a residential development that will include sewage utilities.

e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. Walls and fencing are proposed throughout the subdivision to attenuate noise and where needs be and retain individual lot privacy where appropriate. Additionally, the project proposes a six-foot high block along the southern perimeter boundary line, adjacent to the Salt Creek Channel.

f. Electrical and Communication Facilities. All electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460, Section 10.5.F. as they pertain to the installation of electrical and communication facilities have been met.

6. The designs of the proposed land divisions or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land divisions. The Project will retain various utility easements and established new easements for utilities, road access, flood control, and water quality facilities, which will be further documented during the Final Map process

7. The proposed Tentative Tract Map is consistent with Schedule ‘A’ land divisions as provided for in Ordinance No. 460 which states any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. In addition, the minimum lot size for residential developments within SP293 – Planning Area 28A zoning classification shall be 6,000 square feet. The Project Site is comprised of 26.94 gross acres to create a total of 120 single family lots and 4 open space/drainage lots with a minimum lot size of 6,005 square feet. Therefore, the proposed Project is consistent with this finding.

Development Standards Findings:

The following standards shall apply to all uses and development in the Specific Plan No. 293 Planning Area 28A zone, per the Specific Plan Zoning Ordinance:

1. *Building height shall not exceed two stories, with a maximum height of 35 feet.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

2. *Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The Tentative Tract Map proposes lots with a minimum lot size of 6,005 square feet, in compliance with the provisions of the Specific Plan No. 293 Planning Area 28A minimum lot area standards.

3. *The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').* As proposed, Tentative Tract Map has been designed to comply with the Specific Plan No. 293 Planning Area 28A minimum average width and depth standards.

4. *The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* As proposed, Tentative Tract Map has been designed to comply with the Specific Plan No. 293 Planning Area 28A minimum frontage standards.

5. *The front yard shall be not less than 15 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

6. *Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

7. *Fireplaces and roof eaves may encroach two-feet (2") into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

8. *Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) for two story buildings*. No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

9. *Where a zero-lot line design is utilized, the alternate side yard shall not be less than ten (10') in width.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

10. All other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348, therefore, the rear yard shall not be less than ten feet. No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

11. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

Other Findings:

1. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The project site is not located within any city's sphere of influence.

3. The project site is located within an Airport Influence Area ("AIA") boundary and was subject to the Airport Land Use Commission (ALUC) review. The project was reviewed by the ALUC and on June 18, 2024, determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Recommended conditions of approval from ALUC have been incorporated on the Tentative Tract Map.

4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since no further CEQA documentation is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and Specific Plan will still apply through the approved Tentative Tract Maps relative to cultural resources, tribal cultural resources, and related monitoring.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of $500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located partially within a Cal Fire Local Responsibility Area (LRA) and moderate, high, and very high fire hazard severity zones. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

    a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

    b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

    c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County

Ordinance No. 787 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan, Specific Plan, and with all applicable requirements of State law and the ordinances of Riverside County. Therefore, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or any phone calls from anyone indicating support or opposition to the proposed project.

Additionally, this project was presented before the Winchester-Homeland MAC Land Use Committee on June 12, 2025.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

ATTACHMENTS

A – GIS Exhibits
B –Tentative Tract Map Exhibits
C – Tentative Tract Map Conditions of Approval
D – Notification Radius Map and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38832

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 12-17-2025



Zoning Area/District: WINCHESTER

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

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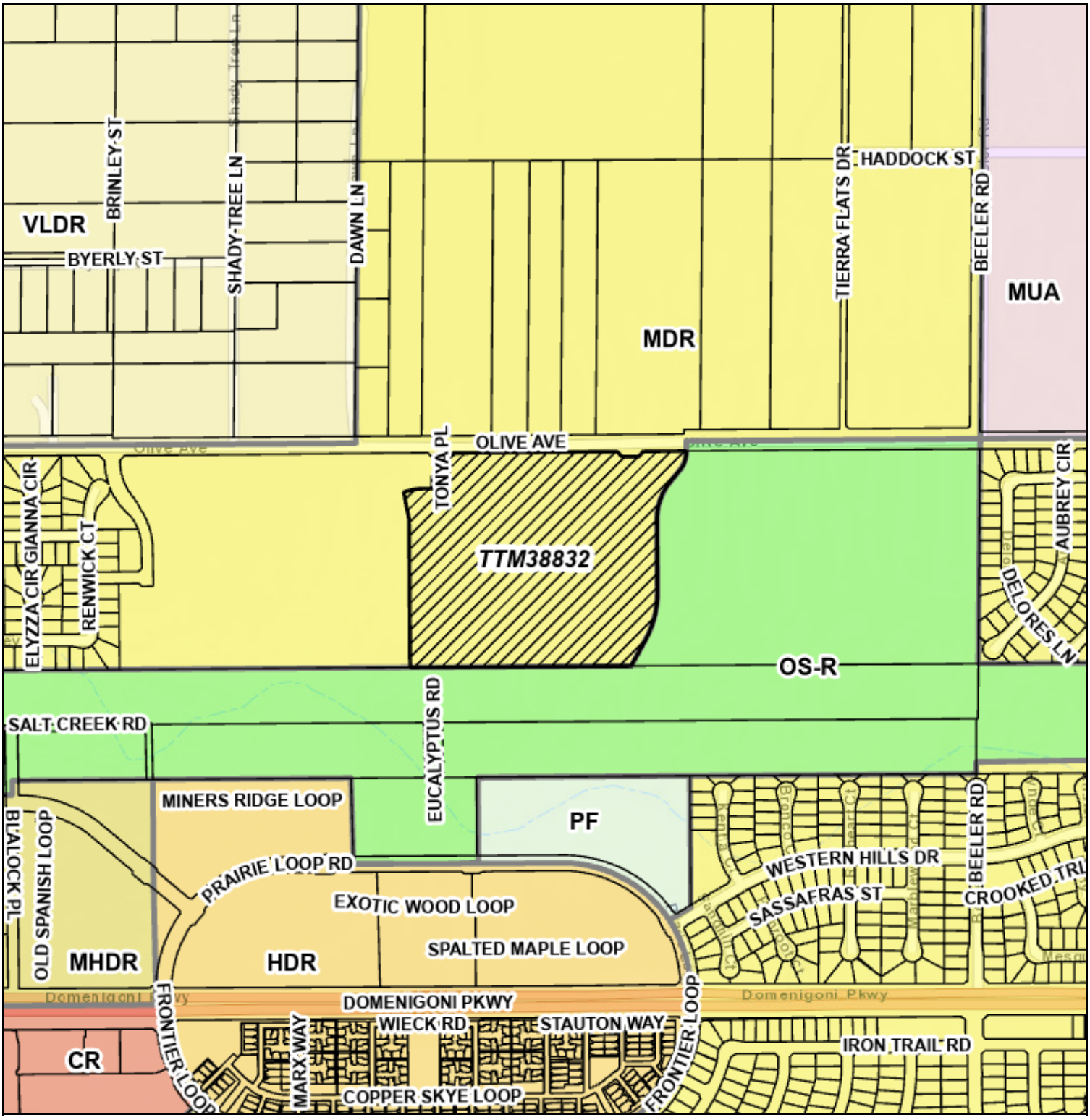
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38832

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 12-17-2025
Exhibit: 5



Zoning Area/District: WINCHESTER

Author:

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

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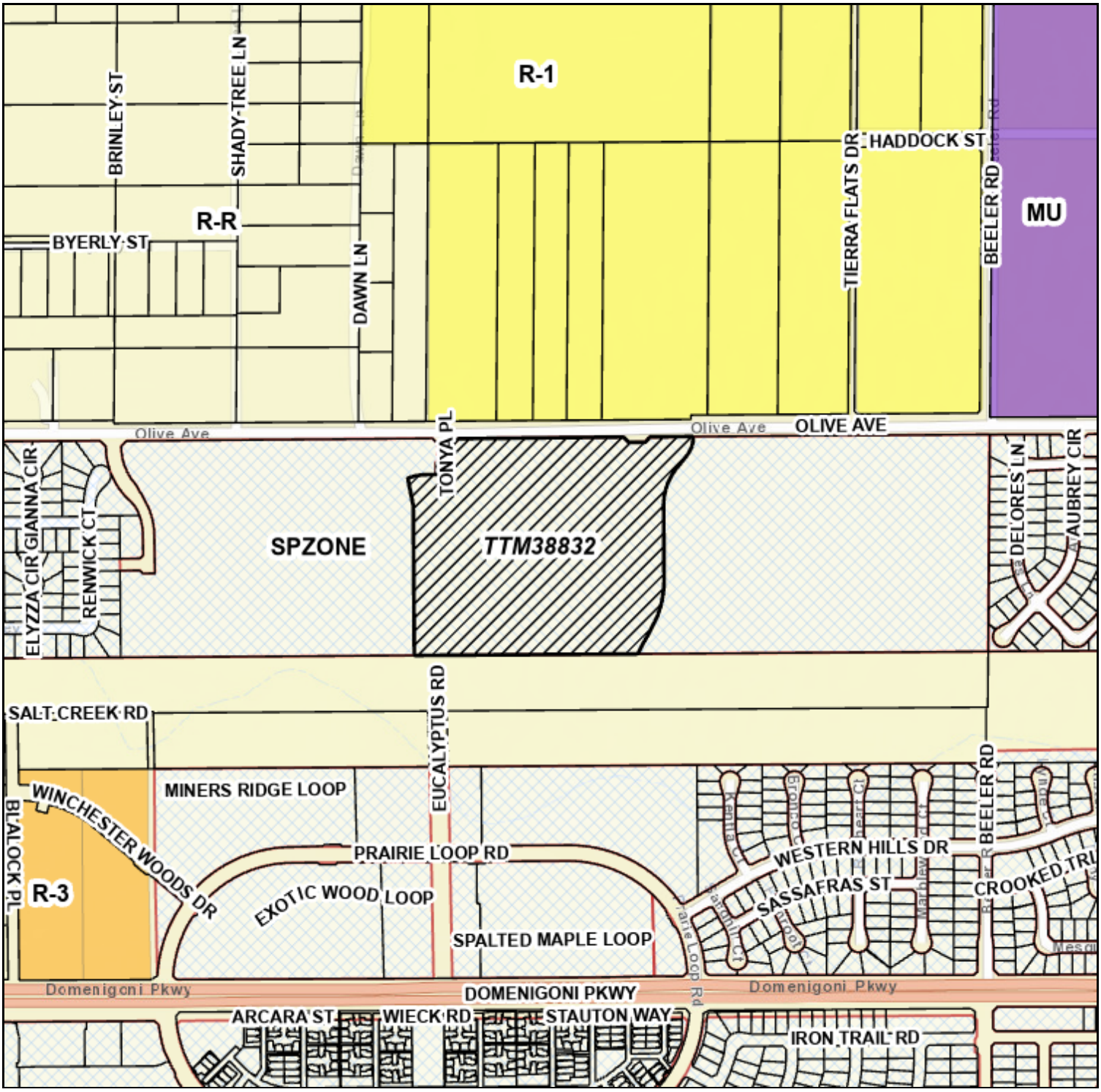
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38832

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 12-17-2025
Exhibit: 2



Zoning Area/District: WINCHESTER

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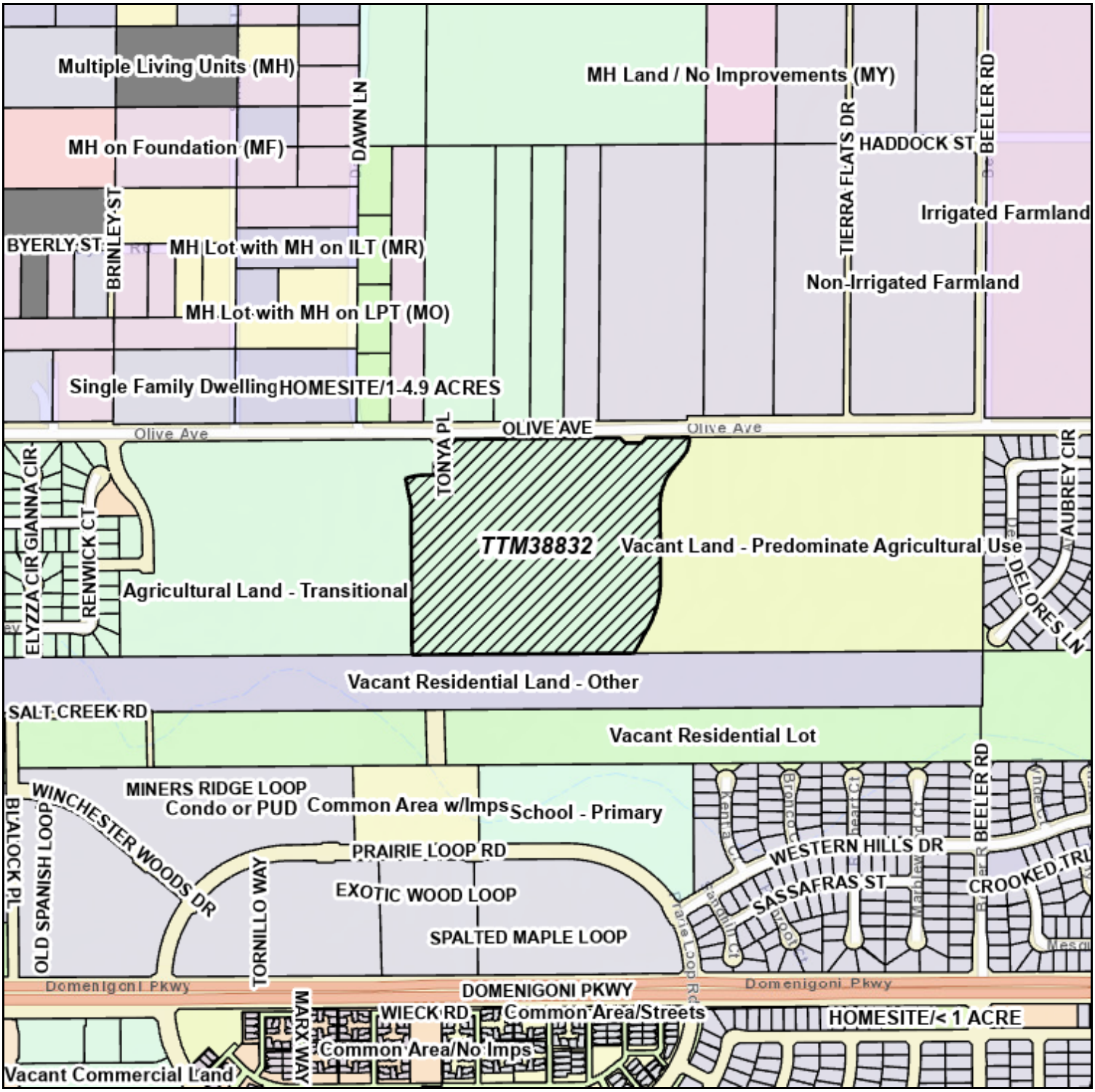
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38832

LAND USE

Supervisor:CHUCK WASHINGTON
District: 3

Date: 12-17-2025
Exhibit: 1



Zoning District: WINCHESTER

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05/21/26, 8:07 am **TTM38832**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38832. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Tentative Tract Map No. 38832) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 38832 is a Schedule A subdivision of 26.94 acres into 120 residential lots and 4 oper space/drainage lots.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
4. Specific Plan No. 293 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the Environmental Impact Report No. 380 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of Environmental Impact Report No. 380.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map Exhibit A, dated 1/8/26
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 1/8/26.
Fire Protection Plan, dated 1/8/26
Fuel Modification Plan, dated 1/8/26

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
   - National Pollutant Discharge Elimination System (NPDES)
   - Clean Water Act
   - Migratory Bird Treaty Act (MBTA)
   - Current California Building Code (CBC)
   - Current California Fire Requirements

2. Compliance with applicable State Regulations, including, but not limited to:
   - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
   - Government Code Section 66020 (90 Days to Protest)
   - Government Code Section 66499.37 (Hold Harmless)
   - State Subdivision Map Act
   - Native American Cultural Resources, and Human Remains (Inadvertent Find)
   - School District Impact Compliance
   - Civil Code Section 815.3 & Government Code Sections 65040.2 et al SB 18 (Tribal Intergovernmental Consultation)
   - Public Resources Code Section 5097.94 & Sections 21073 et al AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
   - Ord. No. 460 (Division of Land)
   - Ord. No. 461 (Road Improvement Standards)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 625 (Right to Farm)
   - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
   - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
   - Ord. No. 878 (Regarding Noisy Animals)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)
   - Ord. No. 916 (Cottage Food Operations)
   - Ord. No. 925 (Prohibiting Marijuana Cultivating)
   - Ord. No. 927 (Regulating Short Term Rentals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
   - Ord. No. 659 Development Impact Fees (DIF)
   - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
   - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
   - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 38832 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Tract Map No. 38832, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

deposits

E Health

E Health. 1 DEH - PROJECT SUMMARY

TENTATIVE TRACT MAP NO. 38832 (TTM38832) proposes a schedule “A” to subdivide 26.94-acres into 120 single family lots. The project is connecting to Eastern Municipal Water District (EMWD) for water and sewe service. There is no pool proposed. Waste Management will be the Solid Waste Hauler.

E Health. 2 DEH - WELLS

If any wells are encountered during grading or other activities at this site, they must be destroyed under permit by this Department. Contact (951) 955-8980 for more information.

E Health. 3 DEH-ECP Comment

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC 507.5 and CFC Appendix C.

3. Tract Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

6. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet.) Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

8. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC 313.2.

9. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC 503.1, 507.1, 3310 and 3312.

10. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Fire. 2 Very High Fire Hazard Severity Zone LRA

This proposed Development is located in a Very High Fire Hazard Severity Zone of Riverside County Local Responsibility Area (LRA). Building construction in these areas are required to comply with the special construction provisions contained in current Local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

Flood

Flood. 1 Flood Hazard Report

TTM 38832
FLOOD HAZARD REPORT – 5th Submittal
DAC DATE: 01/08/25

TTM 38832 is a proposal to subdivide 26.94 acres into 120 single family lots. The project is located north of Salt Creek Channel, east of Leon Road, west of Rice Road, and south of Olive Avenue. It is within Planning Area 28A of Specific Plan (SP 293) Winchester Hills. This project was previously entitled and given conditions of approval under TR 30808 which expired in 2023.

The existing site is vacant but was rough graded under TR30808. The site is sloped in the southwesterly direction and drains to Salt Creek Channel. The site is subject to vast offsite flows from areas north of Olive Ave. Per SP 293, there are two proposed drainage facilities that would protect this project from offsite flows, (Line A) an open channel along the site's eastern boundary from Salt Creek and extending 0.25 miles northerly of Olive Avenue. Once constructed Line A splits the tributary area into two subareas: east of Line A and west of Line A. During, interim condition Line A, will intercept approximately 1203 cfs from the east. Line A will be a trapezoidal earthen channel with a height of 8 feet, bottom width of 46 feet, and 4:1 side

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

slopes. Line A-9 is proposed under SP 293 as a double 36-inch RCP that traverses the western half of the project site from Olive Ave to Salt Creek Channel that is planned to collect 15 acres of the site's western off-site tributary area. Line A-9 is sized to serve as an adequate outlet for a portion of the site's western onsite flows.

The District has reviewed the site plan and hydrology report dated January 2026.

The project proposes several onsite storm drain lines to collect and convey onsite flows to Salt Creek Channel. The majority of on-site flows (17.5acres) are captured by catch basins and conveyed into 24 inch RCP laterals on C Street and D Street. Both laterals discharge into Line A-9 (proposed 7ft x 4ft RCB) and ultimately to Salt Creek Channel near the southwestern corner of the project site. The eastern portion (7.7 acres) drains to Line 3, a 24 inch RCP located along B Street that will connect to Line A at the sites southeastern corner. Contech Modular Wetland Systems (MWS) are being proposed to treat on-site flows near the downstream end of both Line A-9 and Line 3. The proposed County Transportation MWS easements shall be located outside Flood Control storm drain easement(s). It should be noted that Lots 33 through 36 should also be treated prior to discharging into Line A.

Per the hydrology report, TTM 38832 proposes to construct a 7ft x 4ft reinforced concrete box (RCB) as a functional equivalent to Line A-9 along A Street to capture on-site flows and 15 acres of off-site flows from the north side of Olive Ave. The project has provided the District with a 28-foot maintenance easement between Lot 64 and Lot 63. To ensure District vehicles can access the easement, a minimum 20-foot-wide drivable trail must be provided. Additionally, the slopes at the entrance of the easement along the Salt Creek trail shall be flattened to allow vehicles to turn into the SD easement during final design.

The trail width along Open Space Lot K must be minimum 16 feet to accommodate CFD storm drain maintenance. The applicant shall ensure the Lot K MWS are located outside of the storm drain trench limits.

Proposed trail landscape within RCFC right of way shall follow design consideration per the following Trail Plan Design Consideration Document:
https://rcflood.org/sites/g/files/aldnop291/files/2023-05/Attachment%20A%20-%20Trail%20Plan%20Design%20Considerations_FINAL-20230308.pdf

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities.

District requires that easements be kept clear of permanent structures and obstructions in order to maintain full access to its facilities for inspection, maintenance, repair, or replacement activities. The District is currently revising the storm drain easement width standards to account for adjacent buildings and required setbacks based on the depths of the building foundations. In the meantime, the storm drain easement width for Lateral A-9 shall be designed per the 2022 California Building Code - Section 1809A.14 Pipes and Trenches and/or a geotechnical investigation shall be conducted to determine an appropriate trench width. The study must show that any proposed buildings/parallel retaining wall footings and/or structural foundations are located outside the trench area of influence to ensure there is no adverse impact on the structural integrity of the proposed building or on public health and safety in the event the District must remove and replace the proposed storm drain facility. The footings depths will need to be shown on

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

the plan.

For orderly development and to be consistent with the conditions of approval for TR 30808, TTM 38832 will be conditioned to construct Line A Channel from Salt Creek Channel to 0.25 miles north of Olive Ave and the entirety of Line A-9. The alignment of the Line A Channel shall follow the updated alignment as previously discussed by surrounding developers and the District's Plan Check Section and is shown in the Line A Long Axis Plan dated February 15, 2022.

Open channels require a minimum 20-foot-wide drivable maintenance access road per District Hydraulic Design Manual and Standard Drawings CH323, CH324, CH325, and CH326. Therefore, the proposed pedestrian and bike trail along Salt Creek Channel shall be minimum of 20-foot-wide, this can be a combination of unpaved walking path and paved bike lane. Please note, this requirement will not apply to Line A access roads as they will be designed according to the agreed upon right of way.

The maintenance road turning radius from the Line A channel to Salt Creek Road is below the required 50-foot minimum internal turning radius, as depicted on the TTM site plan. However, the Winchester Hills MDP Line A Stage 1 and Stage 2 storm drain plans prepared by JLC and currently under plan check review revise the Line A channel design at the downstream terminus to transition from a trapezoidal open channel to an underground reinforced concrete box (RCB). This revision provides adequate drivable area within the existing channel easement to satisfy the minimum 50-foot internal turning radius requirement; therefore, no additional right-of-way within Open Space Lot K is required.

This site is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet ADP for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading and building permits for this project, whichever occurs first. The current ADP fees are $131 per acre but the fee will be calculated based on the fee in effect at the time of payment.

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc.

Any questions pertaining to this project may be directed to Laura Lopez at 951-955-8851 or laulopez@rivco.org

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - Landscape Requirement (cont.)

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:
1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 015 - Planning - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 015 - Planning - LCP Landscape Concept Plan required at project submittal (cont.)

reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 3 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 4 CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:
A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
C. Preliminary pad and roadway elevations shall be depicted.
D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 5 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 6 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 LOT ACCESS/UNIT PLANS (cont.)

Planning. 7 LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 8 Offsite Signs ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 9 STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 MSHCP VOLUME I, APPENDIX C BMPs

i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7.
vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
x. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 MSHCP VOLUME I, APPENDIX C BMPs (cont.)

xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

Planning-EPD. 2 Urban Wildlands Interface Guidelines

UWIG

The proposed project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (WRMSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Areas of compliance shall include, but not limited to:

INVASIVES
When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS
Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS
Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 2 Urban Wildlands Interface Guidelines (cont.)

resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING
Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE
Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

Transportation

Transportation. 1 General Transportation Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11

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

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: TTM38832 Parcel: 461280026

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - Solid Waste Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 DEH - Water and Sewer Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

050 - E Health. 3 DEH- No Water System Not Satisfied

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage: “The Water System provided for this land division is within the boundaries of an existing municipal water purveyor, and no new water municipal or private water purveyor is being created by the recordation of this map.”

Fire

050 - Fire. 1 ECS MAP Note - SRA and LRA VHFHZ Construction Re Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: “Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations.”

050 - Fire. 2 ECS MAP Note - SRA and LRA VHFHZ Fuel Managemen Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: “Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan.”

050 - Fire. 3 ECS MAP Note - Water Systems Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed, and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4 FIRE - PLANNING Not Satisfied

The Riverside County Fire Department, Fire Planning Division reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. Our department provides cooperative integrated regional fire protection services throughout Riverside County and its partner cities. This project will contribute to a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased number of structures, traffic, and population. To mitigate these impacts, the project will be subject to Development Impact Fees and establish a fire services Community Facilities District fund in accordance with the County's fee schedule. If we can be of further assistance, please feel free to contact the Riverside County Fire

Plan: TTM38832 Parcel: 461280026

50. Prior To Map Recordation

Fire

050 - Fire. 4 FIRE - PLANNING (cont.) Not Satisfied

Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

050 - Fire. 5 Prior to MAP Recordation - Hazardous Vegetation and Fu Not Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a preliminary Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

050 - Fire. 6 Prior to MAP Recordation - Water System Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

050 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Plan Check Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant’s project does not adversely affect operations and maintenance of existing District facilities or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early

Plan: TTM38832 Parcel: 461280026

50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above-mentioned agreement.

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

050 - Flood. 2 ADP Fee Notice Not Satisfied

*A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:
NOTICE OF DRAINAGE FEES
Notice is hereby given that this property is located in the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4 On-site Drainage Easement Not Satisfied

Onsite drainage facilities and/or maintenance access located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 5 On-site Easement Not Satisfied

The project shall provide a dedicated drainage easement(s) for the construction of Line A and Lateral A-9. Documents shall be recorded and a copy submitted to the District prior to issuance of any grading or building permits.

050 - Flood. 6 Submit ECS & Final Map Not Satisfied

Plan: TTM38832 Parcel: 461280026

50. Prior To Map Recordation

Flood

050 - Flood. 6 Submit ECS & Final Map (cont.) Not Satisfied

A copy of the Environmental Constraint Sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 7 Submit Plans - FOR FUTURE DISTRICT FACILITIES Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits).

For those facilities the District will operate and maintain, the storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet and a plan check fee deposit (all found on the District's website https://rcflood.org/submit-plan-check).

050 - Flood. 8 SUBMIT PLANS - FOR FUTURE IMPROVEMENTS WIT Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits).

For other improvements such as connections or trail improvements within District right of way, the storm drain/improvement plans and the hydrologic and hydraulic report must receive District approval through the encroachment permit process prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Encroachment Permit Application, found on the District's website (https://rcflood.org/obtain-encroachment-or-access-permit) and a encroachment permit fee deposit.

050 - Flood. 9 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1 ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valleywide Recreation and Parks District

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN

050 - Planning. 2 CC&R RESIDENTIAL COMMON AREA/USE Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and

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050 - Planning. 2 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied

approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.95.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents;
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation

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050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA ((Not Satisfied

declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference;
4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.
The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:
The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County

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050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA ((Not Satisfied

Transportation Department Survey Division for safe keeping until the final map is ready for recordation. The County Transportation Department Survey Division shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:
The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor in interest.
The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest. A proposed amendment shall be considered

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050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied

'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department Survey Division for safe keeping until the final map is ready for recordation. The County Transportation Department Survey Division shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 5 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 6 ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

050 - Planning. 7 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer

050 - Planning. 9 INFRASTR. PARTICIPATION Not Satisfied

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37) Each Owner, Applicant, or their successors in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements

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050 - Planning. 9 INFRASTR. PARTICIPATION (cont.) Not Satisfied

will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

This condition implements SPECIFIC PLAN condition 30.PLANNING.35

050 - Planning. 10 Map - Quimby Fees (1) Not Satisfied

The land divider shall submit to the County Planning Department Development Review Division a duly and completely executed agreement with Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 11 PA 28B PARK AGREEMENT Not Satisfied

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and
Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

This condition implements SPECIFIC PLAN condition 30.PLANNING.36

050 - Planning. 12 PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460

050 - Planning. 13 PRJ - SP CC&R PRI COMN AREA Not Satisfied

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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050 - Planning. 13 PRJ - SP CC&R PRI COMN AREA (cont.) Not Satisfied

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 14 SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and

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Planning

050 - Planning. 14 SURVEYOR CHECK LIST (cont.) Not Satisfied

ensure compliance with the
following:
A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration
B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).
D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Planning-EPD

050 - Planning-EPD. 1 PQP Replacement Not Satisfied

To offset permanent impacts to PQP land, 0.25-acre of excess PQP will be used to replace the 0.21-acre of reconciled PQP being proposed for permanent impact. As identified in Appendix A of the DBESP report prepared by Cadre Environmental (dated February 2026), the RCA will transfer 0.25-acre from classified excess PQP to reconciled PQP. Documentation of the transfer will be submitted to the County EPD for their records.

Survey

050 - Survey. 1 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 050 - Transportation - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:
Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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050 - Transportation. 1 050 - Transportation - Landscape Common Area CCRs ((Not Satisfied

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

050 - Transportation. 3 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer’s certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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050 - Transportation. 3 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 4 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

• SP00293

050 - Transportation. 5 Landscaping Design Plans Not Satisfied

050 - Transportation. 6 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

050 - Transportation. 7 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at https://rctlma.org/trans/Land-Development/WQMP. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Maintenace entity for the proposed BMPs will need to review and approved the proposed BMPs during Plan Check.

050 - Transportation. 8 Right-of-Way Dedication Not Satisfied

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Transportation

050 - Transportation. 8 Right-of-Way Dedication (cont.) Not Satisfied

Sufficient public street right-of-way along OLIVE AVENUE on the project side shall be conveyed for public use to provide for a 50-FT half-width right-of-way per Standard No. 94, Ordinance No. 461.11.

Sufficient public street right-of-way along ENTRY STREET A on the project side shall be conveyed for public use to provide for a 81-FT full-width right-of-way per Modified Standard No. 806, Ordinance No. 461.11.

Sufficient public street right-of-way along ENTRY STREET B on the project side shall be conveyed for public use to provide for a 86-FT full-width right-of-way per Modified Standard No. 806, Ordinance No. 461.11.

