

Notice of Section 401 Application Reception

File Number: 332025-21

Project Name: TTM 38832 (Tangerine) Salt Creek Outfall Structure Project

Received: 9/08/2025

Date Posted: 9/12/2025

End of 21 Day Public Comment Period: 10/02/2025

Project Location: 33.6974753° N, -117.1119480° W

Project City and County: Unincorporated community of Winchester, Riverside

Applicant Organization: CADO Tangerine, LLC

Applicant Name: Mark Hayden

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The entire activity consists of entitling and constructing Tentative Tract Map 38832 ("Tangerine") consisting of 120 residential dwelling units on approximately 28 acres, along with offsite roadway improvements, and one (1) storm drain outfall structure in Salt Creek. The purpose and goal of the activity is to further complete the vision for Planning Area 28A of Riverside County Specific Plan 293 ("Winchester Hills").

Project Activities: The entire activity consists of entitling and constructing Tentative Tract Map 38832 consisting of 120 residential dwelling units on approximately 28 acres, along with offsite roadway improvements, and one (1) storm drain outfall structure in Salt Creek. In the early 2000's, Salt Creek was graded and reformed from a natural creek into a straightened, regional flood control channel by the Riverside County Flood Control & Water Conservation District (RCFC&WCD) according to the "Salt Creek Master Drainage Plan" (dated October 1996). The proposed outfall structure is located on the right bank (north bank) of Salt Creek and will convey flows from future Storm Drain Line A-9 as part of the local Winchester Hills Community Facilities District to drain both offsite and Tangerine onsite flows. The proposed outfall structure will consists of a concrete pipe within a square, at-grade concrete apron that outlets onto ungrouted riprap.