Sufficient public street right-of-way along LOCAL STREET A THRU LOCAL STREET H on the project side shall be conveyed for public use to provide for a 60-FT full-width right-of-way per Standard No. 105A, Ordinance No. 461.11. Where it applies, provide street cul-de-sac dedicated right-of-way per Standard No. 800, and street knuckle dedicated right-of-way per Standard No 801.

or as approved by the Director of Transportation.

050 - Transportation. 9 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

OFF- SITE ACCESS
A paved access road with 32 FT of AC pavement within a minimum of 60 FT dedicated right-of-way in accordance with County Standard No. 106, Section A, Ordinance No. 461.11, consisting of the westerly extension of OLVIE AVENUE, from project limit to Leon Road and the easterly extension of OLIVE AVENUE, from the project limit to Beeler Road.

PART-WIDTH OLIVE AVENUE
OLIVE AVENUE shall be improved with 32-FT half-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk on 18-FT parkway within a 50-FT half-width dedicated right-of-way, with a part-width pavement section extending an additional 6-FT & 4-FT graded shoulder within existing 30-FT half-width right-of-way beyond centerline per the County modified Secondary Highway Standard No. 94, Ordinance No. 461.11.

FULL-WIDTH ENTRY STREETS

ENTRY STREET A shall be improved with 56-FT full-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk, 10-FT west parkway & 15-FT west parkway within a 81-FT half-width dedicated right-of-way, per the County Entry Street Modified Standard No. 806, Ordinance No. 461.11.

ENTRY STREET B shall be improved with 56-FT full-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk, 15-FT parkway within a 86-FT half-width dedicated right-of-way, per the County Entry Street Modified Standard No. 806, Ordinance No. 461.11.

LOCAL STREET A THRU LOCAL STREET H shall be improved with 40-FT full-width of AC

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050 - Transportation. 9 Road Improvements (Plan) (cont.) Not Satisfied

pavement, 6 in curb and gutter, 5 FT sidewalk within a 60-FT full-width dedicated right-of-way, per the County Local Street Standard No. 105A, Section A, Ordinance No. 461.11. Where it applies, provide street cul-de-sac improvement within dedicated right-of-way per Standard No. 800, and street knuckle improvement within dedicated right-of-way per Standard No 801.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 10 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved.
_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.
All lot-to-lot drainage shall be placed within a recorded easement.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Prior to Grading - Hazardous Vegetation and Fuel Manag Not Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Final Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

060 - Fire. 2 Prior to Grading - Water Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Plan Check Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant’s project does not adversely affect operations and maintenance of existing District facilities or prohibit routine operations

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above-mentioned agreement.

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 ADP Fee - Map Not Satisfied

TTM38832 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4 Off-site Easement Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of grading or building permits.

060 - Flood. 5 ONSITE EASEMENT Not Satisfied

The project shall provide a dedicated drainage easement(s) for the construction of Line A and Lateral A-9. Documents shall be recorded and a copy submitted to the District prior to issuance of any grading or building permits.

060 - Flood. 6 Submit Plans - FOR FUTURE DISTRICT FACILITIES Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6 Submit Plans - FOR FUTURE DISTRICT FACILITIES (cc Not Satisfied

report and environmental documents (CEQA, federal and state permits).

For those facilities the District will operate and maintain, the storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet and a plan check fee deposit (all found on the District's website https://rcflood.org/submit-plan-check).

060 - Flood. 7 SUBMIT PLANS – FOR FUTURE IMPROVEMENTS WIT Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits).

For other improvements such as connections or trail improvements within District right of way, the storm drain/improvement plans and the hydrologic and hydraulic report must receive District approval through the encroachment permit process prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Encroachment Permit Application, found on the District's website (https://rcflood.org/obtain-encroachment-or-access-permit) and a encroachment permit fee deposit.

060 - Flood. 8 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Electrical Service Not Satisfied

Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

060 - Planning. 3 FEE BALANCE Not Satisfied

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

060 - Planning. 4 Gas Service Not Satisfied

Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable gas utility provider that the project will be fully serviced.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 Gas Service (cont.) Not Satisfied

060 - Planning. 5 GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 6 NATIVE AM. MONITORING Not Satisfied

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Tribe will monitor ground disturbance activities.

Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

060 - Planning. 7 PRJ - SP ARCHAEO M/M PROGRAM Not Satisfied

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeologic resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows: Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and
TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no
potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN

060 - Planning. 8 PRJ - SP PALEON M/M PROGRAM Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 PRJ - SP PALEON M/M PROGRAM (cont.) Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

060 - Planning. 9 SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.61 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

060 - Planning. 10 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 Biological Monitor Not Satisfied

Prior to any ground disturbance activities or the issuance of a grading permit the applicant will submit the County a fully executed contract demonstrating that a qualified Biologist who holds an MOU with the County of Riverside has been retained to act as the Biological Monitor for the project. The Applicant shall assign at least one Designated Biologist as the primary point of contact regarding biological resource compliance. The Designated Biologist shall have demonstrated expertise with the biological resources within the Project area, as well as hold a Memorandum of Understanding (MOU) with the County of Riverside. The Designated Biologist

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Biological Monitor (cont.) Not Satisfied

duties will vary during the construction, operation, maintenance, and future decommissioning of the Project. Additional Biological Monitor(s), trained and supervised by the Designated Biologist, may be necessary to fulfill compliance with Mitigation Measures and permit conditions. In general, the duties of the Designated Biologist shall include: Communication with representatives of lead and permitting agencies, as appropriate. Conduct or oversee Worker Environmental Awareness Program. Conduct or oversee pre-construction surveys, inspection, and monitoring duties as defined in all Mitigation Measures. Halt any activities in any area if it is determined that the activity, if continued, would cause an unauthorized adverse impact to biological resources. Clearly mark sensitive biological resource areas and inspect these areas at appropriate intervals for compliance with regulatory terms and conditions. During construction, the Biological Monitor will prepare and submit monthly compliance reports documenting compliance with that noise minimization measures, BMP's, and regulatory permit conditions to EPD.

060 - Planning-EPD. 2 Burrowing Owl 30-Day Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

060 - Planning-EPD. 3 DBESP Satisfied

To meet the criteria of a biologically equivalent or superior alternative, the applicant will offset impacts to any MSHCP riverine resources as directed by the County of Riverside EPD and wildlife agencies. Specifically, an MSHCP DBESP will be prepared and submitted to the County of Riverside EPD and MSHCP wildlife agencies for review and approval.

060 - Planning-EPD. 4 Habitat Mitigation and Monitoring Plan Not Satisfied

At least 60 days prior to any ground disturbance or the issuance of a grading permit, the project proponent must submit a final Habitat Mitigation and Monitoring Plan to the Environmental Programs Division (EPD) of the Riverside County Planning Department. The HMMP must provide details of the mitigation activities that will be carried out for impacts to Riparian/Riverine habitat as described in the Determination of Biologically Equivalent or Superior Preservation Report written by Cadre Environmental (dated February 2026). If mitigation is conducted on RCA conserved property, the applicant will provide a long-term funding mechanism to be negotiated with the RCA to maintain the mitigation site's biological values at the levels specified as the success criteria the Habitat Mitigation and Monitoring Plan (HMMP) to be developed pursuant to the DBESP. EPD must submit the HMMP to the U.S.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 Habitat Mitigation and Monitoring Plan (cont.) Not Satisfied

Fish and Wildlife Service and the California Department of Fish and Wildlife for review and approval.

060 - Planning-EPD. 5 Lighting Plan Not Satisfied

The lighting plan will be submitted to County EPD for review and approval. All night lighting within the proposed development shall be directed away from the adjacent Salt Creek floodprone area.

060 - Planning-EPD. 6 Long-term Management Plan Not Satisfied

The applicant will prepare a Long-Term Management Plan (LTMP) for permanent impacts to Section 6.1.2 Riverine resources (refer to the DBESP prepared by Cadre Environmental – February 2026). The LTMP and the HMMP must be reviewed and approved by the County of Riverside EPD, RCA, CDFW, USFWS, and RWQCB prior to project initiation.

060 - Planning-EPD. 7 MBTA Compliance Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

060 - Planning-EPD. 8 MSHCP 6.1.2 Mitigation- Permanent Impacts Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation to County EPD demonstrating that permanent impacts to 0.21-acre of MSHCP Section 6.1.2 Riverine resources have been mitigated at a ratio of 3:1 (0.63-acre) through offsite

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 MSHCP 6.1.2 Mitigation- Permanent Impacts (cont.) Not Satisfied

rehabilitation/enhancement as described in the MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) prepared by Cadre Environmental (February 2026).

060 - Planning-EPD. 9 MSHCP Local Development Mitigation Fee Not Satisfied

The project applicant shall pay the most recent MSHCP Local Development Mitigation fees as established by the RCA and implemented by the County of Riverside.

060 - Planning-EPD. 10 Purchase Mitigation Credits Not Satisfied

Provide proof of the completed purchase of the mitigation credits to the EPD and the Wildlife Agencies before issuing the grading permit for the Project.

-Proof of purchase would consist of (1) a receipt from the Riverpark Mitigation Bank for the Applicant's purchase of 0.21 acre of Re-establishment credits AND of 0.21 acre of Rehabilitations credits, plus (2) a copy of the purchase agreement between the Riverpark Mitigation Bank and the Applicant. The purchase agreement should name the TTM 38832 Tangerine Project as the development project for which the mitigation credits are being purchased; OR
-Provide communication that they will commit to completing 0.63 acres of rehabilitation/enhancement at an approved offsite mitigation area; OR
-Provide communication that they will complete restoration on RCA lands, with acknowledgement from the RCA.

060 - Planning-EPD. 11 SKR Fee Area Not Satisfied

The Project Site falls within the Stephens' kangaroo rat (SKR) fee area outlined in the Riverside County SKR HCP. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

060 - Planning-EPD. 12 Streambed Permits Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed alteration permits have been obtained. This includes a Lake or Streambed Alteration Agreement pursuant to Fish and Game Code section 1602 from the California Department of Fish and Wildlife, a 401 Certification from the Regional Water Quality Control Board, and a 404 permit from the U.S. Army Corp of Engineers.
If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Regional Parks and Open Space

060 - Regional Parks and Op Trail Plan Not Satisfied

Prior to grading permit issuance, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval. Included as part of the exhibit the applicant shall provide for all alignments, easement widths, typical trail cross sections, trail materials, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.
At a minimum, the trail would contain an 8' bikeway with an AC surface and a 4' trail with a DG or compacted native soil surface. Trails would be separated by a minimum 4' buffer with split

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Op Trail Plan (cont.) Not Satisfied

rail fencing. The outside edge of both trails would have a minimum 2’ buffer planted w/ drought-tolerant native CA vegetation (20' total easement). The applicant would be responsible for the length of trail costs based on the linear feet (LF) that their parcel shares with the trail.

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer’s certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R’s, and submitting water improvement plans.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at https://rctlma.org/trans/Land-Development/WQMP. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Maintenace entity for the proposed BMPs will need to review and approved the proposed BMPs during Plan Check.

060 - Transportation. 3 Submit Grading Plans Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 Submit Grading Plans (cont.) Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning-EPD

070 - Planning-EPD. 1 Noise Minimization Not Satisfied

Short-term construction-related noise impacts will be reduced by
the implementation of the following: 1) During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
2) The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County of Riverside staff.
3) The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

The biological monitor will document the noise minimization measures that are implemented and submit to EPD for their review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to Permit - Hazardous Vegetation and Fuel Manage Not Satisfied

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance. Contact our office for instructions regarding this inspection.

080 - Fire. 2 Water and Access Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Plan Check Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above-mentioned agreement.

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 ADP Fee - Map Not Satisfied

TTM38832 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

080 - Flood. 3 ENCROACHMENT PERMIT REQUIRED Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

080 - Flood. 4 Off-site Easement Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of grading or building permits.

080 - Flood. 5 ONSITE EASEMENT Not Satisfied

The project shall provide a dedicated drainage easement(s) for the construction of Line A and Lateral A-9. Documents shall be recorded and a copy submitted to the District prior to issuance of any grading or building permits.

080 - Flood. 6 SUBMIT PLANS – FOR FUTURE DISTRICT FACILITIES Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 6 SUBMIT PLANS – FOR FUTURE DISTRICT FACILITIES Not Satisfied

but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits).

For those facilities the District will operate and maintain, the storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet and a plan check fee deposit (all found on the District's website https://rcflood.org/submit-plan-check).

080 - Flood. 7 SUBMIT PLANS – FOR FUTURE IMPROVEMENTS WIT Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits).

For other improvements such as connections or trail improvements within District right of way, the storm drain/improvement plans and the hydrologic and hydraulic report must receive District approval through the encroachment permit process prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Encroachment Permit Application, found on the District's website (https://rcflood.org/obtain-encroachment-or-access-permit) and a encroachment permit fee deposit.

Planning

080 - Planning. 1 ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

This condition implements condition 30.PLANNING.6 of the SPECIFIC PLAN.

080 - Planning. 2 CAP MEASURES Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 3 ENTRY MONUMENT PLOT PLAN Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:
1. A color photo simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

This condition implements condition 30.PLANNING.28 of the Specific Plan.
NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4 FEE BALANCE (with MOU included) Not Satisfied

Prior to issuance of residential building permits, the Planning Department shall determine if deposit based fees are in a negative balance and the Per-Unit Sports Park Contribution was assessed and paid per the MOU for Public Parks Implementation Agreement for Specific Plan No. 293 as Amended through Amendment No. 5 and Substantial Conformance No. 7. The property owners shall pay the applicable Per-Unit Sports Park Contribution for each housing unit in their respective Tract as shown on Exhibit A of the MOU or the number of lots that are recorded within phased maps, subsequent maps, revised or amended maps, prior to the issuance of the building permit for each housing unit for which the applicable Sports Park Contribution has been paid. The Per-Unit Sports Park Contribution fee for each of the property owners is $7,495.78. (With CPI Adjustments). Any outstanding fees shall be paid by the applicant/developer. (This Condition has been modified based upon Board approval of a Public Parks Implementation Agreement for SP293, as amended through Amd. No. 5 and Sub. Conf. No 7, on July 7, 2020.)

080 - Planning. 5 Map - Final Site Plan of Development Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and Specific Plan Design Guidelines. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements:
1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Map - Final Site Plan of Development (cont.) Not Satisfied

2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the
sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this
subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan condition of approval shall be
cleared individually.

080 - Planning. 6 MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 7 MODEL HOME COMPLEX Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The Model Home Complex plot plan shall contain the following elements:
1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4. Show detailed fencing plan including height and
location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards.
All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MODEL HOME COMPLEX (cont.) Not Satisfied

080 - Planning. 8 PARKING/LANDSCAPING PLAN Not Satisfied

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

080 - Planning. 9 PRJ - SCHOOL MITIGATION Not Satisfied

PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law

This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

080 - Planning. 10 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 11 SUBMIT BUILDING PLANS Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 12 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 13 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with TTM38832. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.
A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 WALLS/FENCING PLAN (cont.) Not Satisfied

be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 14 WALLS/FENCING PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a. (1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.
1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 WALLS/FENCING PLOT PLAN (cont.) Not Satisfied

and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
3. A six foot (6') decorative block wall is required along Olive Avenue. The block wall shall be adequately screened from view with landscaping.
4. The proposed walls shall be consistent with the recommendations of the project acoustic study. NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

Planning-EPD

080 - Planning-EPD. 1 Final Project Design Review Not Satisfied

The final project design will be submitted to County EPD and include a note that no fuel modification will occur within PQP conserved lands or Salt Creek floodprone area (MSHCP Existing Constrained Linkage B).

Regional Parks and Open Space

080 - Regional Parks and Op Trail Plan Not Satisfied

Prior to building permit issuance, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval. Included as part of the exhibit the applicant shall provide for all alignments, easement widths, typical trail cross sections, trail materials, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.
At a minimum, the trail would contain an 8’ bikeway with an AC surface and a 4’ trail with a DG or compacted native soil surface. Trails would be separated by a minimum 4’ buffer with split rail fencing. The outside edge of both trails would have a minimum 2’ buffer planted w/ drought-tolerant native CA vegetation (20' total easement). The applicant would be responsible for the length of trail costs based on the linear feet (LF) that their parcel shares with the trail.”

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Red Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

Landscape Plot Plan/Permit Required

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
2) Weather-based controllers and necessary components to eliminate water waste;
3) A copy of the (stamped) approved grading plans; and,
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;
2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
3) Shading plans for projects that include parking lots/areas;
4) The use of canopy trees (24 inch box or greater) within the parking areas;
5) Landscaping plans for slopes exceeding 3 feet in height;
6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied
prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

Landscape Project Specific Requirements

The developer/ permit holder shall:
In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:
a. Landscape planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
e. Project shall prepare water use calculations as outlined in Ord 859.3.
f. Trees shall be hydrozoned separately.
g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
j. Project shall use County standard details for which the application is available in County Standard Detail Format regardless of maintenance responsibility except the project/area to be maintained by Valley-Wide Recreation & Park District.
k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
m. Plant species shall meet ALUC requirements, if applicable.
n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
p. Project shall use (100) Percent point source irrigation type within inert mulched planting areas and within areas maintained by the County or the Valley-Wide Recreation & Park District. And (25) Percent point source irrigation shall be implemented within on-site planting

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

areas with organic mulch. Point source irrigation shall be used regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) on a min. 3/8-inch IPS flex tubing with 1/2-inch threaded ends located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (https://www.rcwaste.org/Waste-Guide/CandD). At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record-keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 Prior to Final - Hazardous Vegetation and Fuel Managem Not Satisfied

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance. Contact our office for instructions regarding this inspection.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any project within the map prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 CAP MEASURES - INSTALLED Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 3 COMPLY W/ LNDSCP/IRRIG Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 4 CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 6 LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 7 LNDSCP/IRRIG INSTALL INS Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

090 - Planning. 8 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valleywide Recreation and Parks District.

090 - Planning. 9 RENEWABLE ENERGY INSTALLED Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 10 ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 11 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County

Plan: TTM38832 Parcel: 461280026

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 SKR FEE CONDITION (cont.) Not Satisfied

Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 26.94 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 12 SPECIMEN TREES REQUIRED Not Satisfied

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Planning-EPD

090 - Planning-EPD. 1 Section 6.1.2 Mitigation-Temporary Impacts Not Satisfied

Temporary impacts to 0.37-acre of PQP conserved land within Salt Creek will be mitigated by recontouring, hydroseeding with a native seed mix including smooth tarplant seed collected on the Project Site, and
performing exotic weed removal for a period of one year. Temporary impacts to 0.79-acre of PQP land outside of the Salt Creek Floodprone Area (existing dirt access road and future trail) will be recontoured and remain as unvegetated.

The applicant will provide documentation (including photos and maps) of the temporary impact areas demonstrating that all impacted areas have been returned to original conditions.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 090 - Transportation - Landscape Signage Required on M Not Satisfied

Landscape Signage Required on Model Home Complexes

Plan: TTM38832 Parcel: 461280026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 090 - Transportation - Landscape Signage Required on M Not Satisfied

The developer/ permit holder shall:
Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3 80% Completion Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and required alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks, and driveway approaches shall be installed. The final lift of asphalt concrete pavement on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary are completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance Nos. 461.11 and 859.

090 - Transportation. 4 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the

Plan: TTM38832 Parcel: 461280026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Annexation into a Maintenance District (cont.) Not Satisfied

Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 5 Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 6 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 7 Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No 824
_All Fees for Zon4 of the Menifee Valley Road and Bridge Benefit District for a project gross/net acreage of 26.6 acres.

090 - Transportation. 8 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

Plan: TTM38832 Parcel: 461280026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Road Improvements (Installation) (cont.) Not Satisfied

OFF- SITE ACCESS
A paved access road with 32 FT of AC pavement within a minimum of 60 FT dedicated right-of-way in accordance with County Standard No. 106, Section A Ordinance No. 461.11, consisting of the westerly extension of OLVIE AVENUE, from project limit to Leon Road and the easterly extension of OLIVE AVENUE, from the project limit to Beeler Road.

PART-WIDTH OLIVE AVENUE
OLIVE AVENUE shall be improved with 32-FT half-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk on 18-FT parkway within a 50-FT half-width dedicated right-of-way, with a part-width pavement section extending an additional 6-FT & 4-FT graded shoulder within existing 30-FT half-width right-of-way beyond centerline per the County modified Secondary Highway Standard No. 94, Ordinance No. 461.11.

FULL-WIDTH ENTRY STREETS

ENTRY STREET A shall be improved with 56-FT full-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk, 10-FT west parkway & 15-FT west parkway within a 81-FT half-width dedicated right-of-way, per the County Entry Street Modified Standard No. 806, Ordinance No. 461.11.

ENTRY STREET B shall be improved with 56-FT full-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk, 15-FT parkway within a 86-FT half-width dedicated right-of-way, per the County Entry Street Modified Standard No. 806, Ordinance No. 461.11.

LOCAL STREET A THRU LOCAL STREET H shall be improved with 40-FT full-width of AC pavement, 6 in curb and gutter, 5 FT sidewalk within a 60-FT full-width dedicated right-of-way, per the County Local Street Standard No. 105A, Section A, Ordinance No. 461.11. Where it applies, provide street cul-de-sac improvement within dedicated right-of-way per Standard No. 800, and street knuckle improvement within dedicated right-of-way per Standard No 801.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 9 Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the

Plan: TTM38832 Parcel: 461280026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 Streetlight Installation (cont.) Not Satisfied

streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (https://www.rcwaste.org/Waste-Guide/CandD).

PROPERTY OWNERS CERTIFICATION FORM
TTM38832

I, Russell Brady, certify that on
(Print Name)
5/19/2026 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 1,000'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Russell Brady

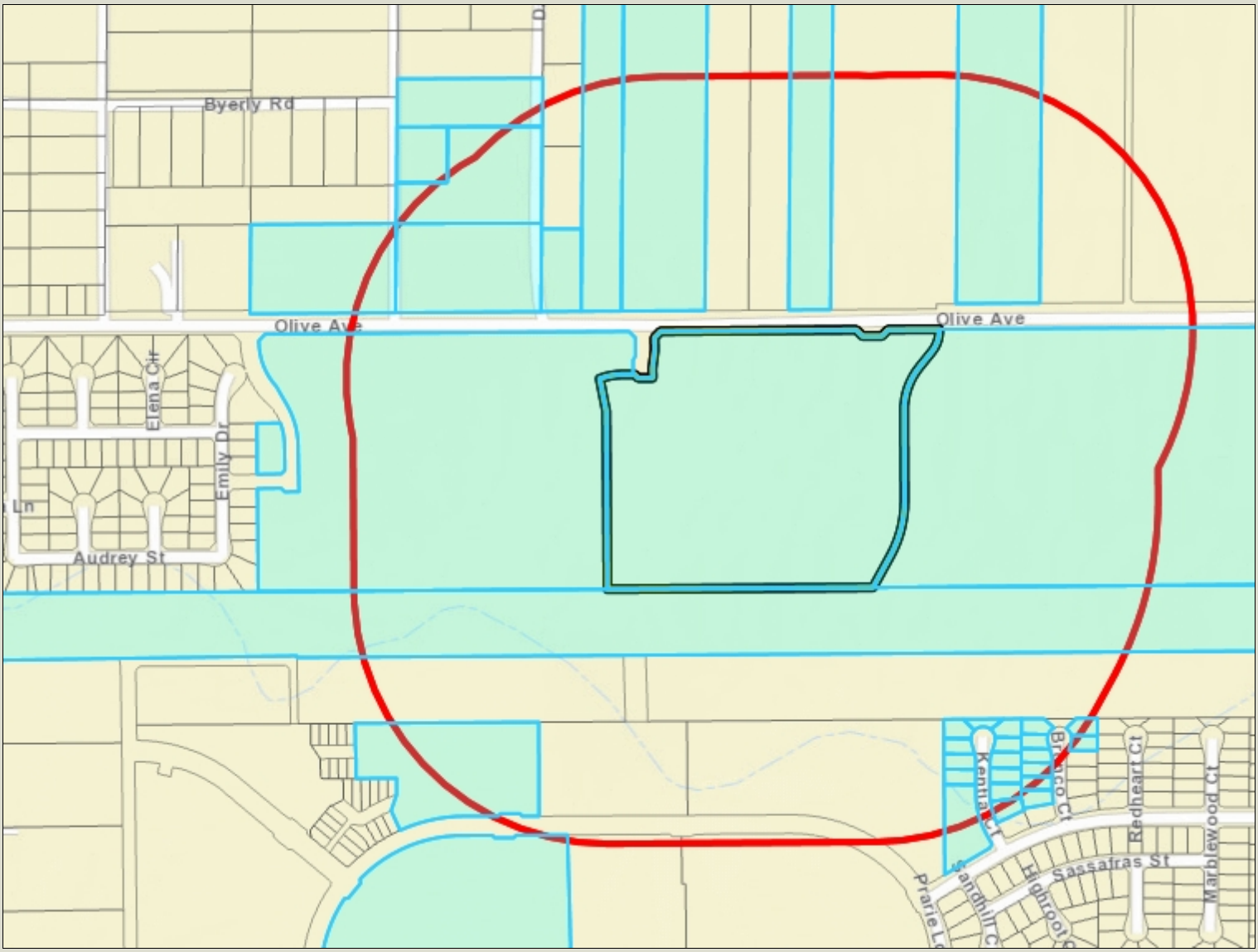
TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon Street, 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3025

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 5/19/2026 10:44:50 AM

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461260035
ANNA PAMELA POSADAS
29266 BRONCO CT
WINCHESTER CA 92596

461260036
BRAD ANTHONY ROSARIO
29258 BRONCO CT
WINCHESTER CA 92596

461260037
SAVANNAH MICHAEL SHEPARD
29253 BRONCO CT
WINCHESTER CA 92596

461260038
HEATHER SEGUIN
29269 BRONCO CT
WINCHESTER CA 92596

461260039
BRIAN PATRICK HAGEN
29285 BRONCO CT
WINCHESTER CA 92596

461260040
RISHI JAGARLAMUDI
29301 BRONCO CT
WINCHESTER CA 92596

461260041
JESUS OSCAR GONZALEZ
29317 BRONCO CT
WINCHESTER CA 92596

461260042
JEANINE FRONTINO
29333 BRONCO CT
WINCHESTER CA 92596

461260045
ROBINSON 2023 FAMILY TRUST DTD 02/19/23
29338 KENTIA CT
WINCHESTER CA 92596

461260046
TIFFANIE NICOLE STEIK
29322 KENTIA CT
WINCHESTER CA 92596

461260047
DE HARO TRUST DTD 05/18/25
29306 KENTIA CT
WINCHESTER CA 92596

461260048
JEFFREY ALLEN KUBEL
35388 MAHOGANY GLEN DR
WINCHESTER CA 92596

461260049
JEREMY GLEN BOGLE
29274 KENTIA CT
WINCHESTER CA 92596

461260050
DAVID GUTIERREZ
29258 KENTIA CT
WINCHESTER CA 92596

461260051
GUSTAVO SALAZAR
29261 KENTIA CT
WINCHESTER CA 92596

461260052
DE NAYE OMER KING
29277 KENTIA CT
WINCHESTER CA 92596

461260053
VERONICA BERNABE MARTINEZ
29293 KENTIA CT
WINCHESTER CA 92596

461260054
JESSE TAYLOR JUNGBLUT
29309 KENTIA CT
WINCHESTER CA 92596

461260055
FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280025
PELICAN LANDING
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

461280026
CADO TANGERINE
1545 FARADAY AVE
CARLSBAD CA 92008

461280027
COUNTY OF RIVERSIDE
4080 LEMON ST FL 12TH
RIVERSIDE CA 92502

461820004
RICHMOND AMERICAN HOMES OF MARYLAND INC
391 N MAIN ST STE 205
CORONA CA 92880

461830001
FPG TRICON WOODS PROP
27271 LAS RAMBLAS STE 150
MISSION VIEJO CA 92691

461860001
HEMET UNIFIED SCHOOL DIST
1791 W ACACIA AVE
HEMET CA 92545

462040006
CLINTON E. PEARSON
1497 ANGELUS HILL RD
HEMET CA 92545

462040007
FRED H. WRIGHT
P O BOX 13346
SAN LUIS OBISPO CA 93406

462040008
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462040009
HEATH CARPENTER
PO BOX 1359
MURRIETA CA 92564

462040010
OSCAR GARCIA
31250 OLIVE AVE
WINCHESTER CA 92596

462050003
SANCHEZ MEMORY 4 US TRUST
28900 MEMORY LN
WINCHESTER CA 92596

462050004
CCCAM INV
1 VIA LAS ROSAS
LAGUNA NIGUEL CA 92677

462050006
OLIVE STREET PROP
20 PASEO VERDE
SAN CLEMENTE CA 92673

462050011
MICHAEL TOFT
124 TAIL SPIN CIR
BROCK TX 76087

462060015
MIGHTY DEV
500 E MARKLAND DR
MONTEREY PARK CA 91755

CADO Tangerine c/o Capstone Advisors
1545 Faraday Ave
Carlsbad, CA 92008

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Carlsbad, CA 92008

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Carlsbad, CA 92008

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1545 Faraday Ave
Carlsbad, CA 92008

Albert A. Webb Associates
3788 McCray St
Riverside, CA 92506

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Riverside, CA 92506

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Riverside, CA 92506

Albert A. Webb Associates
3788 McCray St
Riverside, CA 92506

Hemet Unified School District
Planning Department
1791 W. Acadia Ave.
Hemet, CA 92545

Hemet Unified School District
Planning Department
1791 W. Acadia Ave.
Hemet, CA 92545

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

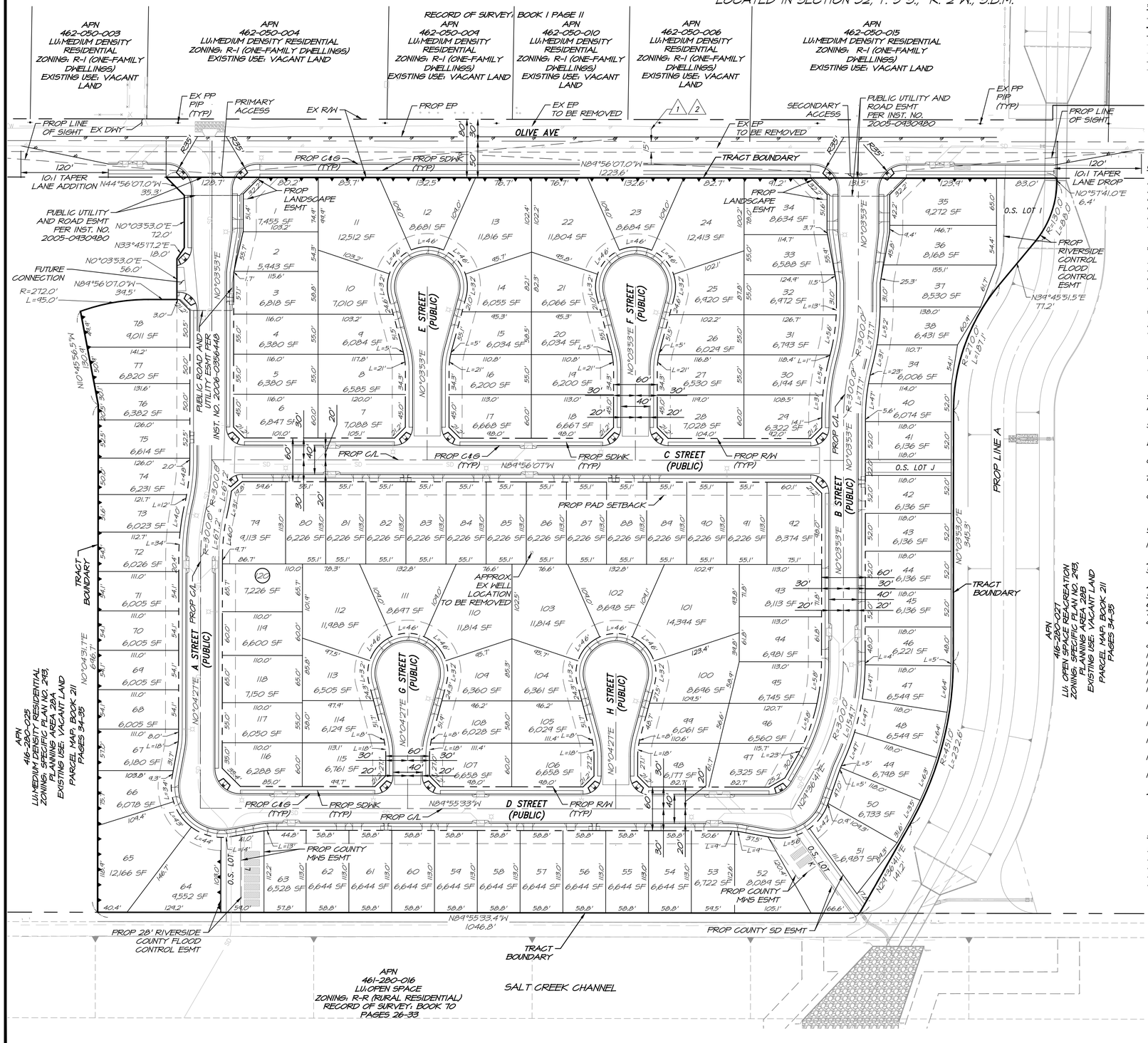
SoCalGas Distribution Franchise
Planning Department
Redlands HQ – Southeast Region
1981 W. Lugonia Ave.
Redlands, CA 92374

SoCalGas Distribution Franchise
Planning Department
Redlands HQ – Southeast Region
1981 W. Lugonia Ave.
Redlands, CA 92374

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38832

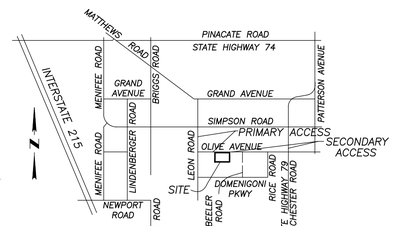
LOCATED IN SECTION 32, T. 5 S., R. 2 W., S.B.M.



LEGEND

- PROP/EX R/W
- PROP/EX C/L
- PROJECT BOUNDARY
- PROP EP
- EX EP
- PROP SD
- PROP RET WALL
- PROP PAD SETBACK
- 2:1 SLOPE, UNLESS OTHERWISE STATED

EX	EXISTING	PROP	PROPOSED
C/L	CENTER LINE	R/W	RIGHT OF WAY
RET	RETAINING	SF	SQUARE FOOT
C&G	CURB & GUTTER	SDWK	SIDEWALK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
PP	POWER POLE	PIP	PROTECT IN PLACE
ESMT	EASEMENT	MWS	MODULAR WETLAND SYSTEMS



VICINITY MAP

NTS

OWNER/DEVELOPER

MARK HAYDEN
1545 FARADAY AVENUE
CARLSBAD CA, 92008
CONTACT: MARK HAYDEN
PHONE: (760) 827-6025
EMAIL: HAYDEN@CAPSTONEADVISORS.COM

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: (951) 320-6006
EMAIL: SARAH.KOWALSKI@WEBBASSOCIATES.COM

LAND USE

EXISTING LU: VACANT
EXISTING ZONING: SP 293 PLANING AREA 28A
PROPOSED GPLU: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED ZONING: SP 293

ACREAGE

26.94	GROSS ACREAGE
6.56	PROPOSED ROW
0.40	OPEN SPACE
19.98	NET ACREAGE

MINIMUM LOT REQUIREMENTS

MINIMUM LOT AREA:	6,000 SF
MINIMUM AVERAGE WIDTH:	50'
MINIMUM AVERAGE DEPTH:	90'
FRONT SETBACK:	18'
REAR SETBACK:	10'
SIDE INTERIOR SETBACK:	5'
SIDE ON CORNER SETBACK:	10'

PER SP 293, PA 28A

SCHOOL DISTRICT

HEMET UNIFIED

LOT COUNT

120	RESIDENTIAL
4	OPEN SPACE

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 31944, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 211, PAGES 34 AND 35, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

A.P.N.

461-280-026

UTILITY PROVIDERS

WATER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951)-928-6107
SEWER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951)-928-6107
ELECTRICAL	SOUTHERN CALIFORNIA EDISON PHONE: (714)-796-9932
GAS	SOCALGAS DISTRIBUTION PHONE: (904)-335-7455
TELEPHONE	SPECTRUM PHONE: (760)-674-5455
CABLE T.V.	FRONTIER PHONE: (310)-264-5100

GENERAL INFORMATION

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
2. THOMAS BROS. MAP BOOK PAGE 839 GRID: C7.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN WINCHESTER HILLS SP 293 PA 28A.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT.
7. THERE ARE NO EXISTING WELLS ONSITE.
8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO WINCHESTER HILLS SP 293 PA 28A AND ORDINANCE 348 REQUIREMENTS.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND IS SUBJECT TO VERY HIGH LIQUEFACTION.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
15. ENTRY MONUMENTATION PER WINCHESTER HILLS SP 293 PA 28A.
16. FLOOD ZONE X, AS PER FEMA MAP NUMBER 06065C2080H.
17. PROJECT SITE LOCATED IN A VERY HIGH FIRE HAZARD LOCAL RESPONSIBILITY AREA.
18. PROJECT IS WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 03-1 COUNTY OF RIVERSIDE (NEWPORT ROAD).
19. PROJECT IS NOT LOCATED WITHIN A RECREATION AND PARK OR COUNTY SERVICE AREA.
20. PROJECT'S LATEST GEOTECHNICAL REPORT IS PROVIDED BY GECON INCORPORATED; PRELIMINARY GEOTECHNICAL INVESTIGATION PROJECT NO. T3013-22-01.

EASEMENT NOTES

1. AN EASEMENT FOR SEWERS AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1944 AS INSTRUMENT NO. 287442 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT.
2. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1945 AS INSTRUMENT NO. 93734 AND RE-RECORDED APRIL 18, 1945 AS INSTRUMENT NO. 120269 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT.

EARTHWORK QUANTITIES

CUT:	170,850 C.Y.
FILL:	175,030 C.Y.
IMPORT:	4,180 C.Y.

TOPOGRAPHY SOURCE

TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 08/02/23

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LOT TABLE AND STREET SECTIONS
SHEET 3	GRADING SECTIONS
SHEET 4	CONCEPTUAL GRADING
SHEET 5	CONCEPTUAL UTILITIES

N W WEBB E S

1" = 70'

70' 0 70' 140' 210'

PRELIMINARY

REVISIONS	DATE	BY

CADO TANGERINE

TENTATIVE TRACT MAP NO. 38832
COUNTY OF RIVERSIDE
TITLE SHEET

SCALE:	1" = 70'
DATE:	1/27/2026
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0100
SHEET	1
OF	5 SHEETS
DWG. NO.	

H:\2022\22-0100\DRAWINGS\ENTITLEMENT\22-0100 TTM.DWG 1/27/2026 11:08:49 AM Adrianv

LOT #	SF	WIDTH	DEPTH
1	7779	75	108
2	6078	54	112
3	6818	59	116
4	6380	55	116
5	6380	55	116
6	6847	60	116
7	7088	60	120
8	6585	55	119
9	6084	56	111
10	7010	72	103
11	12512	115	106
12	8681	89	109
13	11816	113	102
14	6055	68	96
15	6034	59	103
16	6200	55	112
17	6668	60	113
18	6667	60	113
19	6200	55	112
20	6034	59	102
21	6066	68	96
22	11804	112	102
23	8684	89	109
24	12413	114	106
25	6420	72	102
26	6029	56	110
27	6530	55	118
28	7028	60	119
29	6322	60	108
30	6194	55	113
31	6793	55	123
32	6972	55	126
33	6588	55	120
34	8634	78	103
35	9272	65	135
36	8168	54	151
37	8530	59	147
38	6431	56	130
39	6006	54	124
40	6074	52	116

LOT #	SF	WIDTH	DEPTH
41	6136	52	118
42	6136	52	118
43	6136	52	118
44	6136	52	118
45	6136	52	118
46	6221	53	118
47	6549	56	118
48	6549	56	118
49	6798	58	118
50	6733	60	114
51	6987	66	110
52	8965	84	121
53	6722	60	113
54	6644	59	113
55	6644	59	113
56	6644	59	113
57	6644	59	113
58	6644	59	113
59	6644	59	113
60	6644	59	113
61	6644	59	113
62	6644	59	113
63	6528	58	113
64	9552	87	125
65	12166	101	128
66	6078	60	107
67	6180	57	108
68	6005	54	111
69	6005	54	111
70	6005	54	111
71	6005	54	111
72	6026	54	112
73	6023	52	117
74	6231	50	124
75	6614	53	126
76	6382	50	129
77	6820	50	136
78	9011	61	138
79	9113	73	107
80	6226	55	113

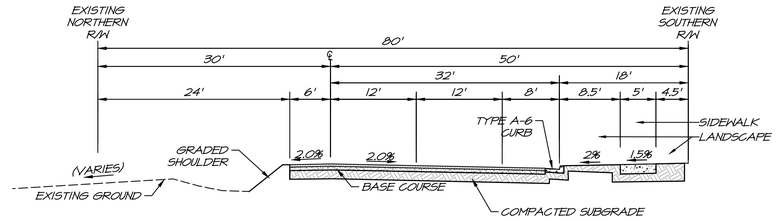
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81	6226	55	113
82	6226	55	113
83	6226	55	113
84	6226	55	113
85	6226	55	113
86	6226	55	113
87	6226	55	113
88	6226	55	113
89	6226	55	113
90	6170	55	113
91	6283	55	113
92	8374	78	106
93	8113	72	113
94	6981	62	113
95	6745	58	117
96	6560	57	118
97	6325	70	99
98	6177	64	97
99	6061	57	110
100	8696	79	116
101	14344	130	116
102	8698	89	109
103	11814	113	102
104	6361	71	96
105	6029	59	104
106	6658	63	105
107	6658	63	105
108	6028	59	104
109	6360	71	109
110	11814	113	102
111	8697	89	109
112	11988	113	103
113	6505	71	98
114	6129	57	106
115	6761	63	106
116	6288	65	97
117	6050	55	110
118	7150	65	110
119	6600	60	110
120	7226	65	110

OPEN SPACE LOT	LOT AREA (SF)	PURPOSE	MAINTENANCE
O.S. LOT I	11519	LANDSCAPING / PROP LINE A	VWPRD / RCFC
O.S. LOT J	2596	TRAIL ACCESS	VWPRD
O.S. LOT K	7716	TRAIL ACCESS / SD EASEMENT / WQ TREATMENT	VWPRD / RCTD
O.S. LOT L	6316	TRAIL ACCESS / SD EASEMENT / WQ TREATMENT	VWPRD / RCFC & WCD / RCTD

MINIMUM LOT REQUIREMENTS

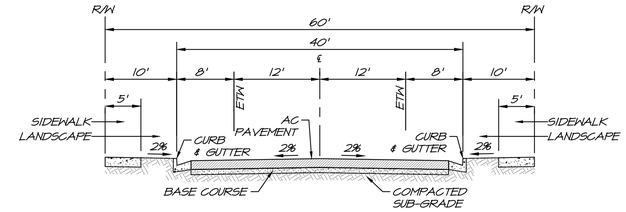
MINIMUM LOT AREA:	6,000 SF
MINIMUM AVERAGE WIDTH:	50'
MINIMUM AVERAGE DEPTH:	90'
FRONT SETBACK:	18'
REAR SETBACK:	10'
SIDE INTERIOR SETBACK:	5'
SIDE ON CORNER SETBACK:	10'

PER SP 243, PA 28A



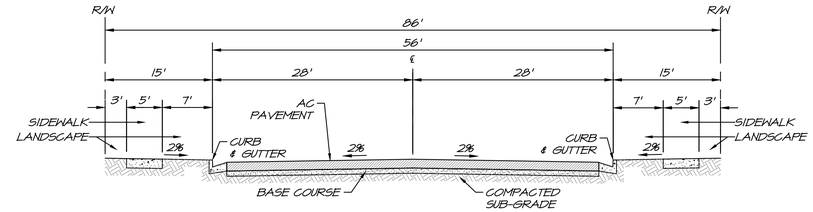
MODIFIED TYPICAL SECTION - OLIVE AVE

SECONDARY HIGHWAY
RIV CO STD. NO. 94
NTS



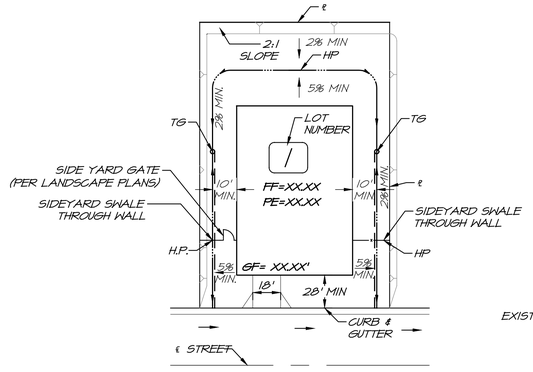
TYPICAL SECTION LOCAL PUBLIC STREET - "A" THRU "H"

RIV CO STD. NO. 105A
NTS



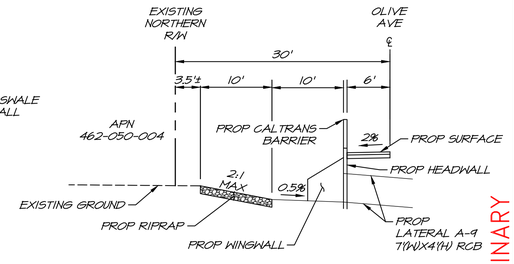
MODIFIED TYPICAL SECTION LOCAL PUBLIC STREET AT ENTRANCE - "A" AND "B"

RIV CO STD. NO. 806
NTS



TYPICAL LOT DRAINAGE

NTS



LATERAL A-9 INLET SECTION

NTS

PRELIMINARY

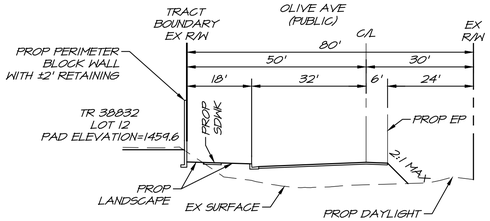
REVISIONS	DATE	BY

CADO TANGERINE

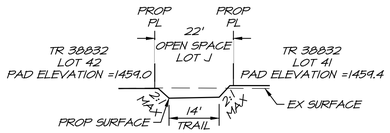
TENTATIVE TRACT MAP NO. 38832
COUNTY OF RIVERSIDE
LOT TABLE AND STREET SECTIONS

SCALE: N/A	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 22-0100
DATE: 1/27/2026			SHEET 2
DESIGNED: AV			OF 5 SHEETS
CHECKED: SKK			
PLN CK REF:			DWG. NO.
F.B.			

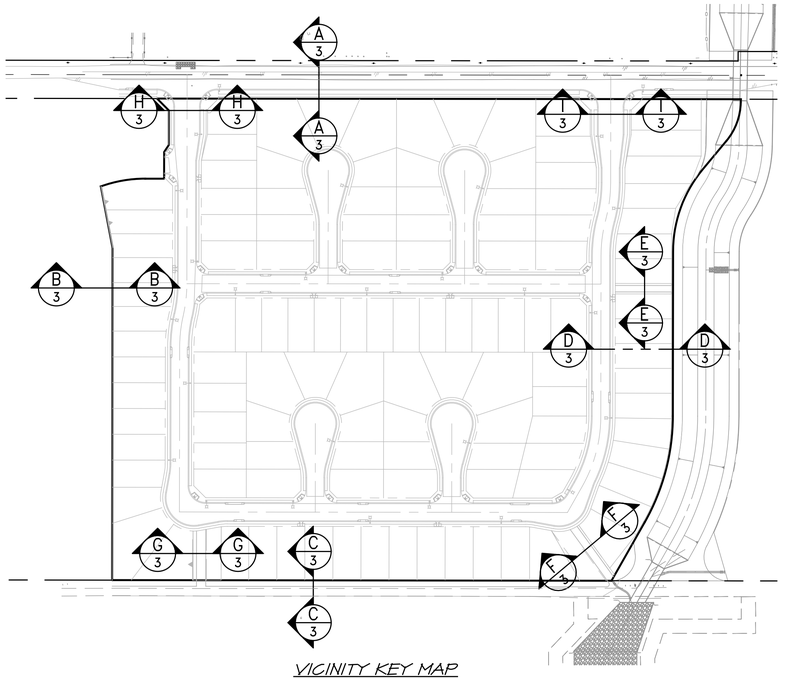
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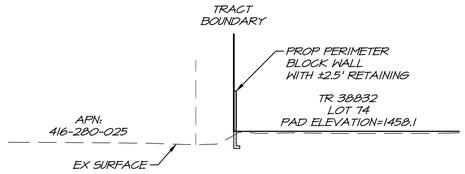
SECTION A-A (SHT 4)
1" = 20'



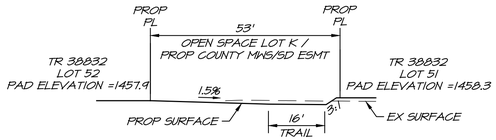
SECTION E-E (SHT 4)
1" = 20'



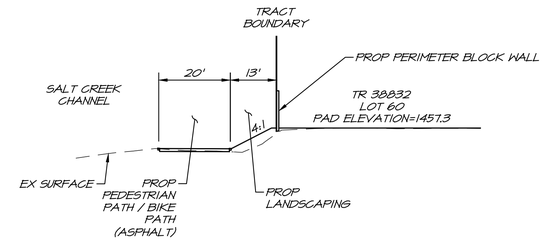
VICINITY KEY MAP



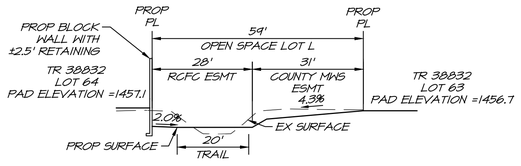
SECTION B-B (SHT 4)
1" = 20'



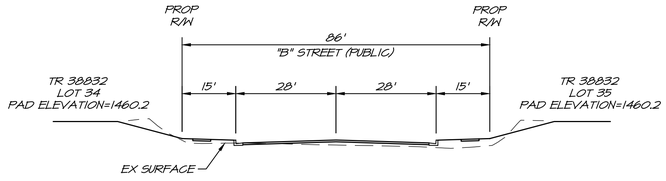
SECTION F-F (SHT 4)
1" = 20'



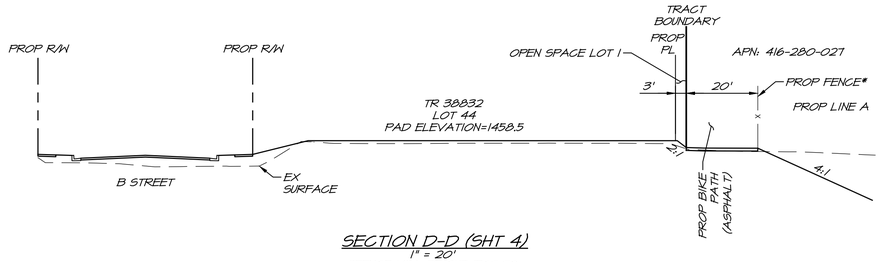
SECTION C-C (SHT 4)
1" = 20'



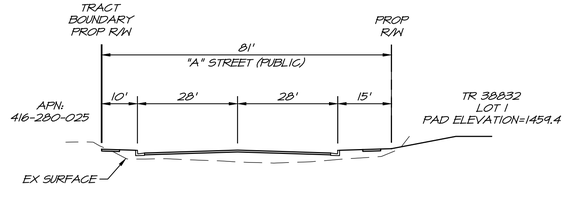
SECTION G-G (SHT 4)
1" = 20'



SECTION I-I (SHT 4)
1" = 20'



SECTION D-D (SHT 4)
1" = 20'
*FENCE WILL BE SUBJECT TO RCFC APPROVAL.



SECTION H-H (SHT 4)
1" = 20'

PRELIMINARY

REVISIONS	DATE	BY

CADO TANGERINE

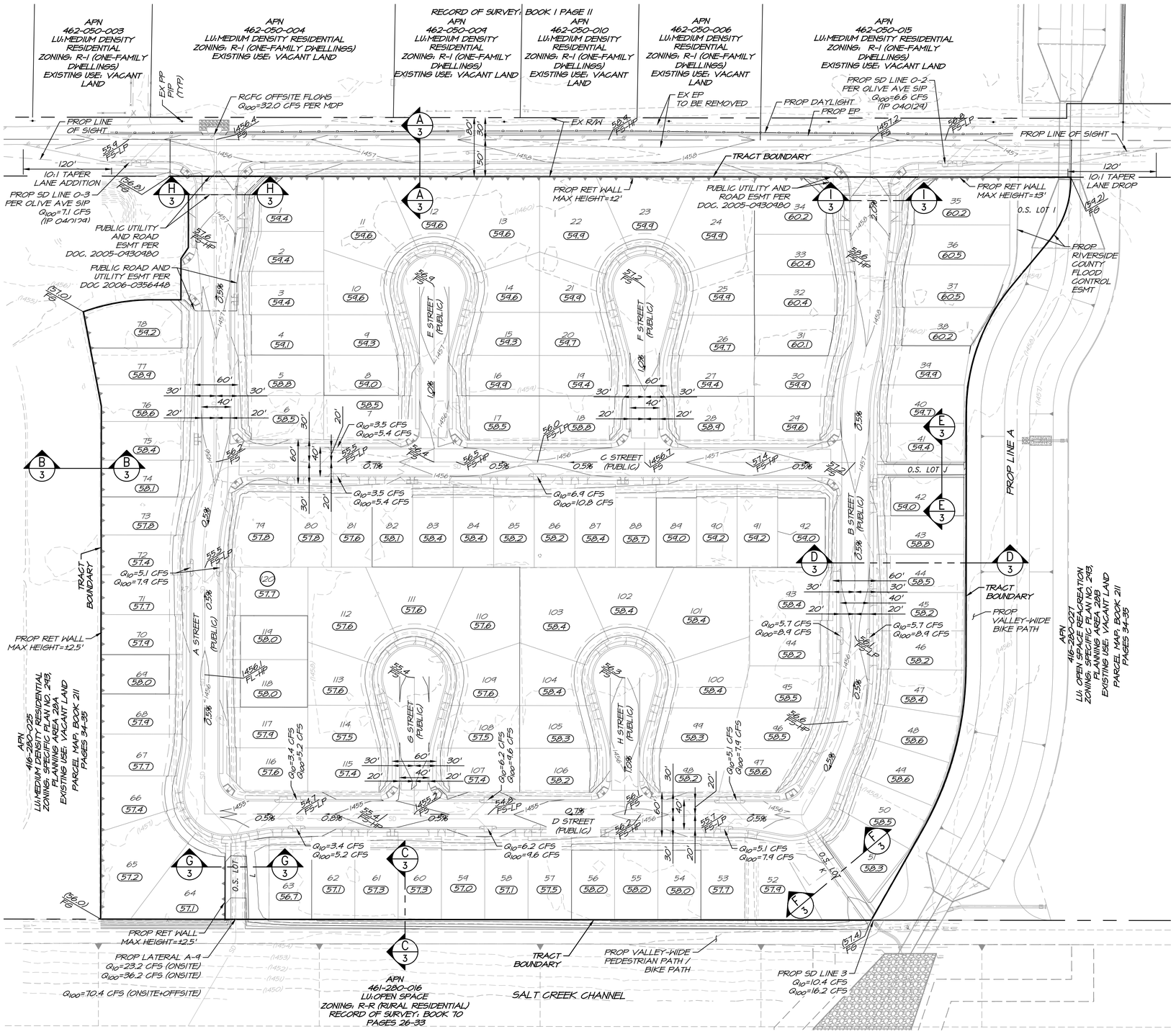
TENTATIVE TRACT MAP NO. 38832
COUNTY OF RIVERSIDE
GRADING SECTIONS

SCALE:	1" = 20'
DATE:	1/27/2026
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CHECKED:	SKK
PLN CK REF:	
F.B.	

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W.O.	22-0100
SHEET	3
OF	5 SHEETS
DWG. NO.	

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LEGEND

- PROP/EX R/W
- PROP/EX C/L
- PROJECT BOUNDARY
- STORM DRAIN
- PAD SETBACK
- PROP RET WALL
- EX CONTOURS
- PROP CONTOURS
- PROP EP
- EX EP
- PROP DAYLIGHT
- PROP LINE OF SIGHT
- 2:1 SLOPE, UNLESS OTHERWISE STATED
- PAD ELEVATION

EX	EXISTING	PROP	PROPOSED
FG	FINISHED GRADE	R/W	RIGHT OF WAY
FS	FINISHED SURFACE	SF	SQUARE FOOT
HP	HIGH POINT	TYP	TYPICAL
LP	LOW POINT	RG	ROUGH GRADE
RET	RETAINING	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	O.S.	OPEN SPACE
PP	POWER POLE	SIP	STREET IMPROVEMENT PLANS
PIP	PROTECT IN PLACE	MDP	MASTER DRAINAGE PLAN

NOTE: ADD 1400 TO ALL PAD ELEVATIONS

EARTHWORK QUANTITIES

CUT:	170,850 C.Y.
FILL:	175,030 C.Y.
IMPORT:	4,180 C.Y.

1" = 70'
70' 0 70' 140' 210'

N W E S WEBB

PRELIMINARY

REVISIONS	DATE	BY

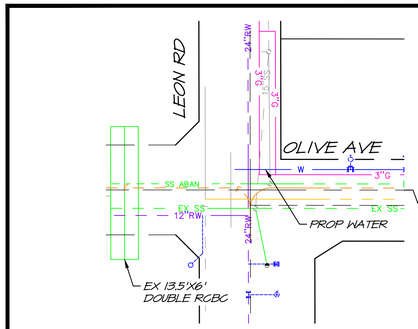
CADO TANGERINE

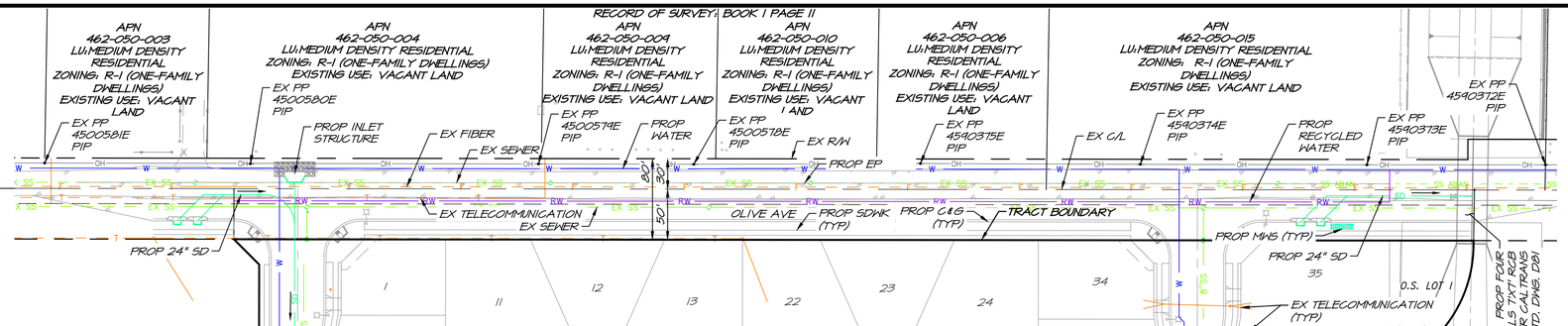
TENTATIVE TRACT MAP NO. 38832
COUNTY OF RIVERSIDE
CONCEPTUAL GRADING

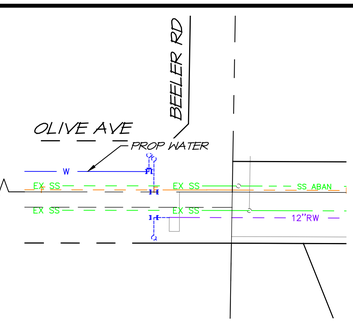
SCALE:	1" = 70'	W.O.	22-0100
DATE:	1/27/2026	SHEET	4
DESIGNED:	AV	OF	5 SHEETS
CHECKED:	SKK	DWG. NO.	
PLN CK REF:			
F.B.			

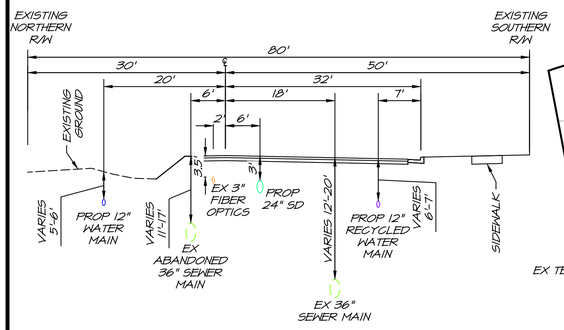
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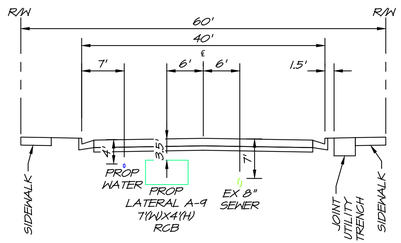








OLIVE AVE - UNDERGROUND UTILITIES
NTS



"A" STREET - UNDERGROUND UTILITIES
NTS

LEGEND

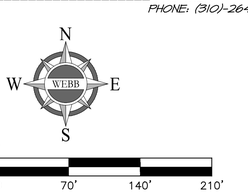
- PROP/EX R/W
- PROP/EX C/L
- PROP EP
- RW — PROP RECYCLED WATER
- W — PROP WATER
- SD — PROP SD
- EX SS — EX SEWER
- 8"SS — EX 8" SEWER
- 12"RW — EX 12" RECYCLED WATER
- SS ABAN — EX SEWER (ABANDONED)
- T — EX TELECOMMUNICATION
- F — EX FIBER
- PROP MWS TYPICAL DESIGN
- PROP FH
- PROP STREET LIGHT

EX	EXISTING	PROP	PROPOSED
EP	EDGE OF PAVEMENT	PP	POWER POLE
SD	STORM DRAIN	TYP	TYPICAL
C/L	CENTER LINE	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	MWS	MODULAR WETLAND SYSTEMS
C&G	CURB & GUTTER	SDWK	SIDEWALK

RCB	REINFORCED CONCRETE BOX
RCBC	REINFORCED CONCRETE BOX CULVERTS
RCFC	RIVERSIDE COUNTY FLOOD CONTROL
PIP	PROTECT IN PLACE

UTILITY PROVIDERS

WATER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951)-928-6107
SEWER	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951)-928-6107
ELECTRICAL	SOUTHERN CALIFORNIA EDISON PHONE: (714)-796-9932
GAS	SOCALGAS DISTRIBUTION PHONE: (909)-335-7455
TELEPHONE	SPECTRUM PHONE: (760)-674-5455
CABLE T.V.	FRONTIER PHONE: (310)-264-5100



PRELIMINARY

REVISIONS	DATE	BY

CADO TANGERINE

TENTATIVE TRACT MAP NO. 38832
COUNTY OF RIVERSIDE
CONCEPTUAL UTILITIES

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SHEET	5
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PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ON-SITE).

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

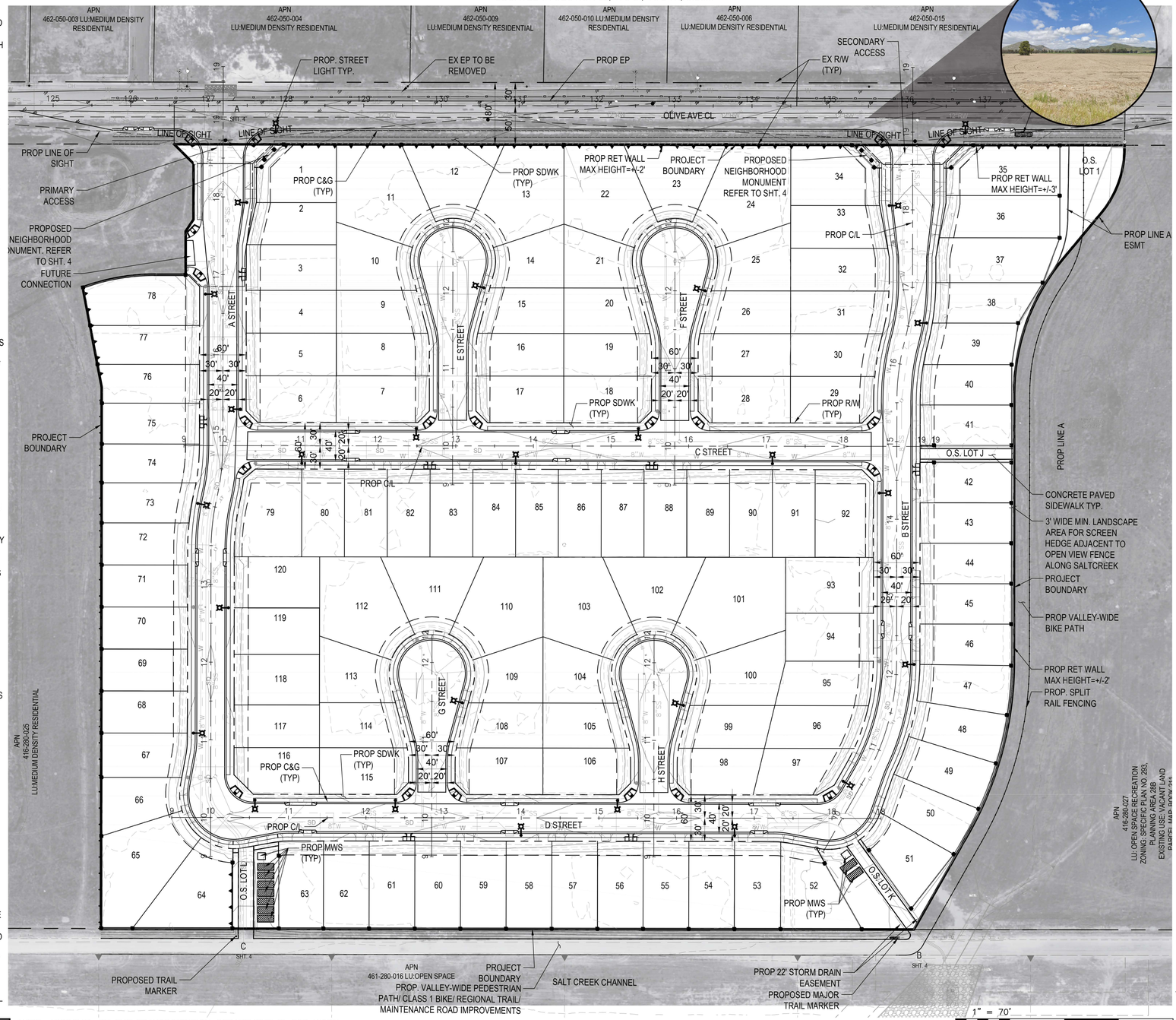
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – OFFSITE).

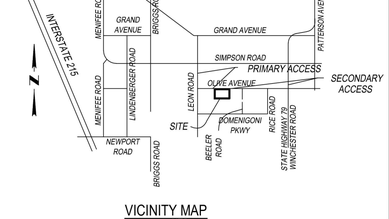
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CADO TANGERINE - TENTATIVE TRACT NO. 38832

CONCEPTUAL LANDSCAPE PLAN

LOCATED IN SECTION 32, T. 5 S., R. 2 W., S.B.M.





VICINITY MAP
NTS

LANDSCAPE CONCEPT

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.

PLANTING NOTES

-PROVIDE 3 INCH LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS. 2 INCH LAYER OF MULCH IN GROUNDCOVER AREAS. 3 INCH LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES

-TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3 INCH DIAMETER STAKES IN HIGH WIND AREAS.

-ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6 FEET (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5 FEET IN EACH DIRECTION.

-TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.

-PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12 INCH WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6 INCH WIDE CURB.

IRRIGATION NOTES

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS

-SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
- ANTI-DRAIN CHECK VALVES
- MASTER VALVE & FLOW SENSOR
- PRESSURE REGULATOR
- RAIN SENSING DEVICE
- HYDROZONES WILL BE PROPERLY DESIGNATED NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF NON-PERMEABLE SURFACES

-SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2, ORDINANCE 348, ORDINANCE 461. PROJECT CONDITIONS OF APPROVAL, AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

DRAFT
2/2/2026

OWNER/DEVELOPER

MARK HAYDEN
1545 FARADAY AVENUE
CARLSBAD CA, 92008
CONTACT: MARK HAYDEN
PHONE: (760) 827-6025
EMAIL: HAYDEN@CAPSTONEADVISORS.COM

LANDSCAPE ARCHITECT

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: JESSIE COREA
PHONE: (951) 248-4273
EMAIL: JESSIE.COREA@WEBBASSOCIATES.COM

ACREAGE

26.94 GROSS ACREAGE
6.34 PROPOSED ROW
0.40 OPEN SPACE
19.98 NET ACREAGE

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: (951) 320-6006
EMAIL: SARAH.KOWALSKI@WEBBASSOCIATES.COM

LAND USE

EXISTING GPLU: VACANT
EXISTING ZONING: SP 293

PROPOSED GPLU: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED ZONING: SP 293

A.P.N.

461-280-026

SCHOOL DISTRICT

HEMET UNIFIED

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 31944, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 211, PAGES 34 AND 35, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

BENCH MARK

BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE TAKEN AS NORTH 89° 31' 58" EAST, AS SHOWN BY RECORD OF SURVEY IN BOOK RS 70/26-33 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PROVIDERS

WATER _____ EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951)-928-6107
SEWER _____ EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951)-928-6107
ELECTRICAL _____ SOUTHERN CALIFORNIA EDISON
PHONE: (714)-796-9932
GAS _____ SOCALGAS DISTRIBUTION
PHONE: (909)-335-7955
TELEPHONE _____ SPECTRUM
PHONE: (760)-674-5455
CABLE T.V. _____ FRONTIER
PHONE: (310)-264-5100

GENERAL INFORMATION

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
2. THOMAS BROS. MAP BOOK PAGE 839 GRID: C7.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN WINCHESTER HILLS SP 293 PA 28A.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT.
7. THERE ARE NO EXISTING WELLS ONSITE.
8. TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 08/02/23
9. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO WINCHESTER HILLS SP 293 PA 28A AND ORDINANCE 348 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
11. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
12. LAND IS SUBJECT TO VERY HIGH LIQUEFACTION.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
15. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
16. ENTRY MONUMENTATION PER WINCHESTER HILLS SP 293 PA 28A.
17. FLOOD ZONE X, AS PER FEMA MAP NUMBER 06065C2080H.

TABLE OF CONTENTS

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ENLARGEMENTS & SECTIONS 03
NEIGHBORHOOD MONUMENT 04
WATER USE CALCULATIONS 05
CONCEPTUAL FENCE AND WALL PLAN 06
CONCEPTUAL MAINTENANCE PLAN 07
CONCEPTUAL PLANT IMAGERY 08

NOT FOR CONSTRUCTION

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

DIGALERT
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TOLL FREE 1-800-422-4133
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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LANDSCAPE CONCEPTUAL PLAN APPROVAL_AME_05-20-26
DISCLAIMER: THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT HAS COMPLETED THE LANDSCAPE REVIEW OF THE ABOVE-MENTIONED PROJECT. THIS IS A CONCEPTUAL LEVEL REVIEW, AND DOES NOT COMPRISE FULL APPROVAL OF THE FINAL DESIGN DETAILS. HOWEVER, IF THE SITE LAYOUT CHANGES SIGNIFICANTLY A RESUBMITTAL AT THE CONCEPT LEVEL WHICH ADDRESSES ALL COMMENTS ON THE DRAWINGS WILL BE REQUIRED.

MARK	BY	DATE	REVISIONS	APPR.	DATE
			ENGINEER		COUNTY

LANDSCAPE ARCHITECT
JESSIE COREA, 6840
SIGNATURE
11-30-24
RENEWAL DATE
2/3/2026
DATE
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: JC CHECKED BY: JC
JESSIE COREA DRAFT 02/03/2026
PLA NO. 6840 , EXP 11/30/26 DATE:

BENCHMARK:
SEE ABOVE

SCALE: H: 1"=70' V: N/A

IP COUNTY OF RIVERSIDE LSP
TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
TITLE SHEET, SITE CONTEXT & NOTES

SHEET NO. 1 OF 8 SHTS

FOR: CADO TANGERINE LLC
W.O. 22-0100
COUNTY FILE NO.

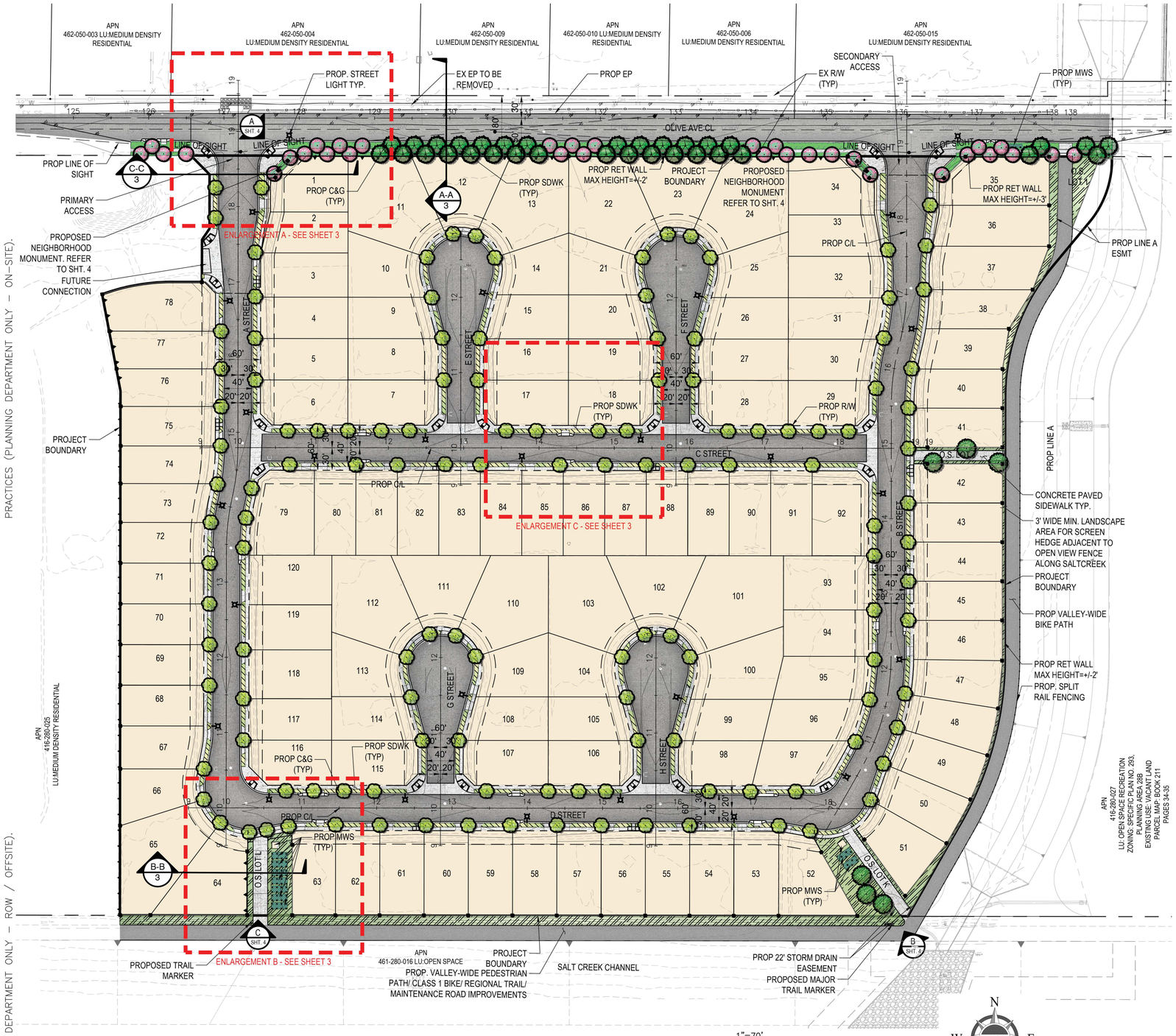
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PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON–SITE).

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).



CONCEPT PLANT SCHEDULE

	QTY.	
OFF-SITE ACCENT TREES	33	
CINNAMOMUM CAMPHORA / CAMPHOR TREE		24" BOX, MED (0.5), 20'-25'H X 20'-25'W
OLEA EUROPAEA `FRUITLESS` / FRUITLESS OLIVE		24" BOX, LOW (0.2), 20'-25'H X 20'-25'W
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE		24" BOX, LOW (0.2), 20'-25'H X 20'-25'W
OFF-SITE STREET TREES	33	
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW		24" BOX, MED (0.5), 20'-25'H X 20'-25'W
PLATANUS X ACERIFOLIA / LONDON PLANE TREE		24" BOX, MED (0.5), 50'-70'H X 30'-50'W
QUERCUS AGRIFOLIA / COAST LIVE OAK		24" BOX, LOW (0.2), 30'-60'H X 30'-60'W
ON-SITE INTERIOR PARKWAY TREES	132	
CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH		24" BOX, MED (0.5), 20'-25'H X 20'-25'W
LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE		24" BOX, MED (0.5), 20'-25'H X 20'-25'W
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24" BOX, MED (0.5), 30'-40'H X 25'-30'W
PRUNUS CERASIFERA / PURPLE-LEAF PLUM		24" BOX, MED (0.5), 15'-30'H X 10'-20'W
ON-SITE OPEN SPACE TREES	6	
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW		24" BOX, MED (0.5), 25'-30'H - 25'-30'W
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		24" BOX, MED. (0.5), 40'-80'H X 40'-60'W
DROUGHT TOLERANT GRASSES	231	
JUNCUS PATENS / CALIFORNIA GRAY RUSH		5 GAL, LOW (0.2), 2'-3'H X 2'-3'W
MUHLENBERGIA CAPILLARIS `REGAL MIST` TM / MUHLY		5 GAL, LOW (0.2), 3'-4'H X 3'-4'W
FOUNDATION SHRUBS	419	
CALLISTEMON VIMINALIS `LITTLE JOHN` / LITTLE JOHN WEEPING BOTTLEBRUSH		5 GAL, LOW (0.2), 3'-4'H X 3'-4'W
WESTRINGIA FRUTICOSA `SMOKEY` / SMOKEY WESTRINGIA		5 GAL, LOW (0.2), 4'-6'H X 4'-6'W
LOW GROUNDCOVER SHRUBS	122	
CAREX TUMULICOLA / FOOTHILL SEDGE		5 GAL, LOW (0.2), 1' H X 2' W
MUHLENBERGIA DUBIA / PINE MUHLY		5 GAL, LOW (0.2), 1' H X 2' W
SCREENING SHRUBS	109	
DODONAEA VISCOSA / HOPSEED BUSH		5 GAL, MED (0.5), 4'-6'H X 4'-6'W
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / GREEN CLOUD TEXAS SAGE		5 GAL, LOW (0.2), 6'-8' H X 4'-6' W
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY		5 GAL, LOW (0.2), 4'-6'H X 4'-6'W
OFF-SITE R/W PLANTING	14,068 SF	
BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
DALEA GREGGII / TRAILING INDIGO BUSH		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
DODONAEA VISCOSA `PURPUREA` / PURPLE LEAFED HOPSEED BUSH		5 GAL, LOW (0.2), 3'-5'H X 3'-5'W
HETEROMELES ARBUTIFOLIA / TOYON		5 GAL, LOW (0.2), 4'-6'H X 4'-6'W
JUNCUS PATENS `ELK BLUE` / SPREADING RUSH		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM / GREEN CLOUD TEXAS RANGER		5 GAL, LOW (0.2), 6'-8' H X 4'-6' W
MUHLENBERGIA CAPILLARIS `REGAL MIST` TM / REGAL MIST PINK MUHLY GRASS		5 GAL, LOW (0.2), 2'-3'H X 2'-3'W
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER		5 GAL, MED (0.5), 6'-8'H X 6'-8'W
WESTRINGIA FRUTICOSA `SMOKEY` / SMOKEY WESTRINGIA		5 GAL, LOW (0.2), 3'-5'H X 3'-5'W
ON-SITE TRACT PARKWAY PLANTING	32,064 SF	
BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
HESPERALOE PARVIFLORA / RED YUCCA		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH		5 GAL, LOW (0.2), 2'-3'H X 2'-3'W
MUHLENBERGIA CAPILLARIS / PINK MUHLY		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
WESTRINGIA FRUTICOSA `SMOKEY` / SMOKEY WESTRINGIA		5 GAL, LOW (0.2), 3'-5'H X 3'-5'W
TRAIL & OPEN SPACE PLANTING	28,341 SF	
ACACIA REDOLENS `LOW BOY` / LOW BOY BANK CATCLAW		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH		5 GAL, LOW (0.2), 1'-2'H X 4'-6'W
CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
DODONAEA VISCOSA `PURPUREA` / PURPLE LEAFED HOPSEED BUSH		5 GAL, MED (0.5), 3'-5'H X 3'-5'W
HESPERALOE PARVIFLORA / RED YUCCA		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
MUHLENBERGIA CAPILLARIS / PINK MUHLY		5 GAL, LOW (0.2), 2'-3'H, 2'-3'W
MYRTUS COMMUNIS / COMMON MYRTLE		5 GAL, MED (0.5), 4'-6'H X 4'-6'W
PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY		5 GAL, MED (0.5), 8'-12'H X 8'-12'W
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY		5 GAL, LOW (0.2), 4'-6'H X 4'-6'W
WESTRINGIA FRUTICOSA `SMOKEY` / SMOKEY WESTRINGIA		5 GAL, LOW (0.2), 3'-5'H X 3'-5'W
MODLULAR WETLAND SYSTEM PLANTING	1,811 SF	
EQUISETUM HYEMALE / HORSETAIL		5 GAL, HIGH (0.9), 2'-3'H X 2'-3'W
LEYMUS CONDENSATUS / GIANT WILD RYE		5 GAL, LOW (0.2), 4'H X 5'-6'W
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		5 GAL, LOW (0.2), 2'-3'W X 4'-5'H
YUCCA FILAMENTOSA / ADAM'S NEEDLE		5 GAL, LOW (0.2), 4'H X 5'-6'W

NOT FOR CONSTRUCTION

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	COUNTY

SEAL–LANDSCAPE ARCHITECT — LICENSED LANDSCAPE ARCHITECT — JESSIE COREA, 6840 — SIGNATURE — 11–30–26 — RENEWAL DATE — 2/2/2026 — DATE — STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS — 3788 McCRAY STREET — RIVERSIDE CA. 92506 — PH. (951) 686–1070 — FAX (951) 788–1256

PREPARED UNDER THE SUPERVISION OF: JESSIE COREA DRAFT — PLA NO. 6840 , EXP 11/30/26 — DESIGNED BY: JC — CHECKED BY: JC — DATE: 02/03/2026

BENCHMARK: SEE TITLE SHEET — SCALE: H: 1"=70' V: N/A

IP — COUNTY OF RIVERSIDE — LSP

TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
LANDSCAPE MASTER PLAN

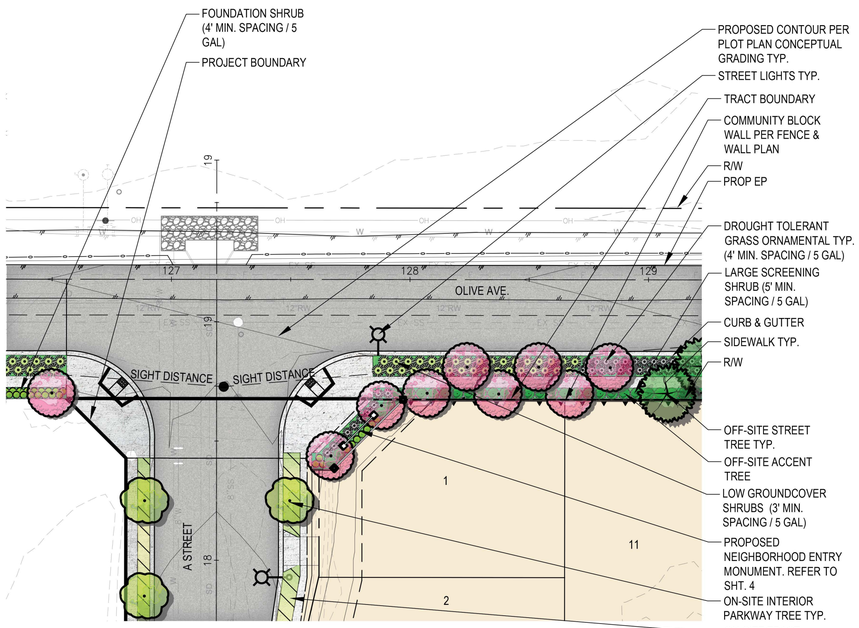
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FOR: CADO TANGERINE LLC — W.O. 22–0100 — COUNTY FILE NO.

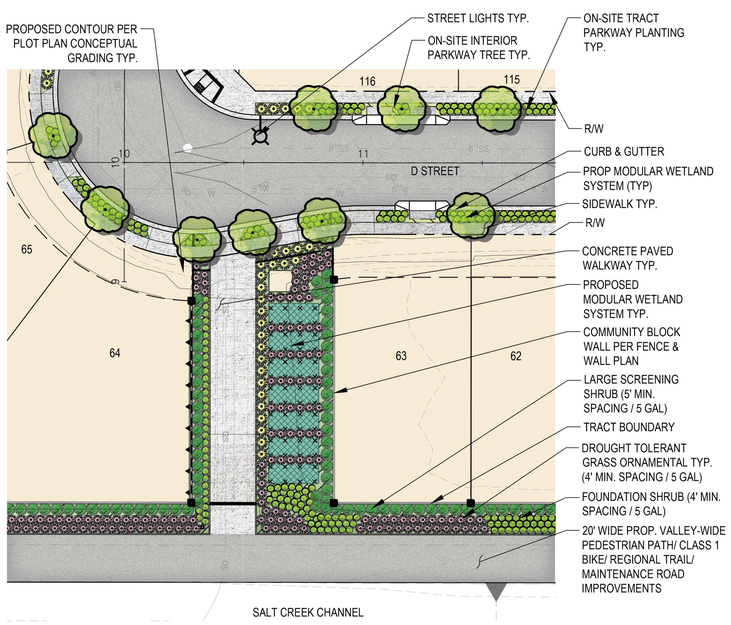
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PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

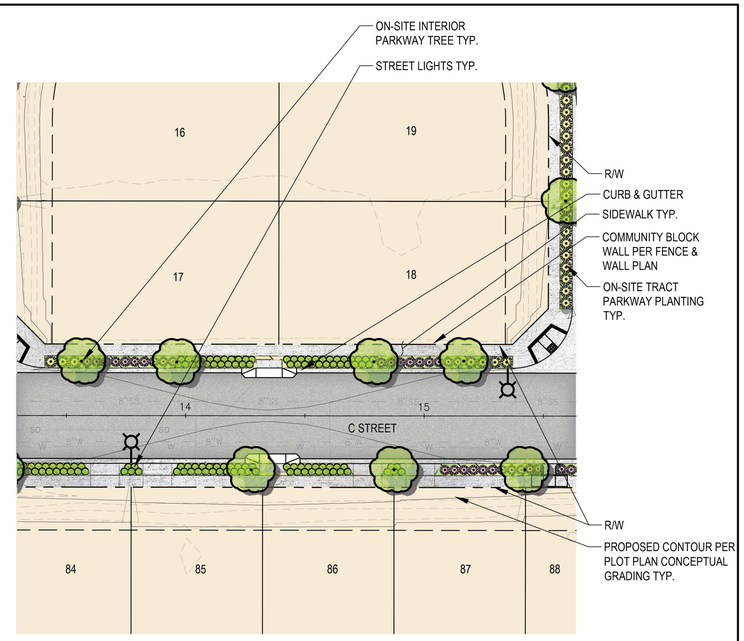
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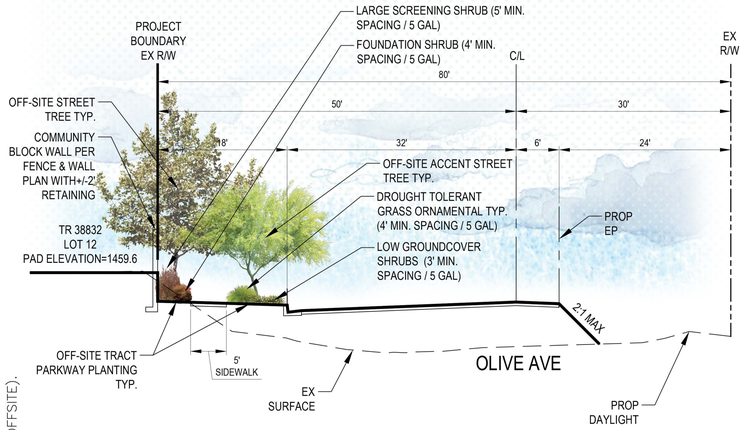
ENLARGEMENT 'A' | PRIMARY ENTRANCE & OFFSITE PARKWAY



ENLARGEMENT 'B' | OPEN SPACE & TRAIL LANDSCAPE AREA

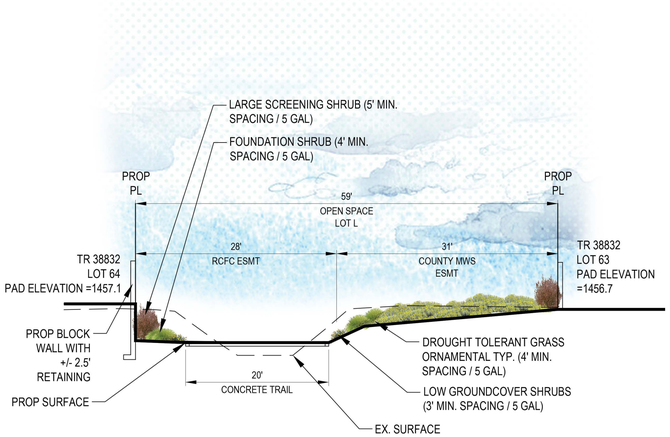


ENLARGEMENT 'C' | LOCAL STREET PARKWAY



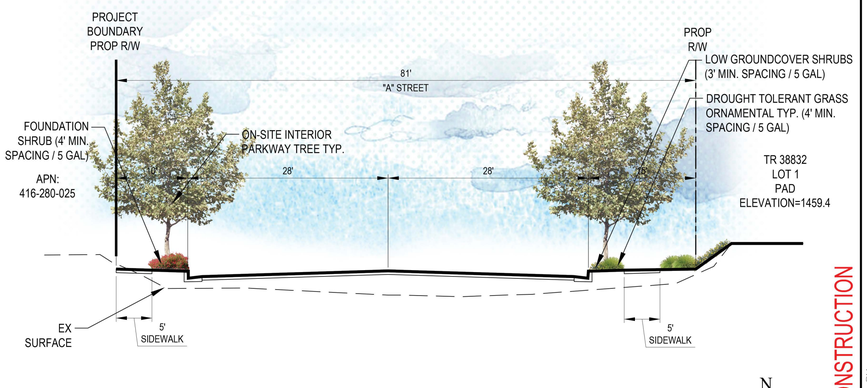
SECTION A-A | OFFSITE PARKWAY

1" = 10'



SECTION B-B | OPEN SPACE & TRAIL LANDSCAPE AREA

1" = 10'



SECTION C-C | LOCAL STREET ENTRANCE PARKWAY

1" = 10'

1" = 30'

NOT FOR CONSTRUCTION

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department | Date:

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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

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MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	COUNTY

SEAL–LANDSCAPE ARCHITECT: LICENSED LANDSCAPE ARCHITECT — JESSIE COREA, #6840 — SIGNATURE — 11-30-26 RENEWAL DATE — 2/2/2026 DATE — STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: JESSIE COREA — DESIGNED BY: JC — CHECKED BY: JC

DRAFT

PLA NO. 6840 , EXP 11/30/26 — 02/03/2026 DATE:

BENCHMARK: SEE TITLE SHEET

SCALE: H: 1"=30' V: 1"=10'

IP — COUNTY OF RIVERSIDE — LSP

TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
ENLARGEMENTS & SECTIONS

SHEET NO. 3 — 3 OF 8 SHTS

FOR: CADO TANGERINE LLC — W.O. 22-0100 — COUNTY FILE NO.

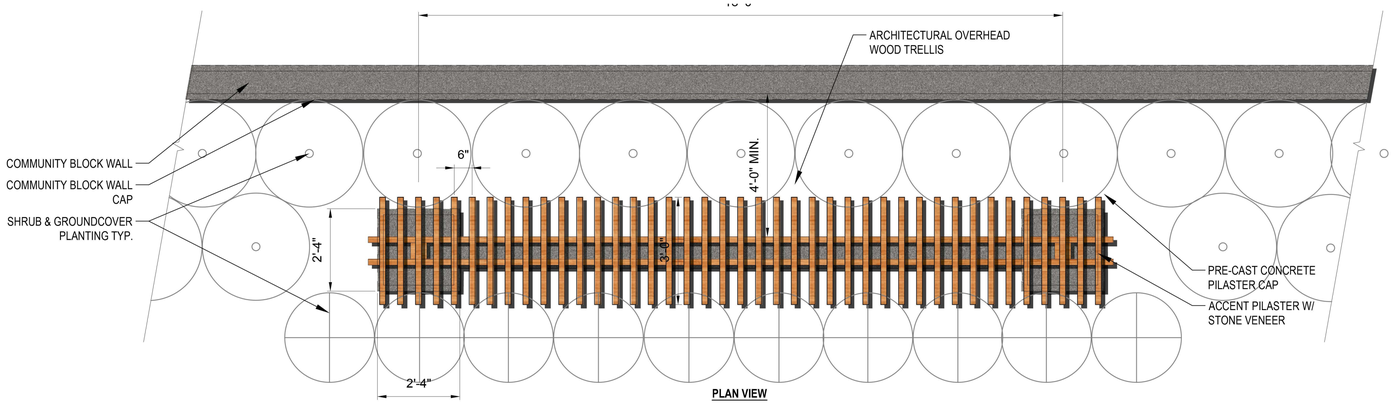
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PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

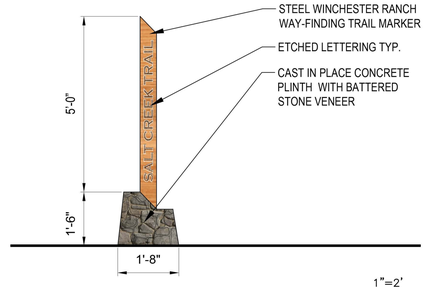
PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

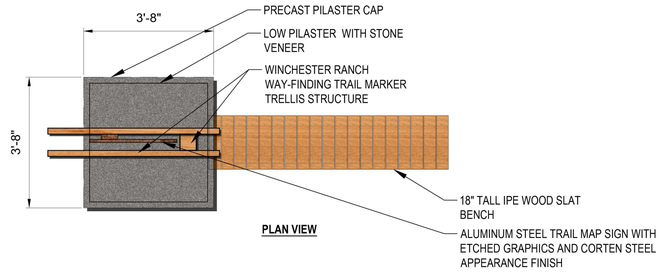


PLAN VIEW

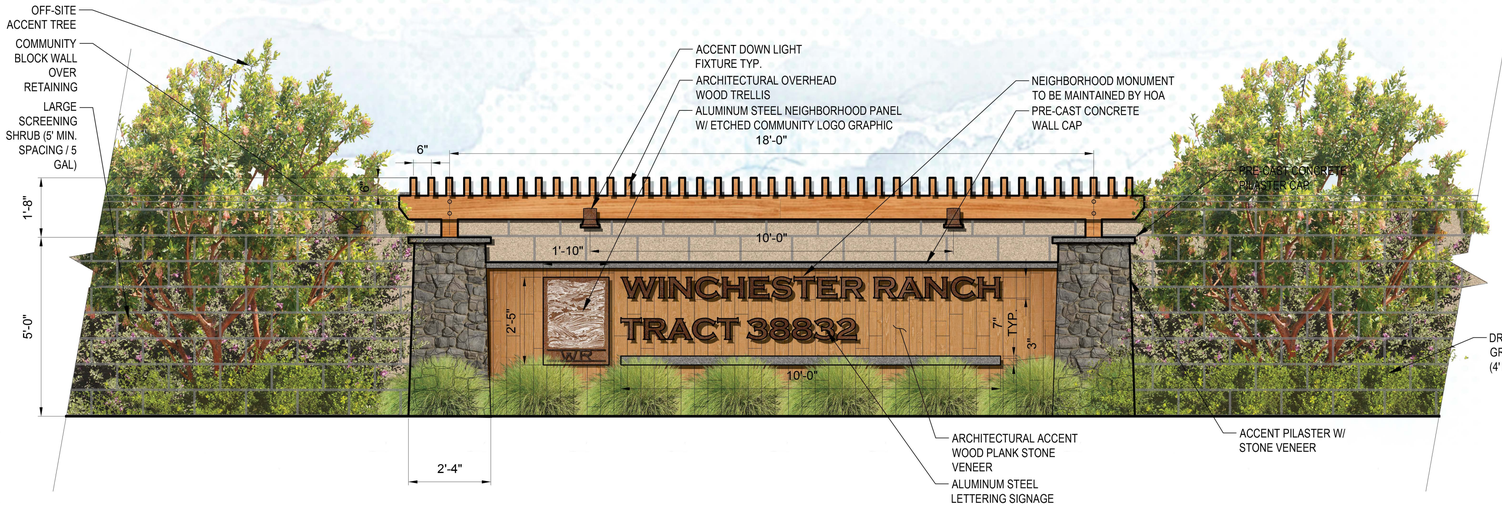


ELEVATION 'C' | TRAIL MARKER (HOA MAINTAINED)

1"=2'
2 0 2

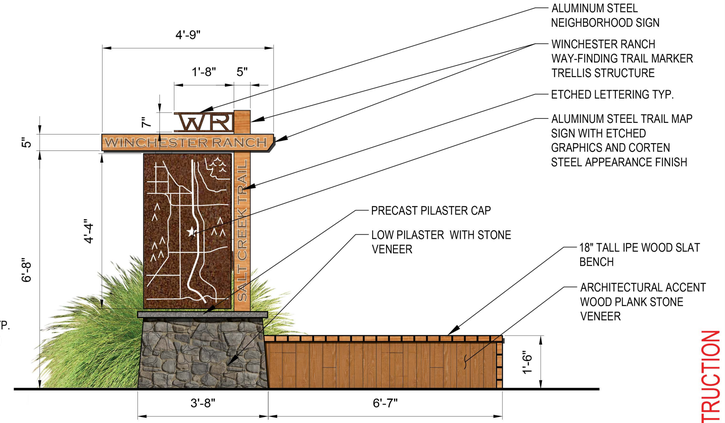


PLAN VIEW



ELEVATION 'A' | PRIMARY ENTRANCE NEIGHBORHOOD MONUMENT (HOA MAINTAINED)

1"=2'
2 0 2 4 6



ELEVATION 'B' | MAJOR TRAIL MARKER (HOA MAINTAINED)

1"=2'
2 0 2

NOT FOR CONSTRUCTION

2/2/2026 6:25:30 PM H:\2022\22-0100\DRAWINGS\ENTITLEMENT\22-0100 CLP.DWG

DIGALERT — DIAL BEFORE YOU DIG — CALL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-422-4133 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	COUNTY

SEAL–LANDSCAPE ARCHITECT: LICENSED LANDSCAPE ARCHITECT — JESSIE COREA, #6840 — SIGNATURE — 11-30-26 RENEWAL DATE — 2/3/2026 DATE — STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: JESSIE COREA — DRAFT — PLA NO. 6840, EXP 11/30/26 — DESIGNED BY: JC — CHECKED BY: JC — DATE: 02/03/2026

BENCHMARK: SEE TITLE SHEET

SCALE: H: 1"=30' V: 1"=10'

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department — Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

IP — COUNTY OF RIVERSIDE — LSP

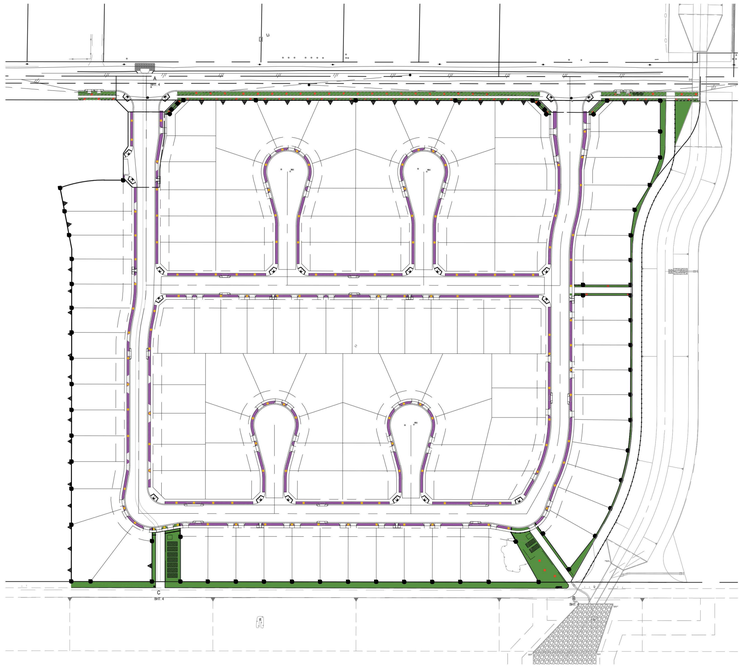
TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
NEIGHBORHOOD MONUMENT

SHEET NO. 4 — 4 OF 8 SHTS

FOR: CADO TANGERINE LLC — W.O. 22-0100 — COUNTY FILE NO.

PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON–SITE).



HYDROZONE PLAN/ WATER USE CALCULATIONS

HYDROZONE LEGEND

	HYDROZONE 1	OFF-SITE TREES (MODERATE WATER USE)	1,152 S.F
	HYDROZONE 2	OFF-SITE SHRUBS & GROUNDCOVER (LOW WATER USE)	44,980 S.F
	HYDROZONE 3	ON-SITE TREES (MODERATE WATER USE)	2,080 S.F
	HYDROZONE 4	ON-SITE SHRUBS & GROUNDCOVER (LOW WATER USE)	30,170 S.F

RIVERSIDE COUNTY ORDINANCE 859 LANDSCAPE WATER USE CALCULATIONS
***PROJECT TYPE* Residential**
CADO TANGERINE - TRACT NO 38832
0.50 *ETo ALLOWANCE*

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 ***MAXIMUM ANNUAL WATER ALLOWANCE*** **(MAWA)**

INPUT the total square footage of landscape = 78,382 S.F.
INPUT the Hist. ETo for the area = 63.04

MAWA = **204,782** cu ft / yr

2 ***ESTIMATED ANNUAL WATER USE*** **(EAWU)**

		Plant Type	Water Use
Hydrozone # 1: OFF-SITE TREES	Plant Factor = 0.5	*Trees / Mulch*	*Moderate*
INPUT Square Foot Area of Hydrozone = 1,152			
Hydrozone Irrigation Efficiency = 0.85	*Bubblers*		
EAWU = 3,541 cu ft / yr			
Hydrozone # 3: OFF-SITE SHRUBS & GROUNDCOVERS	Plant Factor = 0.2	*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone = 44,980			
Hydrozone Irrigation Efficiency = 0.90	*Point Source Drip*		
EAWU = 52,229 cu ft / yr			
Hydrozone # 2: ON-SITE TREES	Plant Factor = 0.5	*Trees / Mulch*	*Moderate*
INPUT square footage of hydrozone = 2,080			
Hydrozone Irrigation Efficiency = 0.85	*Bubblers*		
EAWU = 6,393 cu ft / yr			
Hydrozone # 3: ON-SITE SHRUBS & GROUNDCOVERS	Plant Factor = 0.2	*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone = 30,170			
Hydrozone Irrigation Efficiency = 0.90	*Point Source Drip*		
EAWU = 35,032 cu ft / yr			

SubTotal EAWU = 97,195 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = **114,347**
MAWA - EAWU = **90,435** cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 44%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

1" = 150'
150 0 150 300 450

NOT FOR CONSTRUCTION

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

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ENGINEER — COUNTY

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PREPARED UNDER THE SUPERVISION OF: JESSIE COREA — DRAFT — PLA NO. 6840 , EXP 11/30/26
DESIGNED BY: JC CHECKED BY: JC
02/03/2026 DATE:

BENCHMARK: SEE TITLE SHEET

SCALE: H: 1"=150' V: N/A

IP COUNTY OF RIVERSIDE LSP

TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
WATER USE CALCULATIONS

SHEET NO. 5
5 OF 8 SHTS

FOR: CADO TANGERINE LLC
W.O. 22–0100
COUNTY FILE NO.

N W WEBB E S

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

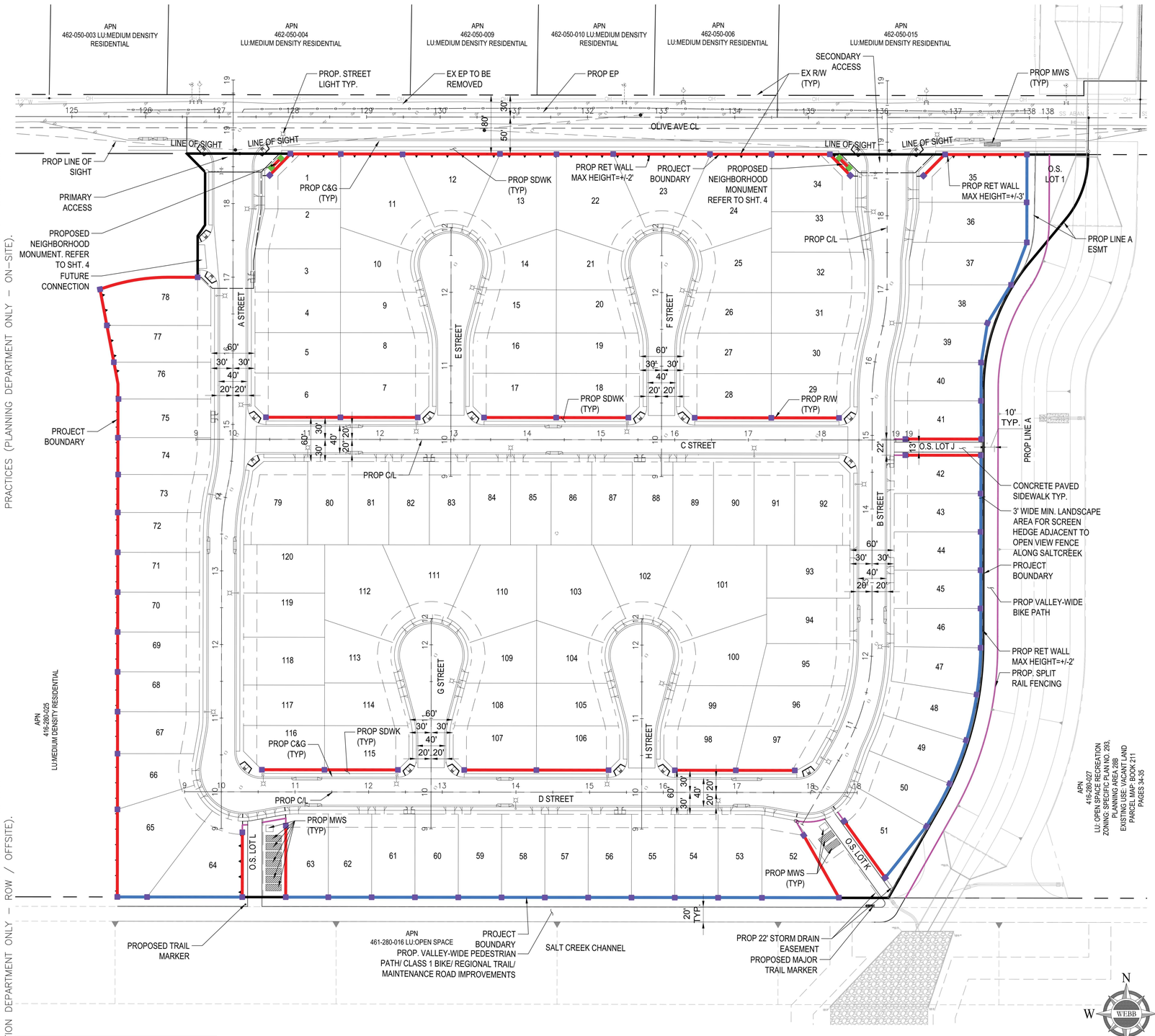
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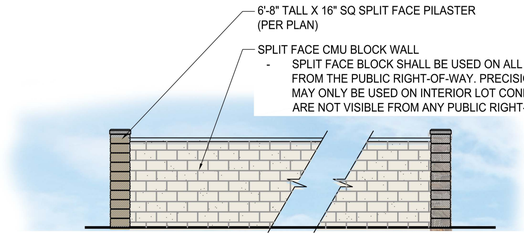
PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

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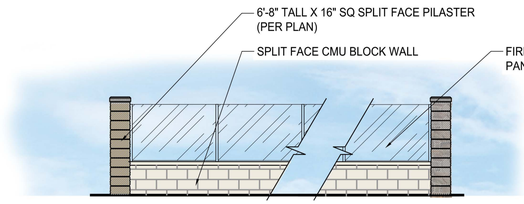
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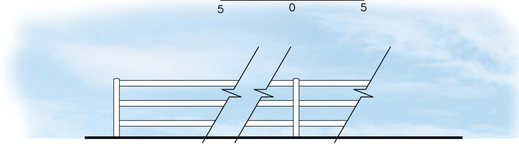
1. COMMUNITY WALL | 6' TALL TAN SPLIT FACE CMU WALL W/ PILASTERS

1" = 5'
5 0 5



2. OPEN VIEW COMBO WALL | 4' TALL GLASS WALL PANEL FENCE OVER 2' TALL TAN SPLIT FACE CMU WALL W/ PILASTERS

1" = 5'
5 0 5



3. OPEN VIEW FENCE | 3' TALL SPLIT-RAIL FENCE

1" = 5'
5 0 5

LEGEND

1. 6' TALL COMMUNITY WALL - COLOR TO BE TAN
2. 6' TALL OPEN VIEW COMBO WALL - COLOR TO BE TAN
3. 3' TALL SPLIT RAIL VINYL FENCE - COLOR TO BE WHITE
4. 6'-8" TALL 16" SQ. SPLIT-FACE PILASTER - COLOR TO BE TAN
5. 5' TALL 24" SQ STONE VENEER MONUMENT - SEE SHEET 4

NOT FOR CONSTRUCTION

H:\2022\22-0100\DRAWINGS\ENTITLEMENT\22-0100 CLP - CONCEPTUAL FENCE AND WALL PLAN.DWG 1/29/2026 6:29:24 AM

N W WEBB E S

1"=70'
70 0 70' 140' 210'

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department | Date:

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				ENGINEER	COUNTY

SEAL–LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT — JESSIE CORREA, 6840 — SIGNATURE 11-30-26 RENEWAL DATE 2/2/2026 DATE — STATE OF CALIFORNIA

A L B E R T A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
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RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: JESSIE CORREA DRAFT PLA NO. 6840 , EXP 11/30/26
DESIGNED BY: JC CHECKED BY: JC
02/03/2026 DATE:

BENCHMARK: SEE TITLE SHEET
SCALE: H: 1"=70' V: 1"=5'

IP COUNTY OF RIVERSIDE LSP
TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
CONCEPTUAL FENCE AND WALL PLAN

SHEET NO. 6
6 OF 8 SHTS

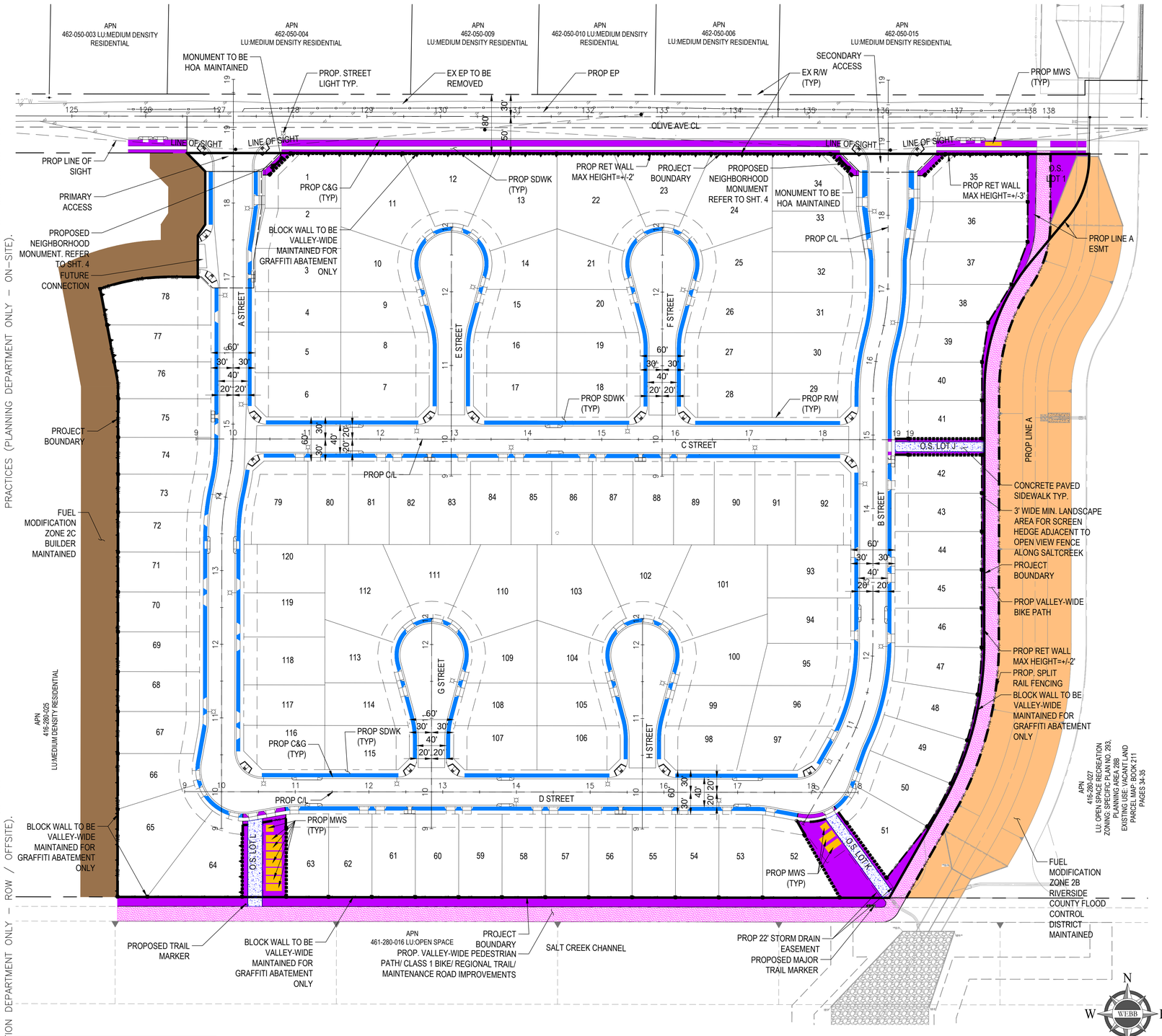
FOR: CADO TANGERINE LLC
W.O. 22-0100
COUNTY FILE NO.

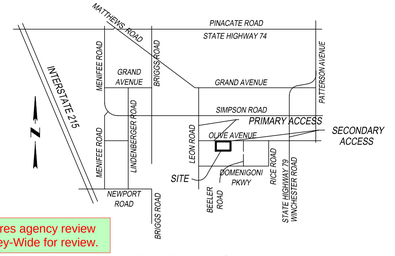
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VICINITY MAP
NTS

The Valley-Wide Maintenance Exhibit requires agency review and approval. Please submit the ME to Valley-Wide for review.

LANDSCAPE AREA MAINTENACE LEGEND

	QTY.
MODULAR WETLAND SYSTEM *(COUNTY OF RIVERSIDE MAINTAINED)*	1,134 SF
ONSITE PARKWAY *HOMEOWNER MAINTAINED*	32,250 SF
OFF-SITE PARKWAY AND TRAIL *VALLEY-WIDE RECREATION AND PARK DISTRICT MAINTAINED*	52,708 SF
FUEL MODIFICATION ZONE 2B *RIVERSIDE COUNTY FLOOD CONTROL DISTRICT MAINTAINED*	
FUEL MODIFICATION ZONE 2C *BUILDER MAINTAINED*	

	MAINTENANCE ENTITY
SPLIT FACE BLOCK WALL *V.W.R. & P.D. FOR GRAFFITI REMOVAL ONLY* 1,629 LF.	V.W.R & P.D.
SPLIT FACE BLOCK WALL *HOME OWNER / H.O.A FOR GRAFFITI REMOVAL ONLY* 1,081 LF.	HOA/HOMEOWNER
PVC RAIL FENCE *1,300 LF.*	V.W.R & P.D.
COMBO WALL: SPLIT FACE BLOCK WALL WITH GLASS PANELS *V.W.R & P.D. FOR GRAFFITI REMOVAL ONLY ON BLOCK WALL* 1,927 LF.	V.W.R & P.D.
CONCRETE ACCESS PATH *5,996* LF.	*V.W.R & P.D.*
VALLEY-WIDE PEDESTRIAN PATH/ MAINTENANCE ROAD 42,497 SQ. FT.	V.W.R & P.D.
MOW CURB *3,100 LF.*	V.W.R & P.D.

NOTE:
PRELIMINARY MAINTENANCE EXHIBIT (PME) APPROVAL IS CONTINGENT UPON COMPLIANCE WITH VALLEY-WIDE'S STANDARDS AND SPECIFICATIONS. FINAL MAINTENANCE EXHIBIT MUST BE VERIFIED AGAINST FINAL GRADING PLAN, WALL AND FENCE PLAN AND FINAL TRACT MAP, PRIOR TO VALLEY-WIDE'S CFD BUDGET FINALIZATION. SQUARE FOOTAGES LISTED ON THIS PME HAVE NOT BEEN VARIED. MAINTENANCE OF BASINS ARE SUBJECT TO COMPLIANCE OF VALLEY-WIDE'S BASIN DESIGN GUIDELINES AND REVIEW AND APPROVAL OF GRADING AND STORM DRAIN PLANS.

NOT FOR CONSTRUCTION

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department | Date:

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N W E S WEBB

1"=70'
70 0 70' 140' 210'

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SCALE: H: 1"=70' V: N/A

IP COUNTY OF RIVERSIDE LSP
TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
CONCEPTUAL MAINTENANCE PLAN
FOR: CADO TANGERINE LLC
W.O. 22-0100
COUNTY FILE NO.

SHEET NO. 7
7 OF 8 SHTS

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PARKINSONIA X 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



QUERCUS AGRIFOLIA
COAST LIVE OAK



PLATANUS X ACERIFOLIA
LONDON PLANE TREE



CALLISTEMON VIMINALIS
WEEPING BOTTLEBRUSH



CINNAMOMUM CAMPHORA
CAMPHOR TREE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA



PRUNUS CERASIFERA
PURPLE-LEAF PLUM



OLEA EUROPAEA `FRUITLESS`
FRUITLESS OLIVE



ACACIA REDOLENS 'LOW BOY'
LOW BOY BANK CATCLAW



BACCHARIS PILULARIS 'PIGEON POINT'
PIGEON POINT COYOTE BRUSH



CALLISTEMON VIMINALIS 'LITTLE JOHN'
LITTLE JOHN WEEPING BOTTLEBRUSH



CAREX TUMULICOLA
FOOTHILL SEDGE



DODONAEA VISCOSA
HOPSEED BUSH



HESPERALOE PARVIFLORA
RED YUCCA



HETEROMELES ARBUTIFOLIA
TOYON



JUNCUS PATENS
CALIFORNIA GRAY RUSH



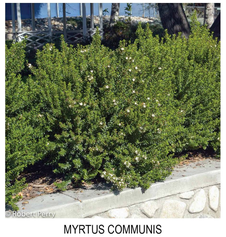
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
GREEN CLOUD TEXAS SAGE



MUHLENBERGIA CAPILLARIS 'REGAL MIST'
MUHLY



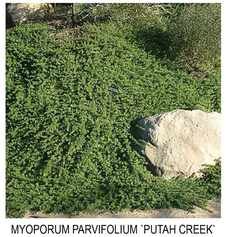
MUHLENBERGIA DUBIA
PINE MUHLY



MYRTUS COMMUNIS
COMMON MYRTLE



PARTHENOCISSUS TRICUSPIDATA
JAPANESE CREEPER



MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
PUTAH CREEK TRAILING
MYOPORUM



DALEA GREGGII
TRAILING INDIGO BUSH



WESTRINGIA FRUTICOSA 'BLUE GEM'
COAST ROSEMARY



WESTRINGIA FRUTICOSA 'SMOKEY'
SMOKEY WESTRINGIA

PLAN CHECK | OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

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NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT
JESSIE CORREA, #6840
SIGNATURE
11-30-26
RENEWAL DATE
2/3/2026
DATE
STATE OF CALIFORNIA

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PREPARED UNDER THE SUPERVISION OF: JESSIE CORREA DRAFT
PLA NO. 6840 , EXP 11/30/26
DESIGNED BY: JC CHECKED BY: JC
02/03/2026
DATE:

BENCHMARK:
SEE TITLE SHEET

SCALE: H: 1"=70' V: N/A

VALLEY-WIDE RECREATION & PARK DISTRICT

Planning Department Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

IP COUNTY OF RIVERSIDE LSP

TENTATIVE TRACT MAP 38832
CADO TANGERINE
CONCEPTUAL LANDSCAPE PLAN
CONCEPTUAL PLANT IMAGERY

SHEET NO. 8
8 OF 8 SHTS

FOR: CADO TANGERINE LLC

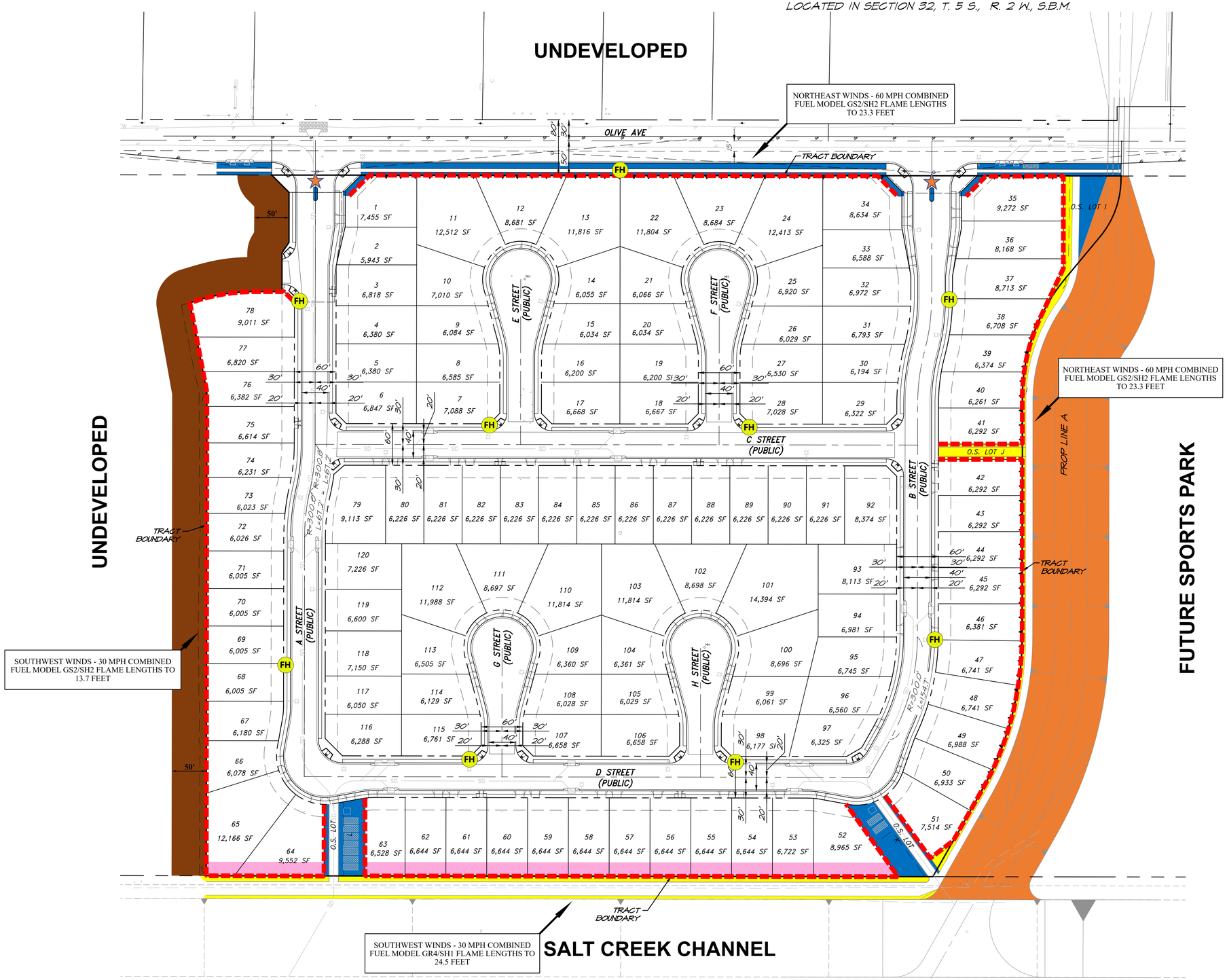
W.O. 22-0100

COUNTY FILE NO.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38832

LOCATED IN SECTION 32, T. 5 S., R. 2 W., S.B.M.



FUEL MODIFICATION PLAN MAP LEGEND

CADO TANGERINE DEVELOPMENT

UNINCORPORATED RIVERSIDE COUNTY CALIFORNIA

Symbol	Description
Not Shown	**COMBUSTIBLE FREE ZONE (LOT OWNER MAINTAINED) -** A zone that is that is 5 feet in width beginning at the outer wall of each structure and cleared of all existing plants and combustible materials, attached deck, or stairway. The lot owner is responsible for their individual lot. No combustible material or plants are allowed in this zone at any time. See the written Fire Protection Plan (Section 7.1) for additional information.
No Color	**FUEL MODIFICATION ZONE 1A (LOT OWNER MAINTAINED) - A** permanently irrigated zone beginning at the outer edge of the Combustible Free Zone that extends to the lot boundary. Zone 1A will be cleared of all existing vegetation. Zone 1A shall be planted and irrigated with fire-resistant vegetation described in Section 7.2 of the Fire Protection Plan. Each mature tree canopy shall be 10 feet or more from the adjacent structure. Remove and replace any dead or dying plant material monthly. No combustible mulch shall be placed in Zone A1, use noncombustible alternatives such as rock, gravel, decomposed granite and similar products. It may include hardscape features such as concrete sidewalks, rock, pavers, artificial turf, swimming pools and similar features. Avoid all plants listed on the Prohibited Plant List found in Appendix A of the Fire Protection Plan. See Fire Protection Plan for further information.
	FUEL MODIFICATION ZONE 1B (VALLEY-WIDE RECREATION & PARK DISTRICT MAINTAINED) - A permanently irrigated zone within public roadways and pathways within 50 feet of a structure and maintained to Zone 1A criteria. Avoid all plants listed on the Prohibited Plant List found in Appendix A of the Fire Protection Plan. It shall be a permanently irrigated zone with all trees maintained to keep a separation of 6 feet from the tree canopy to ground fuels (shrubs and ground covers). Tree canopies shall be 10 feet or more from a structure. Maintenance will be on-going throughout the year as needed. See Fire Protection Plan (Section 7.3) for additional details and information.
	FUEL MODIFICATION ZONE 2A (VALLEY-WIDE RECREATION & PARK DISTRICT MAINTAINED) - Is a non-irrigated zone located on the south and east boundaries inside and outside of the Project area along the maintained trails and also within Open Space Lot J. Fuels shall be thinned by 50 percent including the removal of those plants listed in Appendix A. Grass and related herbaceous vegetation shall be maintained throughout the year as needed including being weed whipped or mowed to a 3 inch stubble height at the end of the growing season when the fuels have dried out. All dead plant material shall also be removed. Tree and shrub trimmings shall be removed from Zone 2A. See Fire Protection Plan (Section 7.4) for additional information.
	FUEL MODIFICATION ZONE 2B (RIVERSIDE COUNTY FLOOD CONTROL DISTRICT MAINTAINED) - Is a non-irrigated thinning zone easement in a flood control channel where the fuels are thinned by 50 percent including the removal of those plants listed in Appendix A. Grass and related herbaceous vegetation shall be maintained throughout the year as needed including being weed whipped or mowed to a 3 inch stubble height at the end of the growing season. All dead plant material shall also be removed. See Fire Protection Plan (Section 7.5) for additional information.
	FUEL MODIFICATION ZONE 2C (BUILDER MAINTAINED) - Is a non-irrigated thinning zone easement where the fuels are thinned by 50 percent including the removal of those plants listed in Appendix A. It shall extend from the outer edge of Zone 1A and 1B to 50 feet from the western outer wall. It shall be maintained by the builder until such a time that the bordering property is developed. Grass and related herbaceous vegetation shall be annually weed whipped or mowed to a 3 inch stubble height at the end of the growing season when the fuels have dried out. All dead plant material shall also be removed. In the northwest corner this zone is extended north of lot 78 along the property boundary from A Street to Olive Avenue to enhance evacuation and emergency responder ingress. See Fire Protection Plan (Section 7.6) for additional information.
	NO BUILD ZONE (LOT OWNER MAINTAINED) - The No Build Zone has the same landscaping and maintenance requirements described for Zone 1A. No combustible structures, which includes the home, can be built within this zone. The zone is 20 feet in width beginning at the rear of the property line. See Fire Protection Plan (Section 7.7) for additional information.
	NONCOMBUSTIBLE SOLID 6-FOOT WALL - A solid noncombustible radiant and convective heat deflection wall 6 feet in height as measured from the side facing wildland fuels shall be located as shown to both intercept radiant and deflect convective heat from a wildfire. In additional, the walls reduce fire behavior. See Fire Protection Plan for details. See Appendix 'F' for an example of a view wall.

Prepared For: Mark Hayden
1545 Faraday Avenue
Carlsbad, CA 92008

Prepared By: *FIREWISE2000*, LLC
PO Box 339
Lower Lake, CA 95457
Phone: (760) 745-3947
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FUEL MODIFICATION SYMBOL LEGEND

SYMBOL	DESCRIPTION
★	Emergency/Fire Access Way Entrance
FH	The FH (Fire Hydrant) symbol shown for reference only. Each fire hydrant is to be installed per the City of Los Angeles Fire Departments Hydrant and Access Unit requirements.

Certified By

Melvin A Johnson, Owner **Date: 11/06/2025**
Certified CEQA Wildland Fire Consultant
***FIREWISE*2000, LLC**
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Info@firewise2000.com

This Exhibit is found to be compliant with the Tangerine Fire Protection Plan dated: November 11, 2025

N

70' 0 70' 140' 210'

1" = 70'

CADO TANGERINE DEVELOPMENT
DRAFT PRELIMINARY FIRE PROTECTION PLAN
TTM 38832, WINCHESTER, CALIFORNIA



November 19, 2025

Owner: **Capstone Advisors**
1545 Faraday Avenue
Carlsbad, CA 92008

Prepared by: **Herbert Spitzer – Sr. Wildland Fire Associate**
Nick Ellenbecker – Wildland Fire Associate
Amy Wilkins – Wildland Fire Associate
***FIRE*WISE2000, LLC**

Certified By:

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CADO TANGERINE DEVELOPMENT
DRAFT PRELIMINARY FIRE PROTECTION PLAN
TTM 38832

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CADO TANGERINE DEVELOPMENT
DRAFT PRELIMINARY FIRE PROTECTION PLAN
TTM 38832, Winchester, CA
November 19, 2025

1.0 GENERAL DESCRIPTION

The proposed CADO Tangerine Development Project (TTM 38832), herein referred to as the Project, is located south of Olive Avenue, west of Beeler Rd, north of the Salt Creek Channel, and east of Leon Road in the community of Winchester, California (Photo #1). The northern part of the Project is within a Very High Fire Hazard Severity Zone (VHFHSZ), the center a High Fire Hazard Severity Zone, and the southern edge along Salt Creek Channel is in Moderate Fire Hazard Severity Zone. Riverside County Fire Department (RCFD) is the fire department responsible for the community of Winchester and the approving agency.



Photo #1*: **Aerial Photo of the Project Site**. The white arrow points to the center of the Project. Olive Avenue is the major roadway along the North side of the Project. The areas to the east and west are undeveloped and in a moderate fire hazard risk area.*

The Project consists of the development of 120 single-family residential lots, 4 open space lots, plus infrastructure on 26.94 acres. All of the Project is in Assessor's Parcel No. 461-280-026. The lot sizes will be a minimum of 6,000 square feet with a minimum average width of 50 feet, minimum average depth of 90 feet, front setbacks of 18 feet, rear setbacks of 10 feet, side interior setbacks of five feet, and side on corner setbacks of 10 feet. On the east and south boundaries is a proposed bike path measuring 10 feet and 20 feet wide respectively.

A small-scale conceptual landscape plan of the Project that contains lot, roadway, and parking locations can be found in Appendix 'D' for general layout purposes.

1.1 General Information

Owner:	Capstone Advisors 1545 Faraday Avenue Carlsbad, CA 92008
Approving Departments:	
Fire Authority:	Riverside County Fire Department (RCFD)
Water:	Eastern Municipal Water District

1.2 Relevant Building Codes and Standards

Requirements of this Preliminary Fire Prevention Plan (PFPP) are based upon requirements listed in the 2022 California Fire Code (CFC), Chapter 49, Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. Local Amendments as required; Chapter 7A-California Building Code; 2022 California Residential Code Section R337; National Fire Protection Association Standards (NFPA) 13-D, 2022 Edition, Riverside County Health and Safety Code - Declaration of Nuisance 6.15.020, and supporting guidelines, and NFPA Standard 1140 – Standard for Wildland Fire Protection 2022.

1.3 Hazardous Vegetation Around Buildings - Laws and Regulations

The following laws and regulations guide the requirements for fuel modification. These include the following: Public Resources Code, Section 4291. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation "General Guideline to Create Defensible Space"). California Government Code, Section 51182. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07, and Riverside County Ordinances; 695, 787.10, and 460.154.

1.4 Fire Protection Plans - California

The 2022 California Fire Code requires a Final Fire Protection Plan (FFPP) to be approved prior to construction. An FFPP shall include a Landscape Plan for all the common areas that are consistent with this plan. The landscape architect, when developing their plan, shall incorporate the plant material, planting design, and maintenance requirements identified in the FFPP. When the landscape plan is completed, it will be incorporated into the FFPP as Appendix 'I' or provided as a separate file.

Pursuant to Section 4903.2.1.1 of the CFC, a Preliminary Fire Protection Plan (PFPP) shall include:

- A wildland fire hazard rating assessment and calculations of the expected fire behavior in the event a wildland fire should occur within the offsite and onsite native and exotic vegetation.

- A short and long-term vegetative fuel modification treatment and maintenance plan around each structure to minimize any loss to residential structures within the planned development due to wildland fire.

- A short and long-term interior and perimeter open space fuel modification treatment plan including *"firewise landscaping"* criteria to be deployed in the community.

- Building construction and design criteria to be applied to all lots.

- A map with all project boundary lines, property lines, slope contour lines, lot lines, and proposed roads.

- Information concerning adjoining properties on all sides, current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restorage plans, roads, and parks.

- A review of existing architectural plans, ignition resistant building features, and community protection systems (e.g., water and access), and specifications to assure these plans, features, and systems adequately protect life and property.

As the landscape plan is under development and status of offsite easements for fuel modification have yet to be established, this is a PFPP.

A FFPP must be submitted to and approved by the RCFPD prior to building construction. The FFPP per Section 4903.2.1.2 of the CFC shall include the items listed in Section 4903.2.1.1 listed above and the following:

1. A map identifying all proposed plants in the fuel modification zones and a legend that includes a symbol for each proposed plant species. The Plan shall include specific information on each species proposed, including but not limited to:
    a. The plant life-form.
    b. The scientific and common name.
    c. The expected height and width for mature growth.
2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
5. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
6. Legally binding statements to be included in covenants, conditions, and restrictions regarding property owner responsibilities for vegetation maintenance.

The FFPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Project. In addition, the FFPP 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 treatments.

2.0 WILDLAND FIRE HAZARD AND RISK ASSESSMENT

Wildfire risk is a measure of the chance of a fire starting, as determined by the presence and activity of causative agents. Fire hazard is the result of a combination of vegetation, topography, weather, and the threat of fire to life and property that create difficult and dangerous problems. The primary focus of this PFPP is the reduction of the fire hazard and to a lesser extent, the reduction of risk of a fire starting within the Project.

The following assessment is made based upon historical weather data and existing and forecasted vegetation growth.

2.1 Weather Review and Assessment

Weather has a dramatic influence on wildland fire behavior. 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 (>50 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 generally is at its lowest moisture content. The Riverside County area is considered one of the areas in southern California that is strongly influenced by powerful Santa Ana winds.

Fire Agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger. The RAWS station closest to the Project is the Lake Skinner RAWS located at Latitude 33 ° 34 ' 31 " N and Longitude 117 ° 03 ' 52" W at an elevation of 1,654 feet. This is very similar to the Project elevation. To get a lengthier data set, the nearby Sage California RAWS at 33 ° 36 ' 20 " N and Longitude 116 ° 56 ' 21" W at an elevation of 2,560 feet, was also checked. Data for all RAWS is archived in the Western Region Climate Center in Reno, Nevada. The typical prevailing summer time wind pattern is out of the west/southwest and normally is of a much lower velocity (5-10 MPH with occassional gusts to 20 MPH) and is associated with relative humidity readings ranging between 20% and occasionally more than 50% due to the sites proximity to onshore winds from the ocean.

In addition to Santa Ana winds, there is 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. These moderately strong, dry wind conditions usually occur in the late afternoon or early evenings on very hot days, especially during the normal summertime (June through September) months.

All other (northwest, southeast and south) wind directions may be occasionally strong and gusty; however, they are generally associated with cooler moist air and have higher relative humidity (>40%). They are considered a serious wildland fire weather condition when wind speeds reach >20-MPH.

2.2 Off-Site Fire Hazard and Risk Assessment

North of the Project is undeveloped agricultural land. The land to the west and east of the Project are undeveloped and contain wildland fire fuels. The Salt Creek Channel, a Riverside

County Flood Control District facility, exists along the entire length of the southern exposure. Fuel modification is likely not going to be an option in the Salt Creek Channel due to its land use and zoning classification.

Vegetation

The Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) vegetation map was utilized to determine the types of vegetation located adjacent to and near the Project as well as the climax plant communities. The eastern and western exposure fuels are predominantly native and invasive grasses with some weedy forbs and scattered shrubs. The northern exposure will be modeled using the same fuel inputs. To the south within and adjacent to the Salt Creek Channel, there are plant communities which include Riversidian sage scrub, mulefat scrub, and riparian vegetation. The primary concern from these offsite areas are embers which could be transported by wind and convective heat during a wildfire and be deposited within the Project thus creating a fire risk.

Northern Exposure Fuels

To the north of the project is Olive Avenue and beyond that is agricultural land (Photo #2). The future use of agricultural land is unpredictable. The land could become fallow and overgrown should it cease to be farmed. In such a case, the current plant community on the project site as well as the adjacent properties to the east and west are good analogs for what can be expected to occur. For fire behavior planning purposes, fuels are best described as a Combined Fuel Model consisting of [gs2 – Moderate load, dry climate grass-shrub (70%) and sh2 – Moderate load, dry climate shrub (30%)].



Photo #2 – The Northern Exposure. *Looking west from Olive Avenue. Note the existing agricultural land to the right. The Project is located on the left side of the photo*

Eastern Exposure Fuels

The eastern exposure is undeveloped land zoned "open space recreation" with the same climax plant community as the northern and western exposures (Photo #3). Slopes are nearly level and thus have little effect on fire behavior. However, during a Santa Ana wind event, wind gusts can be upward of 60 mph increasing fire behavior. Future plans for the land along the eastern border include a bike path and a sports complex. For fire behavior planning purposes, fuels to the east are best described as a Combined Fuel Model [gs2 – Moderate load, dry climate grass (70%) and sh2 – Moderate load, dry climate shrub (30%)].



Photo #3 - Looking South on Olive Ave at the eastern property boundary. *The is a proposed bike path that will border the eastern edge of the property.*

Southern Exposure Fuels

The southern boundary of the Project abuts the Salt Creek Channel (Photos #1, #4, and #5). Winds are lighter from the southwest and west with recorded wind gusts up to 30mph. The upward slope from the bottom of the channel to the level of the project is 5:1 or 20 percent which will increase wildland fire behavior. Thus, all homes along the southern boundary (lots 51-65) will have specific building parameters to mitigate this concern (Section 8.3). For fire behavior planning purposes, fuels are best described as a Combined Fuel Model [gr4 – Moderate load dry climate grass (70%) and sh1 – Low load, dry climate shrub (30%)].



Photo #4 – Aerial View of Southern Project Boundary and the Salt Creek Channel. *All homes are proposed to be built with a rear setback of at least 10 feet.*



Photo #5 – Vegetation Within the Salt Creek Channel near the Project. *The channel banks consist primarily of dense grass with some interspersed shrubs. Water occasionally flows within the channel during periods of high rainfall.*

Western Exposure Fuels

The lots with western exposures abut land that is zoned for medium density residential but is currently undeveloped. The vegetation along the western exposure is currently overgrown and has a moderate wildfire fuel load (Photo #6). The climax vegetation to the west are best described is a Combined Fuel Model [gs2 – Moderate load, dry climate grass (70%) and sh2 – Moderate load, dry climate shrub (30%)]. Slopes are nearly level and thus have little effect on fire behavior.



Photo #6 – Looking South on Olive Avenue into the property on the western edge of the Project. *A moderate wildfire fuel load abuts the western edge of the property.*

2.3 On-Site Fire Hazard and Risk Assessment

All the native and exotic vegetation within the Tract will be cleared during the grading process and replanted with fire-resistant irrigated landscaping.

The greatest fire concern will be along the southern edge where a southerly wind will push through the Salt Creek Channel; a zone where fuel modification is restricted due to land use zoning. To address this, additional fire precautions will be required (Section 8.3).

The structure setbacks are also a fire concern. Side yard interior setbacks within the Project are set at 5 feet. This results in a structure-to-structure separation of only 10 feet. No plant material can be installed within 5 feet of the home thus the entire area between homes will need to be absent of all vegetation per the requirements of the "Combustible free zone". Rear yards setbacks are set at 10 feet.

2.4 Fire History

Fire history is an important component to assessing both the wildfire risk and hazards. Historical fire history data is maintained by Cal Fire and is mapped for fires of 100 acres or more. Fires less than 100 acres may have been mapped and included in the data if it resulted in a major loss of life or property. Figure #1 shows the fire history in and around the Project.

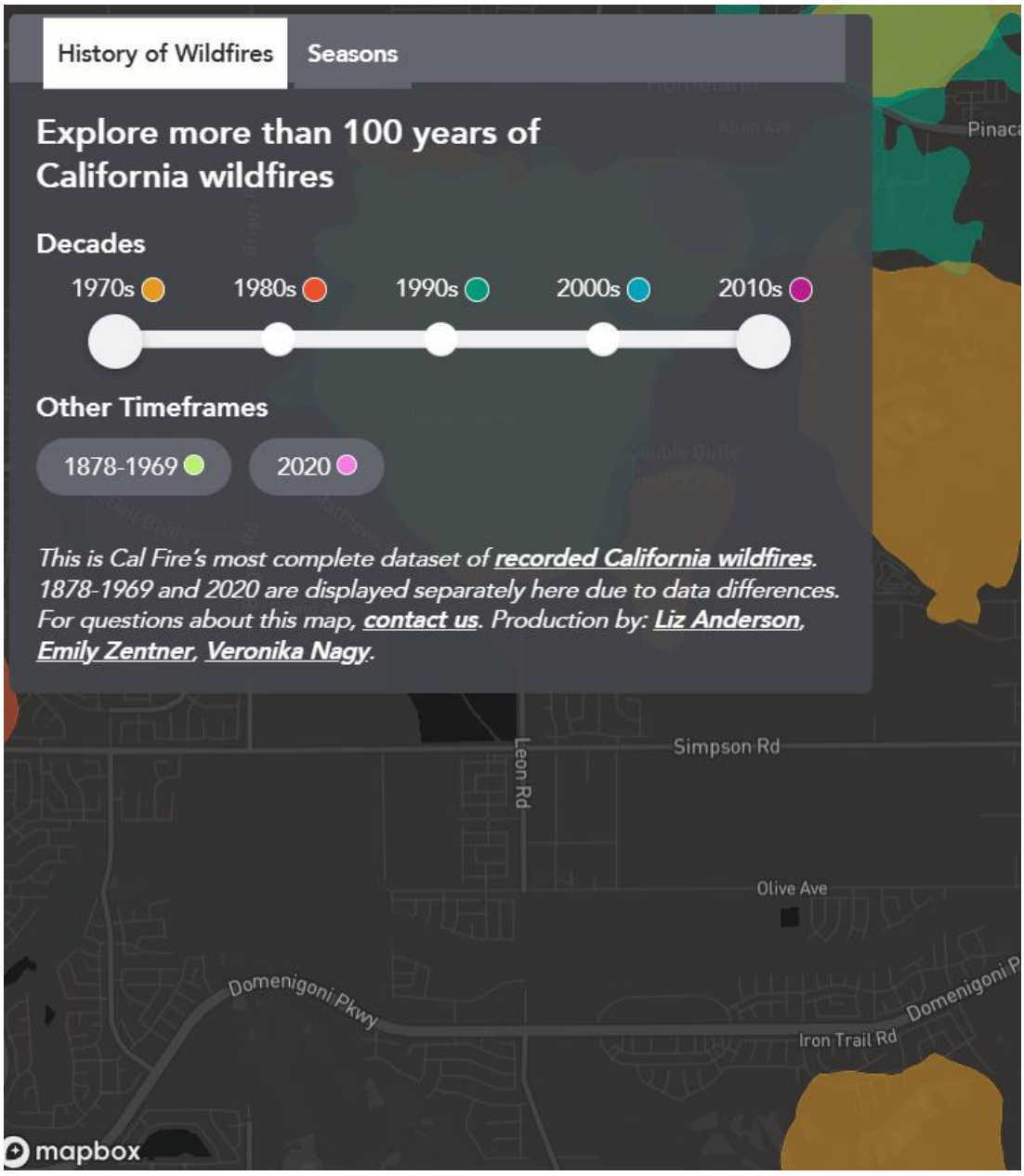


Figure #1 –Fire History. *Although the Project site has no known large wildland fire history, there is a history of fire in the area. Regardless of the history, the combination of fuels, weather, and topography exhibit the potential for a significant wildland fire event.*

2.5 Fire Hazard Zone

The northern edge of the Project is classified as being in a Very High Fire Hazard Severity Zone (VHFHSZ). The interior of the project is in a High Fire Hazard Severity Zone , and the southern edge in a Moderate Fire Hazard Zone (Figure #2).

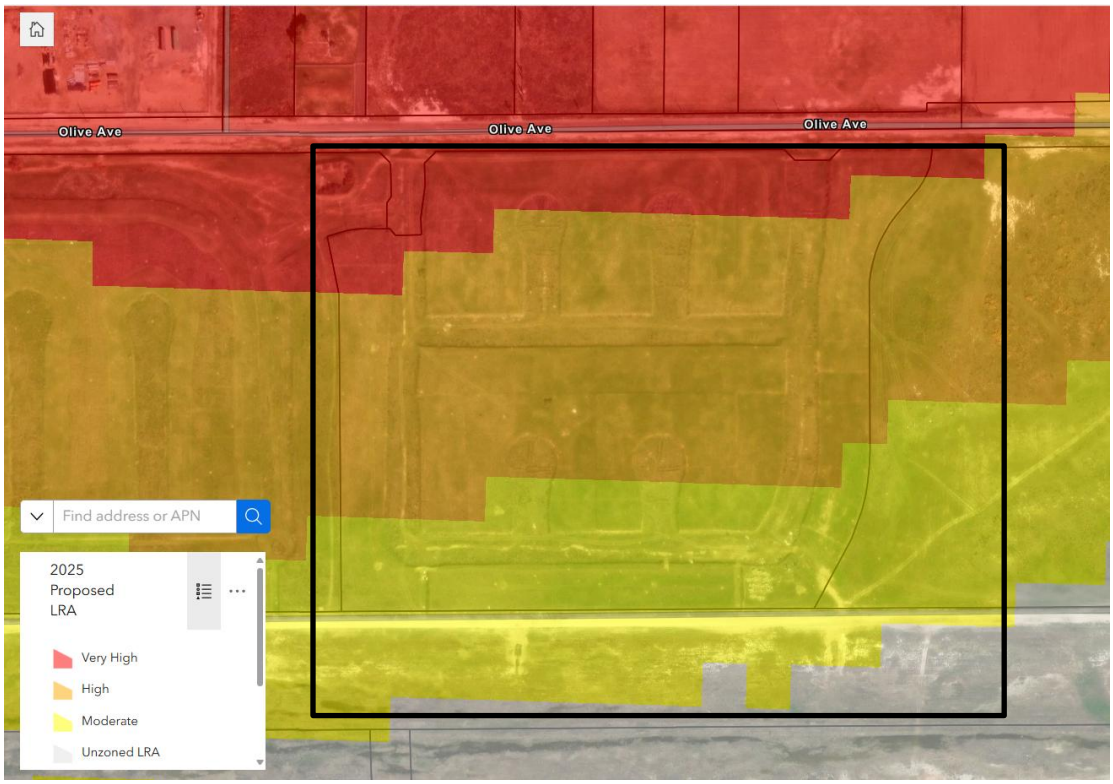


Figure #2 – Fire Severity Zones. *The Project location is within the black outline. Yellow indicates a Moderate Zone, Orange a High Fire Hazard Severity Zone. And red a Very High Hazard Severity Zone.*

The northern edge of the project is in a VHFSZ presumably due to its proximity to the mountains north of the project and may be within the range of ember production should a fire occur within the mountains during a strong southerly wind. Although the southern portion of the project is in a Moderate Fire Hazard Severity Zone, a fire burning in the Salt Creek Channel under worst case wind and fire weather would likely shower embers within the entire Tract. Therefore, wildfire is a considerable threat for the entirety of the project area. Fuel modification zones around each home, combined with building consturuction following Chapter 7A of the California building code will greatly reduce the risk from wildfire.

3.0 PREDICTING WILDLAND FIRE BEHAVIOR

The BehavePlus 6.0.0 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 BehavePlus fire behavior computer modeling system is utilized by wildland fire experts nationwide as well as in other nations.

Wildland fire managers use the BehavePlus modeling system to project expected fire intensity, rate-of-spread, and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. ***FIREWISE2000, LLC*** used the BehavePlus 6.0.0 Fire Behavior Prediction Model to make the fire behavior assessments for the Project discussed below.

FIREWISE2000, LLC recognizes that certain extreme fire behavior, such as that produced by prolific crowning/spotting, presence of fire whirls, and strong convection columns, are not addressed in this PFPP. When heavy fuels and steep topography are present, generally in vegetation that is taller than 20 feet, fire behavior can become erratic and lead to a "blow up" or "fire storm." When high concentrations of firebrands fall on receptive fuels, several ignitions may occur simultaneously resulting in what has been termed "area ignition." Predictability is difficult because such fires often create their own fire environment and therefore behave erratically. These fuel types and conditions are not present within or adjacent to this Project. The BehavePlus Fire Computer Modeling Program fire behavior calculations are therefore a reliable means of determining appropriate wildfire mitigation measures.

3.1 Wildland Fire Behavior Calculations for the Off-site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels located adjacent to and bordering the proposed Project. These projections were based on "worst case" Riverside County fire weather assumptions in the vicinty of the Project area, from Project site observations, and fuel moisture levels typically observed during the local fire season. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the Project area.

Over the past decade, California and much of the Western United States has been experiencing increased fire behavior from what was typically seen in the past as documented by firefighters from multiple agencies. It is due in part to our changing climate, which frequently results in lower relative humidity over prolonged periods of time in turn resulting in lower moisture content in both living and dead wildland fuels. When fuels are drier, they burn hotter and are easier to ignite, especially on hot dry days as the fuel temperature is closer to its ignition temperature. The fire behavior calculation inputs for anticipated fuel moistures have been adjusted to account for climate change and thus, better represent future "worst case" weather. When multiple fire behavior factors occur at the same time, this is sometimes referred to as "being in alignment". This happens when humidity is low, both live and dead fuels moistures are low, winds are high, and the slopes are uphill. When alignment occurs, fire behavior is dramatically enhanced. These factors can be further enhanced by the vegetation type and the amount of time that has elapsed since the area was last disturbed by wildfire.

Flame length, a term utilized throughout this report, is easily visualized in Figure #3. With no wind, flames generally go straight up. Wind, topography, and fuels will effect fire behavior as the flames generally will bend with the wind and be modifided by topography and also by a fire burning in heavy fuels.



Figure #3 – Flame Length. *Flame lengths described in this plan are measured in feet. Photo credit to Fire Science.*

The Project will have wildland fire exposures from all four cardinal directions. For each of the four (4) fire scenarios that follow, two (2) separate BehavePlus Fire Modeling System computer calculations are provided. One modeling the worst-case fuel scenario and one modeling a best case or treated fuels condition. All tables display the expected Rate of Fire Spread (expressed in feet/minute), Flame Length (expressed in feet), Fireline Intensity (expressed in British Thermal Units/foot/second), and Spotting Distance (expressed in miles) and include the calculation inputs used in the BehavePlus program. The tables also show the change in Rate of Fire Spread, Flame Length, Fireline Intensity, and Spotting Distance following the completion of the required fuel treatment.

Fire Scenario 1 (North Exposure) ***Fire Approaching from the Northeast or East*** ***(Late Fire Season With 60 MPH North or Northeast East Wind Conditions)***	
Fire Behavior Calculation Input Data • **0 percent slope** • **60 mph 20-foot wind speed** • **0º aspect from north** • **45º wind direction from north**	**Anticipated Fuel Moistures** *** 1-Hour Fine Fuel Moisture of..…… 2%** *** 10-Hour Fuel Moisture of..…… 2%** *** 100-Hour Fuel Moisture of.....……..….. 3%** *** Live Herbaceous Fuel Moisture of…..... 30%** *** Live Woody Fuel Moisture of……..... 45%**
Expected Fire Behavior **Combined Fuel Model [gs2 – Moderate load, dry climate grass-shrub (70%) and sh2 – Moderate load, dry climate shrub (30%)]**	
Rate of Spread - 428 ft/min	
Fireline Intensity - 5331 BTU/ft/s	
Flame Length - 23.3 feet	
Spotting Distance - 1.5 miles	
Expected Fire Behavior in Treated Fuels **Combined Fuel Model [tl2 - Low load broadleaf litter (50%) and gr1 – Short, sparse, dry climate grass (50%)]**	
Rate of Spread - 15 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	
Spotting Distance - 0.3 miles	

Fire Scenario 2 (Eastern Exposure) ***Fire Approaching from the Northeast or East*** ***(Late Fire Season With 60 MPH North or Northeast East Wind Conditions)***	
Fire Behavior Calculation Input Data • **0 percent slope** • **60 mph 20-foot wind speed** • **0º aspect from north** • **45º wind direction from north**	**Anticipated Fuel Moistures** *** 1-Hour Fine Fuel Moisture of..…… 2%** *** 10-Hour Fuel Moisture of..…… 2%** *** 100-Hour Fuel Moisture of.....……..….. 3%** *** Live Herbaceous Fuel Moisture of…..... 30%** *** Live Woody Fuel Moisture of……..... 45%**
Expected Fire Behavior **Combined Fuel Model [gs2 – Moderate load, dry climate grass-shrub (70%) and sh2 – Moderate load, dry climate shrub (10%)]**	
Rate of Spread - 428 ft/min	
Fireline Intensity - 5331 BTU/ft/s	
Flame Length - 23.3 feet	
Spotting Distance - 1.5 miles	
Expected Fire Behavior in Treated Fuels **Combined Fuel Model [tl2 - Low load broadleaf litter (50%) and gr1 – Short, sparse, dry climate grass (60%)]**	
Rate of Spread - 15 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	
Spotting Distance - 1.5 miles	

Fire Scenario 3 (Southern Exposure) ***Fire Approaching from the South or Southwest*** ***(Late Summer With 30 MPH South or Southwest Wind Conditions)***	
Fire Behavior Calculation Input Data • **15 percent slope** • **30 mph 20-foot wind speed** • **180º aspect from north** • **225º wind direction from north**	**Anticipated Fuel Moistures** *** 1-Hour Fine Fuel Moisture of..…… 2%** *** 10-Hour Fuel Moisture of..…… 3%** *** 100-Hour Fuel Moisture of.....……..….. 4%** *** Live Herbaceous Fuel Moisture of…..... 30%** *** Live Woody Fuel Moisture of……..... 55%**
Expected Fire Behavior **Combined Fuel Model [gr4 – Moderate load, dry climate grass (70%) and sh1 – Low load, dry climate shrub (30%)]**	
Rate of Spread - 507 ft/min	
Fireline Intensity - 5,954 BTU/ft/s	
Flame Length - 24.5 feet	
Spotting Distance - 1.0 miles	
Expected Fire Behavior in Treated Fuels **Combined Fuel Model [tl2 - Low load broadleaf litter (50%) and gr1 – Short, sparse, dry climate grass (50%)]**	
Rate of Spread - 25 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	
Spotting Distance - 0.2 miles	

Fire Scenario 4 (Western Exposure) ***Fire Approaching from the South or Southwest*** ***(Late Summer With 30 MPH South or Southwest Wind Conditions)***	
Fire Behavior Calculation Input Data • **0 percent slope** • **30 mph 20-foot wind speed** • **0º aspect from north** • **225º wind direction from north**	**Anticipated Fuel Moistures** **o** *** 1-Hour Fine Fuel Moisture of..…… 2%** *** 10-Hour Fuel Moisture of..…… 3%** *** 100-Hour Fuel Moisture of.....……..….. 4%** *** Live Herbaceous Fuel Moisture of…..... 30%** *** Live Woody Fuel Moisture of……..... 55%**
Expected Fire Behavior **Combined Fuel Model [gs2 – Moderate load, dry climate grass-shrub (70%) and sh2 – Moderate load, dry climate shrub (30%)]**	
Rate of Spread - 139 ft/min	
Fireline Intensity - 1,677 BTU/ft/s	
Flame Length - 13.7 feet	
Spotting Distance - 0.6 miles	
Expected Fire Behavior in Treated Fuels **Combined Fuel Model [tl2 - Low load broadleaf litter (50%) and gr1 – Short, sparse, dry climate grass (50%)]**	
Rate of Spread - 15 ft/min	
Fireline Intensity - 67 BTU/ft/s	
Flame Length - 3.1 feet	
Spotting Distance - 0.2 miles	

3.2 Analysis of Fire Behavior

A fire burning along the southern exposure during worst case weather, in climax vegetation, and extremely low fuel moisture conditions would produce extreme fire behavior with flames in excess of 24 feet as shown in **red** on Fire Scenario 3. Within the treated fuels, described in Section 7.0, the fire behavior is shown in **green.** Within treated fuels, all the fire behavior flame lengths are reduced signficantly. This reduced fire intensity is much less likely to result in damage to a structure due to radiant or convective heat.

4.0 ASSESSING STRUCTURE IGNITIONS IN THE WILDLAND/URBAN INTERFACE

Structure ignitions from wildland wildfires come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The BehavePlus 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 homes built within the Project (see APPENDIX 'C' for the description of ignition resistive construction), wind driven embers and radiant heat issues are addressed in this PFPP.

4.1 Firebrands

Firebrands are pieces of burning materials that detach from burning fuel due to the strong convection drafts in the flaming zone. Firebrands may also be referred to as embers. Firebrands develop in the burning of vegetation, structures, firewood, and from other combustible materials. 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 it burns after contact, and the type of building materials, building design, and construction features of the structure. Firebrands landing on combustible roofing and decks are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, and overhangs.

Even with noncombustible roofing, firebrands landing on dead leaves, needles, and other combustibles located on a roof (due to lack of maintenance) can cause ignition. Any open windows, doors, or other types of unscreened openings are sources for embers to enter a structure during a wildland fire. If these maintenance issues are addressed on a regular basis, firebrands should not be a concern for the Project residences as the buildings will be constructed with ignition resistant building materials and ember resistant vents.

4.2 Radiant Heat/Direct Flame Impingement

Radiation and convection involve the transfer of heat directly from a 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 of 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 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 Doctor Jack Cohen (retired) 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. The ignition temperature of wood is generally between 450°-500°F.

In a Colorado study of the Marshall Fire of 2021, where over 1,000 homes were lost, discussed fire spread mechanisms. This study was conducted by the Insurance Institute for Business & Home Safety and entitled "The Return of Urban Conflagration in Our Built Environment." It stated "Of note was a significant percentage of the vegetation in the area 10 to 50 ft from destroyed homes was still present, indicating a lack of surface fire progression and the presence of ember-driven ignitions. Once the first home ignited in this area, embers produced by structural fuels became the dominant mechanism for fire spread."

FIREWISE2000, LLC believes that the researchers should have also asked why the vegetation burned between 0 – 10 feet of the home. Most likely it was due to the radiant and convective heat from the burning structure which burns for a substantially longer duration than most wildland fuels thus drying out any living plant within the structure's proximity. The ornamental fire-resistant vegetation thus did not contribute to fire spread. Research that includes and relies on aerial photography to identify loss mechanisms may not be a good measure of fire spread through maintained ornamental fuels, especially those close to burned structures. This is important as it also has significant implications for the Combustible Free Zone.

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. The combination of strong winds and flames can cause flames to bend with the wind (Photo #7). Residential single-family homes are typically not designed to withstand direct flame impingement. Contact with a fire's convection heat column may also cause ignition, but the temperature of the column's gases generally are not hot enough or long enough in duration to sustain the ignition of the structure.



Photo #7. High Winds Bending Flames*. If a building is in close proximity, there could be direct contact with the flames which could easily ignite the adjoining structure. Flame/structure contact is also likely to break windows thereby allowing embers, radiant, and convective heat to enter a structure.*

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 3.1 against the required fuel treatment zones described in Section 7.0, demonstrates substantial reductions in expected flame lengths. 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 and noncombustible building materials as required by Chapter 7A of the California Building Code.
- The area surrounding each structure contains an Irrigated Zone (defensible space).

Each eventual homeowner shall be required to maintain their lot to fuel modification standards described in Sections 7.1 and 7.2. Residents shall keep their home's roof, and any rain gutters free of leaves, needles, and other combustible debris. All firewood and other combustible materials must be safely stored away from structures so that burning embers falling on or near structures have no suitable host. The Project's 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. The homeowner shall conduct regular inspections to ensure that these requirements are met (see Section 11.0).

5.0 FIRE DEPARTMENT RESPONSE TIMES

The proposed Project is within the RCFD response area. RCFD Station 34 is located at 32655 Haddock St, Winchester CA 92596. Using Google maps the station is 2.2 miles and nine (9) minutes driving time (including 1 minute for getaway) during high traffic to the furthest point in the Project. RCFD Station 76, located at 29950 Menifee Road, Menifee, CA 92584 is the next closest fire station. It is approximately 3.8 miles and 13 minutes driving time (including 1 minute for getaway) during high traffic to the furthest point in the Project as measured using Google maps.

Although the RCFD Fire Station 34 engine may be nine minutes away, there is no assurance that the engine company will be in their station on the day a wildfire threatens the Project. Additional agencies such as nearby cities would also likely respond with equipment under automatic or mutual aid agreements but would likely arrive after RCFD engines were on-scene.

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 projects in the wildland urban interface 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 PFPP, therefore, is to make the Project and its occupants as safe as possible and be able to survive on their own until such time as firefighting equipment arrives and/or residents can be safely evacuated.

6.0 LANDSCAPE PLANS

Landscape architects, designers, and lot owners should consult with the RCFD for recommendations involving appropriate plants for Zone 1 if there is a concern about its fire resistance. Avoid the use of all plants found in Appendix "A." Landscape Plans need to follow the California requirements and use fire-resistant plants such as those shown in Photo #8.

6.1 Plant Species Selection

The trees, plants, shrubs, vines, and ground covers, including native vegetation, proposed for use as landscaping in the Project are required to be in accordance with the following:

i. Appropriate for Climate Zones 18 and 19 as determined by *Western Garden* published by Sunset Books.
ii. Appropriate for California Irrigation Management Information System (CIMIS) Evapotranspiration Zone 9.
iii. Have a Region 4 Water Use Classification of Landscape Species (WUCOLS) classification of Low or Very Low based on WUCOLS IV, 2014. See https://ccuh.ucdavis.edu/wucols for additional information.
iv. Not determined by any standard or classification to be invasive.

Applying the above requirements lessens the chance that a plant will die due to either freezing or heat stress and not spread beyond the landscape where it is planted.



Photo #8– Succulents. *Succulents are a group of plants known for their high moisture content and therefore are more likely to be cooked than burn when exposed to wildfire.*

6.2 California Landscape Plan Requirements

Per the CFC, Section 4903.2.1, the landscape plan developed for the common areas located in a high fire hazard zone shall include the following for each species proposed:

1. The plant life-form
2. The scientific and common name
3. The expected height and width for mature growth

The landscape plan shall include the species, irrigation, and maintenance requirements for each vegetation management zone located adjacent to structures and roadways that will provide significant fire hazard reduction benefits for public and firefighting safety. Per Section 4906.3.1 of the Fire Code, the landscape plans shall contain the following information:

1. Delineation of the fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings.

Shrubs

Per Section 4906.4.1 Shrubs, all new plantings shall comply with the following:

1. Shrubs shall not exceed 6 feet in height.
2. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
3. Shrubs groupings shall be separated a minimum of 15 feet from other groupings.
4. Shrub groupings shall be separated a minimum of 30 feet from a structure.
5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater.

Trees

Per Section 4906.4.2 Trees shall be as follows within the 30-foot zone of a structure:

1. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
2. The horizontal distance between crowns of new trees and crowns of existing adjacent trees shall not be less than 10 feet.
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet away from any chimney and stovepipe outlets per Title 14, Section 1299.03.

Non-fire-resistant vegetation

Per Section 4906.4.2.1 of the California Fire Code, new trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall be permitted provided the tree is planted and maintained so that the tree's drip line at maturity is a minimum 30 feet (9144 mm) from any combustible structure.

6.3 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 referred to as "fire resistant." This term comes with the proviso that each year these plants are pruned, all dead wood is removed, and all grass or other plant material are removed or treated from beneath the circumference of tree and shrub canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year-round. Refer to APPENDIX 'A' for a list of prohibited plant species.

The RCFD does not have a list of approved fire-resistant plants for fuel modification zones. The trees, shrubs, vines, succulents, and ground covers, including native vegetation, proposed for use as landscaping in fuel modification zones shall be in accordance with two or more of the following publications:

- https://www.firefree.org/wp-content/uploads/2016/02/Fire-Resistant-Plants.pdf
- https://firesafesdcounty.org/wp-content/uploads/2017/05/Comprehensive-Fire-Resistant-Plant-List.pdf
- https://fire.lacounty.gov/wp-content/uploads/2020/05/Plant-Selection-Guidelines.pdf
- https://vcfd.org/wp-content/uploads/2020/02/PlantReferenceGuide.pdf
- https://www.firesafemonterey.org/plant-lists.html#table1
- https://sbcfire.com/wp-content/uploads/2022/08/2015_Beneficial_plant_list-1.pdf

7.0 FUEL TREATMENT ZONE DESCRIPTIONS AND REQUIRED TREATMENTS

Below are the descriptions and required treatments for the Fuel Treatment Zones required for all the homes located within the Project. This is required as embers from a wildland fire can travel over a mile under worst case weather and fuel moisture scenarios. Embers landing on a suitable host can result in a new fire. All distances in this report are measured horizontally. These distances are depicted on the enclosed Fuel Modification Plan Map, Section 11.0. Zones 0, 1A, 1B, 1C plus Zone 2A together provide 100 feet of treated area which should mitigate the radiant heat effects of a wildland fire. When the required fuel treatments cannot be established, additional construction features described in Section 8.0 combined with fuel treatments should mitigate any radiant heat or direct flame impingement from the maximum projected **24.5-foot** flame lengths under worst-case weather and fuel moisture scenarios.

The homeowners shall be responsible for maintaining the Fuel Modification Zones on their lot. In the event a home is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance on the lot.

Valley-Wide Park and Recreation district is responsible for maintaining open spaces within the site including road medians, tract entryways, as well as the vegetation outside the boundary along the northern, eastern, and southern walls. An additional fuel modification zone will exist to the east of the plot that will be maintained by Riverside County Flood Control District. A fuel treatment easement to the west of Tract 38832 will be maintained by the builder.

The fuel modification zones which follow are numbered. When a number is followed by a letter, the letter indicates the person or entity that is responsible for maintenance of that fuel modification zone. As the locations of the driveways and structures have not been finalized for the homes, the start location for the fuel modification in this PFPP is based on the minimum building setbacks from the lot boundary.

7.1 Ember Resistant Zone 0 (Lot Owner Maintained) - *(Not Shown on the Fuel Modification Plan Map Exhibit)*

Defined

Zone 0, aka the ember resistant zone, is part of what is commonly called the defensible space zone and shall be an area free of all combustible materials including plants. It also includes outside buildings, attached decks, and stairs. The intent of this zone is to significantly reduce the probability of fire coming in contact with a structure, especially from accumulating wind blown embers and combustibles located around the base of each structure. Within this zone the goal is to establish and maintain the area per the requirements described below.

Zone 0 Requirements

- Absent of natural fiber, wood, and rubber mulch.
- Absent of artificial turf.
- Not contain combustible fences or gates.
- Not contain combustible decorative items and outdoor furniture.

- Shall not contain firewood piles regardless of the diameter or dimension of the wood stored.
- Clear of yard maintenance equipment with flammable components.
- Absent vehicles of any kind.
- Absent of exercise or fitness equipment with combustible components.
- Absent of any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C.
- Contain noncombustible materials such as bare ground, decorative rock, gravel, decomposed granite, concrete, pavers, statuary, and water features.

Required Maintenance

- Remove any combustible material monthly including all dead vegetative matter.
- Remove any combustible material quarterly in rain gutters located above Zone 0.
- The lot owner shall not park or store utility trailers, RV's, ATV's and similar vehicles, exercise equipment, nor yard maintenance equipment in the Combustible Free Zone. It is recommended that automobiles or pickup trucks be parked outside of the Zone 0or inside the garage.
- Remove any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C including holiday decorations.

7.2 Fuel Modification Zone 1A (Lot Owner Maintained) - *(Shown as No Color on the Fuel Modification Plan Map)*

Defined

Fuel Modification Zone 1A is an irrigated zone, commonly called the defensible space zone, and shall be free of all combustible construction and materials. It is measured from the outer edge of Zone 0 and extends outward to the lot line. It provides the best protection against the high radiant heat produced by wildfire. It is generally located in an open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure. Irrigation maintains plant health while increasing both live and dead fuel moisture which significantly reduces fire behavior. The intent of this zone is to significantly reduce the probability of fire coming in contact with a 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. Plants used in fuel modification zones should exhibit the following qualities to be the most "fire resistant: thick, succulent or leathery leaf species with high moisture content; tendency to produce limited litter; the presence of high salt levels or similar compounds which may contribute to fire resistance; ability to withstand drought; and the ability to withstand severe pruning.
- As a way to reduce water use, artificial turf may be installed in place of water consuming grass as long as the turf material is installed on a sand or noncombustible material and has a Class A fire rating of between zero and 25 as measured by the ASTM E84 standard testing method for assessing the surface burning characteristics of building products. Artificial turf melts when exposed to extreme heat but does not burn and contribute to fire spread.

- Plants in this zone shall be from the plant lists identified in Section 6.3.
- Zone 1A will be cleared of all fire prone and undesirable plant species (see APPENDIX 'A').
- 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 plants shall be irrigated and consist of fire-resistant, maintained native, or ornamental plantings.
- Plants shall be low-growing and approved by the RCFD. The mature height of plants shall not exceed 18 inches beneath trees.
- Single specimen shrubs shall be separated by 2X their height.
- Trees shall be single specimens selected from an approved fire-resistant plant list (See Section 6.3). 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.
- The horizontal distance between crowns of new trees and crowns of existing adjacent trees shall not be less than 10 feet.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- No combustible mulches shall be allowed within Zone 1A.
- Containers used to grow plants shall be of noncombustible materials such as clay, metal, or concrete. Combustible pots such as wooden barrels have been known to ignite in rare instances due to spontaneous combustion of decomposing potting soil, especially in outdoor environments where they are exposed to higher temperatures and dry conditions (Photo #7). Potting soils are composed of peat moss, shredded wood, bark and vermiculite, all combustible products. To reduce the risk of spontaneous combustion or ignition from embers, keep potting soil moist and blend it with native soil.

Required Maintenance

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines).
- Remove and replace any dead or dying plant material monthly.
- Ground covers and lawns shall be maintained at a height that does not exceed 12 inches.
- Check the automatic irrigation system weekly to insure proper working order.
- Trees shall be maintained such that the branches and limbs closest to the ground are pruned to a height from the ground that is equal to 1/3 the overall height of the tree or six feet from the ground, whichever is higher.
- All tree canopies will be maintained to be 10 feet or more from a structure.
- All plants must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (*http://www.tcia.org/TCIA/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx*).



Photo #7 – Spontaenous Combustion. *Though rare, plants growing in potting soil can spontaeously combust resulting in a fire. Shown above is a wine barrel used for a plant container which was burned due to burning potting soil. Potting soil is combustible product, especially outdoors unless properly treated and maintained. Photo Credit: Savannah Harrison of KY3 TV, Springfield Missouri.*

7.3 Fuel Modification Zone 1B (Valley-Wide Recreation & Park District Maintained) – (*Shown as Blue on the Fuel Modification Map)*

Defined

Zone 1B is an irrigated zone that extends outward 50 feet from any structure and includes all manufactured slopes within debris basins, and roadside plantings within the Project.

Required Landscaping

Same as Zone 1A.

Required Maintenance

Same as Zone 1A

7.4 Fuel Modification Zone 2A (Valley-Wide Recreation & Park District Maintained) - *(Shown as Yellow on the Fire Protection Plan Map Exhibits)*

Defined

Zone 2A is typically a non-irrigated thinning zone which is between 50 - 100 feet from a structure depending on location beginning at the outer edge of Zone 1A or 1B or is located within stormwater basins. Zone 2A is utilized to reduce the fuel load of vegetation near buildings thereby reducing both radiant and convective heat of wildland fires. This zone is primarily along the outside of the property wall.

In areas where native vegetation is to be planted, the intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the fuel loading

by reducing the density of each shrub without substantially decreasing the canopy cover. When this is combined with the additional construction features described in Sections 8.2 and 8.3, the wildfire concern will be substantially mitigated.

Required Landscaping

- Thinning the native shrub vegetation where applicable to a point where 50% open space is created and only grass exists between the shrubs.
- Removal of all dead, woody debris and exotic flammable vegetation including designated prohibited plants (Appendix A).
- If native shrubs are located within a tree's drip line, the lowest branch of the tree shall be a distance from the ground of at least three times the height of the shrub or 10 feet, whichever is greater.
- Shrubs shall be single specimens or a grouping not exceeding three plants.
- Shrubs shall not be taller than 6 feet within 30 feet of any structure.
- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials such as organic mulch.
- Care shall be taken not to remove soil holding root systems.

Required Maintenance

- Annually maintain all tree crowns to keep a separation of ten 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 https://wwv.isa-arbor.com/store/product/124.
- Annually remove any undesirable exotic vegetation (see APPENDIX 'A') to maintain a 50% thinning from the typical vegetation cover.
- Individual shrubs shall be thinned/pruned to reduce their foliage mass or fuel loading.
- All cut materials shall be removed from the site.
- Native and exotic 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 shall be cut to 4 inches or less in height and maintained at that height until the following growing season. Mowing and similar cutting methods should be restricted to the morning hours before 12 noon or when relative humidity is high such as on cloudy overcast days to reduce the chance of equipment starting a fire.
- Bi-annually remove all dead and dying vegetation and highly flammable invasive species (see APPENDIX 'A').

7.5 Fuel Modification Zone 2B (Riverside Flood Control District maintained) - *(Shown as ORANGE on the Fire Protection Plan Map Exhibits)*

Defined

Fuel modification zone 2B will extend from the edge of zone 2A on the eastern side of the project in a flood control channel. The slopes and bottom of the channel are to be maintained.

Required landscaping

Same as 2A

Required maintenance
Same as 2A

7.6 Fuel Modification Zone 2C – Fuel Treatment Easement (Builder Maintained) (*Shown as BROWN on the Fuel Modification Map)*
Defined
Along the western flank of the Project on undeveloped property a fuel treatment easement will be upheld and funded by the Builder or Capstone Advisors until such a time that the land is developed.

Required Landscaping
Same as Zone 2A

Required Maintenance
Same as Zone 2A

8.0 CONSTRUCTION STANDARDS

All lots within the project are within Very High, High, and Moderate Fire Hazard Severity Zones and shall meet the 2022 California Building Codes Chapter 7A and the California Residential Code, Section R334, and all current codes in force at the time of permit application. For a summary of the current construction requirements for exterior wildfire exposures as of the date of this report, see APPENDIX 'C'. The fire protection features described herein shall be maintained to be equivilent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, and gazebos built within a Fire Hazard Severity Zone shall be built from noncombustible materials. The owner is not restricted from having concrete patios, concrete walkways, water features, in ground hot tubs or a swimming pool within the Fuel Treatment Zones in compliance with other codes.

Prior to dropping of lumber, the applicant shall call for a Vegetation Clearance Inspection. The developer/builder shall provide a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stockpile. An inspection sign-off and/or release letter to the building department is required for vegetation clearances, fire apparatus access, and water supply for the construction site.

8.1 Pre-Construction Requirements:

- Water and power utilities shall be approved and installed by the appropriate inspecting department or agency.
- Combustible Free Zone, 1A and 1B fuel modifications shall be cleared prior to combustible material arriving on the site and shall be planted to the requirements listed in Sections 7.1, 7.2, and 7.3 after construction is completed.
- Zone 2A, 2B and 2C fuel treatment shall be provided prior to combustible material arriving on site and shall be maintained throughout the duration of construction.
- All fire access roads shall be approved and installed.

The Project shall meet all wildland/interface standards to the satisfaction of the RCFD and that area located within a Very High, High, or Moderate Fire Hazard Severity Zone. Where required, they shall be designed and constructed per the RCFD's ignition resistant construction requirements.

8.2 Additional Construction Features:

- All operable windows shall be provided with metal mesh bug screens or equivilent non-combustible screens over the operable opening to replace traditional vinyl bug screens that can melt. These screen are designed to prevent embers from entering the structure during high wind conditions when windows may be inadvertently left open.

- Any damaged or replacement window, siding, roof covering, door, or noncombustible wall shall meet or exceed the original intent of the fire protection discussed in this plan.

- Solar panels installed on a roof shall be enclosed with 1/4 inch or finer noncombustible and corrosion resistant mesh to prevent the accumulation of leaves, twigs, and other combustibles, especially during strong winds. This mesh shall be run along the perimeters of the solar array to stop birds and rodents from accessing the warm protected underside wiring. It shall also prevent these animals from building nests beneath the panels which could be ignited by embers.

- A six (6) foot tall solid noncombustible radiant heat and fire deflection wall shall be installed at the locations shown on the Fuel Modification Plan as a ■ ■ ■ ■ . The wall will aid in radiant and convective heat deflection from wildfire. Noncombustible walls can be built of stucco, concrete block, brick, or metal as long as the wall is solid and noncombustible. The upper half of said wall may be a view wall where tempered fire-rated glass of not less than ¼ inch thickness is utilized as long as the wall remains solid and noncombustible (See Appendix 'F' for an example). Post and glass frame assemblies for view walls shall be composed of metal such as steel, and 6063T5 aluminum alloys or equivalent, respectively, which will not melt and allow the glass to fall out.

  Any gate placed within a solid noncombustible wall shall also be constructed of noncombustible materials. The opening around the gate including its base shall not exceed ½ inch. The gate shall be self-closing and self-latching.

  A solid noncombustible wall located at the top of slopes or on flat land on the project boundary away from nearby homes will have a tremendous impact on radiant and convective heat and ember collection, while reducing wind speeds and thus fire behavior. These wind speed impacts are demonstrated in Figure #4.

  Solid fences or walls as described in a publication by Purdue University Cooperative Extension Service entitled: Wind and Snow Control Around the Farm states that snow will drop, or embers in the case of wildfire, in two places: (1) on the *upwind* side of the fence/wall at a 45-degree angle for a distance of about one-fence-height, and (2) on the *downwind* side for a distance equal to about five times the fence/wall height. Their findings are consistent with Figure 5. During a strong wind, the high-velocity air that

strikes the obstacle increases the air pressure on the upwind side and creates a slight vacuum on the downwind side. The increased air pressure on the upwind side of the wall reduces the wind speed which results in the flame length and associated fire behavior being reduced, a critical factor in fire protection planning and mitigation.

Should a fire deflection wall be placed between structures, it will not significantly reduce structure to structure ignitions where both structures have windows facing each other on the second or third floor above the wall.

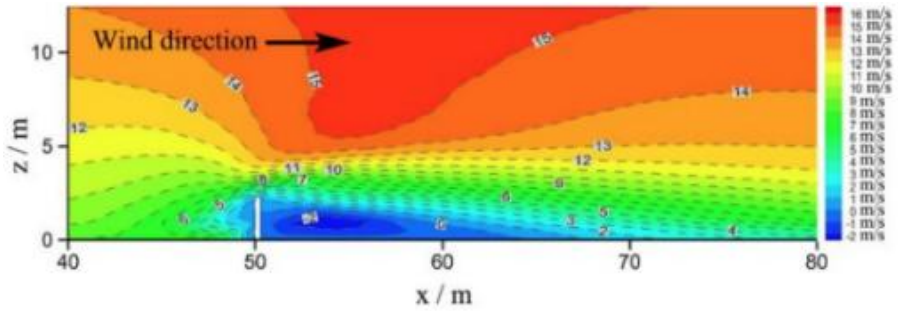


Figure #4 – Impacts on Wind Speed and Ember Deposition Resulting From a 2-meter (6+ - foot) Wall. *The above diagram is based on a wind speed of 14 m/s (31 MPH). Note that the wind, both on the windward and leeward sides of the wall, is reduced. These areas will thus trap firebrands and blowing debris (area shown in blue and light green). The wind speed on the windward side of the wall is significantly reduced for a distance equal to several times the height of the wall. The above diagram was created for the purpose of demonstrating the impact of a wall on snow deposition and wind speeds but is also applicable to ember deposition and wind speeds Ref: Jie Zhang et al., 2020.*

8.3 Requirements for Lots 52-65

For the homes built on the above lots, the requirements listed in Section 8.2, plus the following building features shall be required in the homes built on these lots as additional mitigation for insufficient fuel modification:

- All lots located at the southern Project boundary of the property shall have a 20-foot rear yard setback show as **Pink** on the fuel modification map (Section 12.0). Within this zone no structures made with combustible materials may be built including the home.

- All structures 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.

- No vents or openings such as pet doors shall be located on an exterior wall that faces wildland vegetation.

8.4 Requirements for Lot 65-78

In the event that the offsite fuel treatment easement, described in Section 7.6, located along the western side of the Project is unable to be acquired, lots 65-78 will also require the same additional mitigation measures as listed in Sections 8.2 and 8.3.

9.0 INFRASTRUCTURE

Infrastructure consists of the basic systems needed to develop a property and support its use by its residents. For fire protection planning, these typically consist of the water supply for fire hydrants and fire sprinkler systems and accessways to and from the property.

9.1 Water Supply

The Tract 38832 water supply will be attached to a public system. Hydrants, mains, and water pressures shall be designed to comply with County of Riverside Code requirements. The Tract 38832 Project water supply will be provided by the Eastern Municipal Water District (EMWD). An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided by the developer prior to any combustible material placed on the site prior to 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 787.10, and Riverside County Ordinance 460. The minimum fire flow shall be a minumum of 500 GPM at 20 psi residual pressure for a 1-hour duration, since the buildings will be equipped with automatic fire sprinkler systems in accordance with NFPA Standard 13D.

All residential buildings regardless of whether they are located in a fire zone shall have NFPA 13D fire sprinkler systems installed. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Water System

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, contain a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once the local water company signs the plans, the originals shall be presented to the Fire Department for signature.

Hydrants

Standard fire hydrants (6"x4"x2½") shall be required, and located at each street intersection, and spaced no more than 500 feet apart. Blue dot reflective 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.

Pavement Markers
Blue retroreflective pavement markers shall be mounted on private streets, public streets, and driveways to indicate the location of fire hydrants. Prior to installation, placement of markers must be approved by the RCFD.

9.2 Access Roads/Driveways and Gates

Main ingress and egress for the Project will be from Olive Avenue on the north side of the Project. There will be two (2) means of access onto Olive Avenue, one in the northwest and one in northeast corner. The road is scheduled to be a 40-foot wide 2-lane road. The road system will include four (4) cul-de-sacs with 60-foot turn arounds. All roads within the Project are public roadways and maintained by Riverside County.

Driveways/Roadways
All interior driveways and access roads within the development shall be termed "Fire Access Roads." All fire access roads shall meet the requirements of the RCFD and shall be all weather surface capable of supporting loads of 80,000 lbs. gross vehicle weight. Driveways within the Project will be the homeowner's responsibility to maintain.

The vertical clearance over all fire access roads and driveways shall be a minimum of 13 feet 6 inches. Clearance of brush or vegetative growth along new and existing roadways will comply with the current County Fire Code if not otherwise addressed in this plan.

Streets shall be a minimum of 24 feet in width. Along this roadway, "no parking" signage shall be installed to the satisfaction of the RCFD. As the project is currently designed it meets this requirement.

Gates
No gates are proposed for this project as currently designed. Should gates be installed in the future they shall meet RCFD Guideline OFM-01A Attachment 15. Such gates shall be approved by the RCFD prior to fabrication and installation. Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 46 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

9.3 Fuel Modification Zone Access Ways

Fuel modification zone access ways are used not only for fuel treatment zone maintenance but also for wildland fire suppression. When these accessways consist of a roadway, the roadway shall be a minimum of 12 feet in width and able to support firefighting apparatus. Within Tract 38832, fuel treatment maintenance of the on-site Fuel Modification Zones 1B, 2A and 2B along the outside of the property boundary wall and within the flood control easement can easily be accessed via an adjacent roadway or trail. Fuel modification zone 2C can be accessed from Olive Avenue.

10.0 HOMEOWNER EDUCATION

A copy of the Final Fire Protection Plan (FFPP) shall be available in the Tract 38832 Sales Office for review by any potential homebuyer. The Sales Office shall provide a copy of the FFPP to the first buyer at the close of escrow of the initial sale. In all subsequent sales of the property, the new property owner(s) shall be provided with a copy of the FFPP as part of the escrow papers to ensure continued compliance with all Fuel Modification maintenance and construction requirements. The homeowners should periodically refer to the FFPP regarding the wildfire mitigation efforts necessary for community fire safety that are contained within the FFPP. Additional information regarding this topic can be found in Appendix 'H'.

Construction Features

Each homeowner shall be aware of the herein described fire protection measures, the types of non-combustible construction, and the plant materials that are allowed within their lot's boundaries. Of particular importance are APPENDICES 'A' and 'C' of this plan which provides guidance in the types of plants that are allowed to be established in landscaped areas and appropriate construction within Fuel Treatment Zones. Plant selection and landscape maintenance is critical as embers often travel over a mile during Santa Ana wind events. In addition, firewood and similar combustible materials shall not be stored within 30-feet of any structure.

Evacuation

Ready, Set, Go is the evacuation strategy proposed for this Project. Should a wildfire exist that threatens the property or safety of people at the site, the following actions shall be implemented:

1. ***Ready – Preparing for the Fire Threat:*** *Take personal responsibility and prepare long before the threat of a wildfire so the home is ready in case of a fire. Maintain a defensible space by clearing brush away from all structures and range facilities. Use fire-resistant landscaping and harden structures with fire-safe construction measures. Assemble emergency supplies and belongings in a safe spot. Make sure all individuals within the area are 'on the same page' in commitment to advance preparation. Plan escape routes.*

2. ***Set – Situational Awareness When a Fire Starts:*** *Pack vehicle(s) with emergency items. Stay aware of the latest news from local media and the local fire department for updated information on the fire and perform the following:*

- ✓ *Close all windows and doors that lead outside to prevent sparks from entering the house.*
- ✓ *Close all doors within the house in case the house does catch fire; this will slow down the spread of the fire from room to room.*
- ✓ *Move all combustible materials in the home away from windows to prevent the possibility of heat from a fire radiating through windows and glass doors and catching flammable materials inside the home on fire. This includes drapes, curtains, and furniture.*
- ✓ *Close windows and all Venetian blinds or noncombustible window coverings.*
- ✓ *Turn on the lights in each room, porch, and yard. This aids in visibility when the smoke gets thick and darkens the sky.*
- ✓ *Fill all sinks, bathtubs, and buckets with water in case the power goes out.*

- ✓ *Shut off any gas valves within the house or outside.*
- ✓ *Open the damper on fireplaces to stabilize inside/outside pressure, but close fireplace screens to keep sparks from igniting the house.*

3. Go – Leave early! *Following an Action Plan makes one prepared and firefighters are now able to best maneuver the wildfire and ensuring everyone's safety. Follow instructions given by the Fire Department official on site.*

For assistance regarding evacuation, how to prepare and what to take, see Appendix 'E' – Evacuation Checklist.

11.0 FUEL MODIFICATION PLAN MAP

Either attached to this PFPP is the CADO Tangerine Development Fuel Modification Exhibit, dated November 6th, 2025, or it is provided as a separate file. The plan depicts the location of all proposed fuel treatments, as well as fire access roads, lot lines, and Project boundaries.

APPENDIX 'A'

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

	Botanical Name	Common Name	Plant Form
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 rapa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cynara cardunculus	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia selloana	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus species	Broom	Shrub
15.	Eriogonum fasciculatum	Common Buckwheat	Shrub
16.	Eucalyptus species	Eucalyptus	Shrub/Tree
17.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
18.	Juniperus species	Junipers	Succulent
19.	Lactuca serriola	Prickly lettuce	Weed
20.	Nicotiana bigelovii	Indian tobacco	Shrub
21.	Nicotiana glauca	Tree tobacco	Shrub
22.	Pennisetum species	Fountain Grass	Ground cover
23.	Pinus species	Pines	Tree
24.	Rosmarinus species	Rosemary	Shrub
25.	Retama monosperma	Broom	Shrub
26.	Salvia species • •	Sage	Shrub
27.	Silybum marianum	Milk thistle	Weed
28.	Spartium junceum	Spanish Broom	Shrub
29.	Urtica urens	Dwarf nettle	Weed
30.	Washingtonia species	Palms	Tree

- Except:
  Acacia redolens (Desert Carpet ground cover)

• • Except:
  Salvia columbariae (chia)
  Salvia sonomensis (Creeping Sage)

APPENDIX 'B'

Literature Referenced

1. *BehavePlus: Fire Modeling System, version 5.0: Variables*. General Technical Report RMRS-GTR-213WWW Revised. September 2009. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

2. *Behave Plus Fire Modeling System, Version 5.0.4,* General Technical Report RMRS-GRT-106WWW Revised. July 2008. Patricia L. Andrews, Collin D. Bevins, Robert Seli. United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

3. BehavePlus fire modeling system, Version 6.0.0. (Computer Software). Patricia L. Andrews,- US Forest Service, Rocky Mountain Research Station & Collin D. Bevins - Systems for Environmental Management. 2022. Retrieved from: https://www.frames.gov/behaveplus/software-manuals.

4. California Code of Regulations Title 14 section 1280 and Title 24 Part 9

5. California Public Resources Code Sections 4201 through 4204

6. The 2022 California Fire Code and Local Amendments

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

8. California Government Code, sections 51175 through 51189

9. California Residential Code (CRC) Section R327

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

11. County of Riverside Ordinance No. 460

12. County of Riverside Ordinance No. 787 (as amended through 787.10) Fire Code Standards

13. City of Menifee Residential Requirements for Artificial Turf, Standard Plan No. 1301.14. Approved April 24, 2015.

14. Dong et al., 2007, Z. Dong, W. Luo, G. Qian, H. Wang. **A wind tunnel simulation of the mean velocity fields behind upright porous fences.** Agric. For. Meteorology., 146 (1-2) (2007), pp. 82-93.

15. National Fire Protection Association - NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes. 2025 Edition

16. National Fire Protection Association - NFPA 1140 *Standard for Wildland Fire Protection,* 2022 edition. 117 pp., 2022.

17. Quarles, S., and E. Smith. 2011. The Combustibility of Landscape Mulches, SP-11-04, University of Nevada Cooperative Extension, Reno, NV.

18. *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.

19. *Sun City Tentative Tract Map No. 31456. Habitat Assessment and MSHCP Consistency Analysis.* RBF Consulting, Ontario, CA. May 2014. 38 ppg.

20. 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 'C'

Ignition Resistant Construction Requirements

The following is a summary of the current requirements for ignition resistant construction for high fire hazard areas under Chapter 7A of the California Building Code (CBC) 2022 edition and the current California Residential Code, Section R337 and the California Fire Code, Code, Chapter 49. However, the requirements listed below are not all inclusive and all exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the current CBC Chapter 7A ignition resistance requirements, the California Fire Code, and any additional County and/or City codes in effect at the time of building permit application. See the current applicable codes for a detailed description of these requirements and any exceptions.

1. All structures will be built with a Class A Roof Assembly and shall comply with the requirements of Chapter 7A of the California Building Code. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

2. Roof valley flashings shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide (914 mm) running the full length of the valley.

3. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall be covered with a minimum of 1/16-inch and shall not exceed 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection.

4. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to resist the intrusion of flames and embers, be firestopped with approved materials or have one layer of a minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

5. Enclosed roof eaves and roof eave soffits with a horizontal underside, sloping rafter tails with an exterior covering applied to the under-side of the rafter tails, shall be protected by one of the following:
   - noncombustible material
   - Ignition-resistant material
   - One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
   - The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
   - Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in ASTM E2957.

- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
  Exceptions: The following materials do not require protection:
  1. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
  2. Fascia and other architectural trim boards.

6. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:
   - Noncombustible material, or
   - Ignition-resistant material, or
   - One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or
   - The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association fire Resistance Design Manual.
     Exceptions: The following materials do not require protection:
     1. Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm).
     2. Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2-inch (50.8 mm).
     3. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
     4. Fascia and other architectural trim boards.

7. Vents - ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials, or other devices that meet one of the following requirements:
   A. Vents listed to ASTM E2886 and complying with all the following:
      i. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
      ii. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
      iii. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
   B. Vents shall comply with all of the following:
      i. The dimensions of the openings therein shall be a minimum of 1/16-inch (1.6 mm) and shall not exceed 1/8-inch (3.2 mm).
      ii. The materials used shall be noncombustible.
      Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.
      iii. The materials used shall be corrosion resistant.

8. Vents shall not be installed on the underside of eaves and cornices.
   Exceptions:
   1. Vents listed to ASTM E2886 and comply with all the following:
      - There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
      - There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
      - The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
   2. The enforcing agency shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flames and burning embers.
   3. Vents complying with the requirements of Section 706A.2 shall be permitted to be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
      3.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or,
      3.2. The exterior wall covering, and exposed underside of the eave are of noncombustible materials, or ignition-resistant materials, as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the requirements.

9. All chimney, flue or stovepipe openings that will burn solid wood will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, having a heat and corrosion resistance equivalent to 12-gauge wire, 19-game galvanized steel, or 24-gage stainless steel. or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks nor block spheres having a diameter less than 3/8 inch (9.55 mm). It shall be installed to be visible for the purposes of inspection and maintenance and removeable to allow for cleaning of the chimney flue.

10. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2019 edition - Standard for the Installation of Sprinkler Systems in One and Two-family Dwellings and Manufactured Homes. Fire sprinklers are not required in unattached non-habitable structures greater than 50 feet from the residence.

11. The exterior wall covering, or wall assembly shall comply with one of the following requirements:
    - Noncombustible material, or
    - Ignition resistant material, or
    - Heavy timber exterior wall assembly, or
    - Log wall construction assembly, or
    - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact expose test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.3.1 of the California Building Code, or

- Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
  Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section including:
  a. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, or
  b. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Associate Fire Resistance Design Manual.

12. Exterior walls shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

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.

1. 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 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 the same fire-resistant standards as the exterior walls of the structure.

15. Deck Surfaces shall be constructed with one of the following materials:
    - Material that complies with the performance requirements of Section 709A.4 when tested in accordance with both ASTM E2632 and ASTM E2726, or
    - Ignition-resistant material that complies with the performance requirements of 704A.3 when tested in accordance with ASTM E84 or UL 723, or
    - Material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5, or
    - Exterior fire-retardant treated wood, or
    - Noncombustible material, or
    - Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached exterior wall covering is also composed of noncombustible or ignition-resistant material.

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. Exterior windows, skylights, and exterior glazed door assemblies shall comply with one of the following requirements:

- Be constructed of multiplane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
- Be constructed of glass block units, or
- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- Be tested to meet the performance requirements of SFM Standard 12-7A-2.

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

19. Excerpt from CA Building Code - 710A.3.3 Accessory Buildings 120 Square Feet (11.15 m^2) or less, Located 3 Feet (914 mm) or More but Less Than 50 Feet (15,240mm). When required by the enforcing agency, accessory buildings of 120 square feet (11.15 m^2) or less and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15,240mm) shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704.A.2.

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

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

22. All side yard fence and gate assemblies (fences, gate, and gate posts) when attached to the home shall be of non-combustible material. The first five feet of fences and other items attached to a structure shall be non-combustible material.

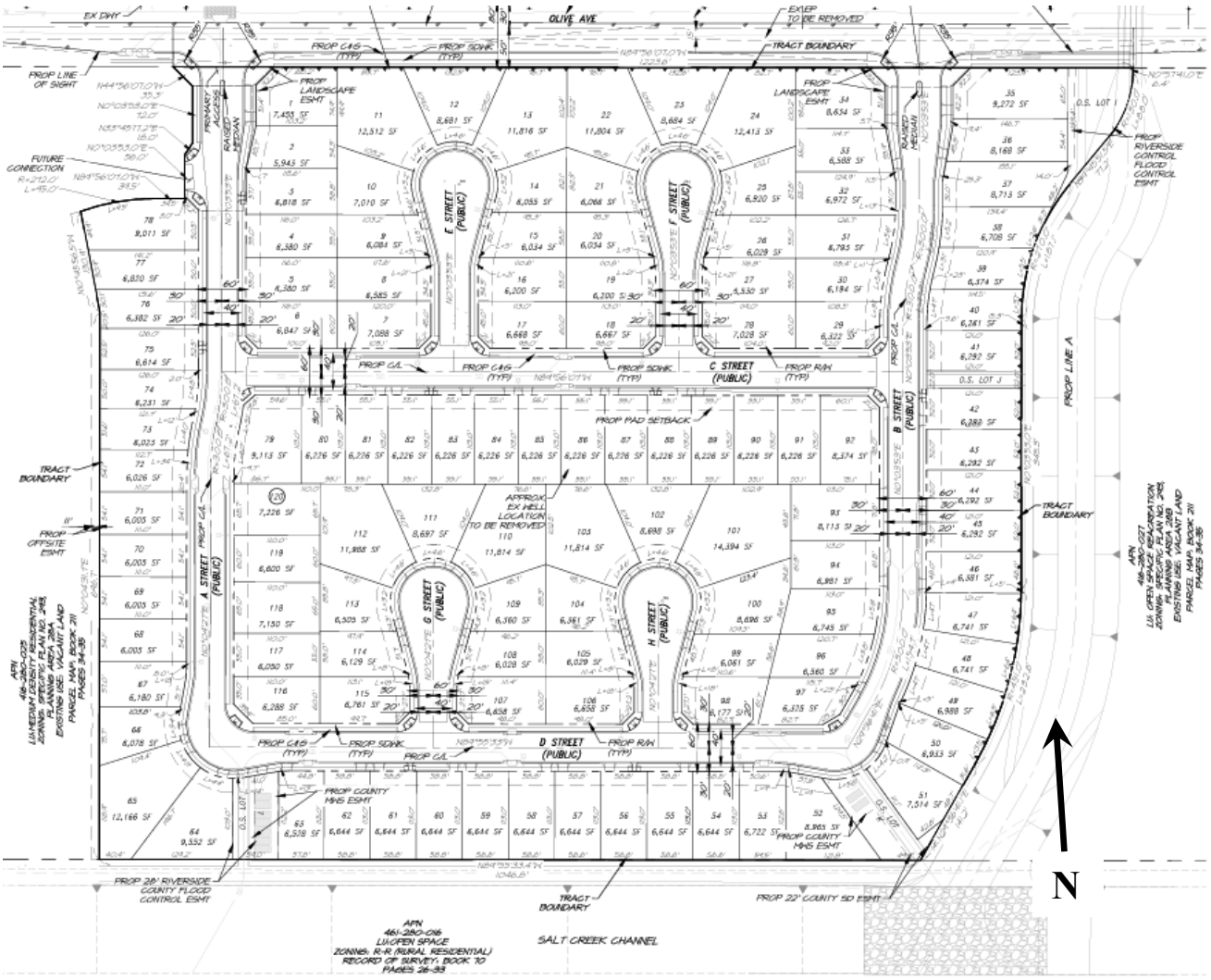
23. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides, and tops of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one of the methods listed in this section.
    - Weather-stripping products made of materials that:
      (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, where the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10%; and (b) exhibit a V-2 or better flammability rating when tested to UL 94, Standard for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances.
    - Door overlaps onto jambs and headers.
    - Garage door jambs and headers covered with metal flashing.

24. Exterior doors shall comply with one of the following:
    1. The exterior surface or cladding shall be of noncombustible material or,
    2. The exterior surface or cladding shall be of ignition-resistant material or,
    3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
        3.1. Stiles and rails shall not be less than 1-3/8 inches thick.
        3.2. Panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
    4. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252 or,
    5. The exterior surface or cladding shall be tested to meet the performance requirements of Section 707A.3.1 when tested in accordance with ASTM E2707 or,
    6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

** FAHJ – Fire Authority Having Jurisdiction
SFM – State Fire Marshal
NFPA – National Fire Protection Association

APPENDIX ‘D’

Map of Tract 38832



Tract 38832 Conceptual Site Plan. The south side of the Project abuts the Salt Creek Channel. Entrances into the Project will be provided via two roadways.

APPENDIX 'E'

EVACUATION CHECKLIST

The following is a recommended list of items to take should a person or family expect that they could be evacuated due to wildfire. It was adapted from several United States Forest Service, Bureau of Land Management and Cooperative Extension publications.

1. **Outside the Home:**
   - ☐ Move all flammable outdoor furniture or other combustibles away from the home, either place them inside the home, garage or throw it into a pool.
   - ☐ Turn off natural gas at the meter or propane gas at the tank, remove BBQ propane tank, take it with you, or store it in a secure place such as the garage or away from your house.
   - ☐ Turn on outdoor lighting so in darkness, emergency responders will know where the home is located.
   - ☐ Close all exterior vents, doors, and windows.
   - ☐ Leave exterior doors and gates unlocked to allow emergency responder access.
   - ☐ Fill trash cans and buckets with water and place them where emergency responders can find them, preferably in a well-lit area.
   - ☐ Connect garden hoses to exterior faucets and attach nozzles if available.
   - ☐ If there is time, wet down landscaping to provide additional moisture, especially wet down flammable mulches.

2. **Inside the House:**
   - ☐ Close the Fireplace damper.
   - ☐ Close all windows and exterior vents, close all interior and exterior doors including the garage door, remove flammable curtains from windows.
   - ☐ Close fire-resistant drapes, shutters, and blinds.
   - ☐ Close and lock any cat or doggie doors that lead to the outside.
   - ☐ Move fabric covered furniture away from windows and toward the center of the room.
   - ☐ Leave a light on in each room.
   - ☐ Close all interior doors as you leave.

3. **Preparation of Family, Pets, and Livestock:**
   - ☐ Round up your pets: get them secured and ready to go into the car with no way of escape before they are loaded into the car (this is especially important with cats).

- Have pet carriers, leashes, food bowls, food, litter boxes, litter, and other pet needs ready to go & ready to be loaded into a car.
- Make a prior arrangement to contact a neighbor or friend who might be available to help you in an evacuation situation with loading or driving a second or third vehicle, or to help with large animals such as horses, penned animals etc.
- Evacuate all family members that are not essential to preparing the house for wildfire if possible.
- Notify your emergency contact person of your plans.
- Draft an e-mail, send to friends and family about your intentions.
- Plan several evacuation routes from your home and follow local emergency personnel's directions.
- Designate a safe meeting place and contact person.
- Notify the local Humane Society or other organizations for assistance with larger animals if needed.
- Evacuate pets and livestock, do not set them loose.
- Load containers with drinking water and food.
- Take a first aid kit.

4. What to Wear:

- Wear only cotton or wool clothes, including a long sleeve shirt, pants and/or jacket, a hat and boots or close-toed shoes.
- Carry gloves, a cotton handkerchief to cover your face and goggles to protect your eyes.
- Keep your battery powered cell phone, flashlight, and portable radio with you at all times.

5. To Go Bag Items:

- Important files, back-up disks, plug-in USB virtual drive, small compact file box ready to go. Include such things as homeowner's policy, auto policies, life & investment files, bank records etc. (or store in a fireproof safe or fireproof vault).
- Include a backup battery powered flashlight, portable radio, and extra batteries.
- Cell phone charger
- Address books for both snail mail and email that include your doctor(s) contact information.
- Prescription medications.
- Computer backup files.

- Inventory of home contents (consider making a video inventory now, prior to an emergency).
- ATM, credit, and debit cards.
- Medications such as ibuprofen, aspirin, and antihistamines
- Prescription glasses
- Social security cards
- Passport's
- Driver's licenses
- Take important documents such as birth certificates, health insurance cards, marriage certificates, home deed and insurance policies and power of attorney and will.
- Take masks that will reduce exposure to both disease and the inhalation of flying ash.
- Take all household & car keys, wallet, and handbag
- A container of sanitary wipes.

6. Vehicle Preparation:

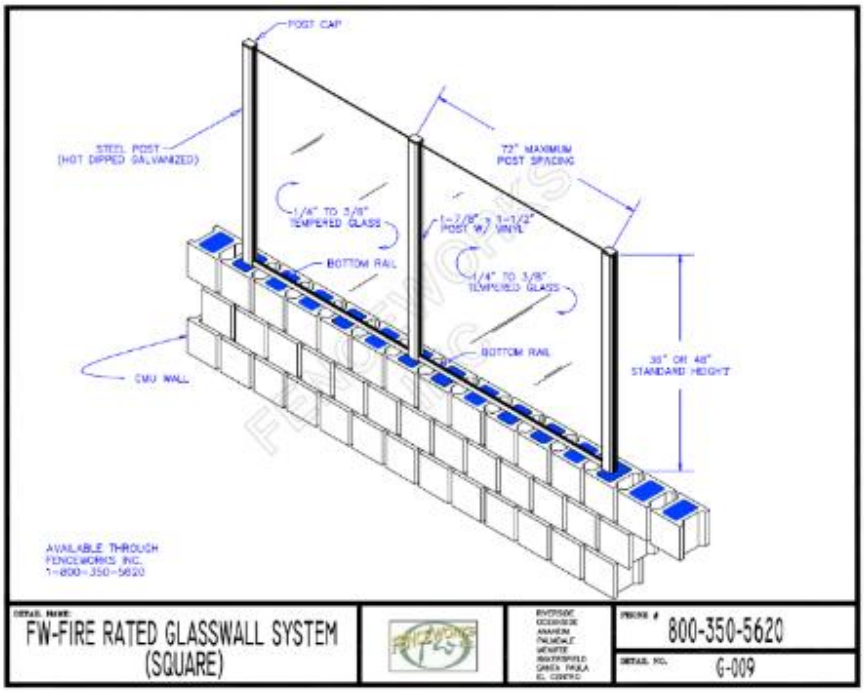
- Place your vehicle on the driveway facing the street.
- Ensure that the vehicle has at least 1/2 tank of fuel in your vehicle at all times.
- Roll up the car windows and close the moon roof.
- Close the garage door but leave it unlocked.
- If you do not drive, make other arrangements for transportation in advance.

7. Other Useful Items (If time is available):

- Take cameras & expensive jewelry and important electronic devices.
- If you have enough room, consider a few items from your camping or picnic supplies.
- Pillows & light blankets (in case you might have to sleep outside while evacuated).
- Take special or valuable items (make your own list).

APPENDIX 'F'

EXAMPLE OF A VIEW WALL





Note: There are many fence builders that can building fire deflection view walls. ***FIRE*WISE2000, LLC** does not endorse any business. The designs shown above are consistant with this plan.

APPENDIX ‘G’

Landscape Plan

The Developer or Landscape Architect shall insert the Landscape Plan here or provide it as a separate file in the Final Fire Protection Plan when it has been reviewed and approved by ***Fire*****wise2000, LLC** to ensure it is consistant with this plan.

APPENDIX 'H'

Additional Homeowner Information

Below is additional information to assist the homeowner in reducing the potential of a fire starting, dealing with power outages and health and safety concerns.

Landscape Maintenance & Equipment
When performing landscape maintenance such as mowing or using a chainsaw, be especially careful as a spark can start a fire. The use of battery-operated equipment is less likely to cause a problem. Modern battery technology includes a heat sensor inside the electric motor and when it gets hot it flips a switch killing the motor until it has had a chance to cool down. This feature lessens the likelihood of a fire. Metal mowing equipment should be avoided as a rapidly rotating metal blade could strike a rock, creating a spark which could on very dry days start a fire. String trimmers are preferred to metal as they are much less likely to start a fire. String trimmers are also much less likely to start a fire than a metal blade trimmer or mower. A metal blade, should it strike a rock, can create a spark which could ignite a fire.

When mowing, choose the cooler morning hours before 10 am and avoid windy and dry conditions. Gasoline powered equipment such as tractors, chainsaws, weed eaters, and mowers are required to have a spark arrestor. Do not overfill fuel tanks. Gasoline volume expands approximately 1 percent for every 15-degree temperature change. Should fuel be spilled, wipe away any excess and allow the fumes to dissipate before restarting the engine. Mowing equipment exhaust systems can reach temperatures of over 1,000 degrees during their operation. Do not set or park equipment in dry vegetation.

The moisture of extinction is the fuel moisture content of a fuel at which combustion will not be sustained independently. A simple way to assess this is to sample the fuel that is to be cut or mowed. If it cracks or snaps when bent, it is likely very dry and likely to ignite easily. If no sound is heard and the material is more rubber like and bends easily, it is likely high in moisture content and thus safer to mow or cut.

Electricity Required
Southern California Edison (SCE) provides the Project electricity. To reduce the risk of a fire starting, SCE may elect to implement what is known as a Public Safety Power Shutoff (PSPS). This may occur when there are high winds or a forecast for them and very high or extreme wildland fire danger. Homeowners can sign up for a free PSPS alerts at https://www.scepsps.com/. SCE also provides forecast information concerning potential PSPS shutdowns for the next seven days on their website at https://www.sce.com/wildfire/weather-awareness.

Electricity is required to operate garage doors and the landscape irrigation system. Should a PSPS notification be issued, it is highly recommended that the vehicle that would be used to evacuate be taken out of the garage and parked in the driveway prior to electricity being shut down. To aid in evacuation, the vehicle should face the roadway. During a prolonged electric outage, the landscape irrigation system may have to be operated manually to maintain high moisture levels in all landscape plants.

Health and Safety

Homeowners should be aware that smoke is harmful to your health, especially if a person has asthma or chronic obstructive pulmonary disease, including bronchitis and emphysema. People with pre-existing health conditions related to the heart or circulatory systems may want to reclocate to a safe area before official notification to relocate to avoid smoke impacts. It is recommended that people leave the area affected by wildfire smoke if indoor air cannot be kept clean.

Pets can also be effected by exposure to smoke. High levels of smoke may irritate the animals' eyes and respiratory tract. Animals with heart or lung disease are especially at-risk and should be closely watched during periods of poor air quality.

Homeowners can monitor local air quality by visiting the following web site: https://www.airnow.gov/?city=Riverside&state=CA&country=USA. This link is directly to Riverside County and is generally updated hourly. It also contains a forecast for the following day. Remember, windblown smoke can travel for miles from its source. The farther a person is away from the source, the less the smoke impact will be.