

I. Introduction

A. DOCUMENT PURPOSE

This document is a Specific Plan and Environmental Impact Report (EIR) which has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for THE RETREAT and evaluating potential environmental impacts resulting from the implementation of THE RETREAT Specific Plan project. The project site encompasses a total of 1,032 acres of land located within the Temescal/El Cerrito area of unincorporated Riverside County, California and partially within the congressional boundaries of the Cleveland National Forest. THE RETREAT project proposes an amendment to the Comprehensive General Plan (GPA No. 486) to add a text description to the Land Use Element for the THE RETREAT Specific Plan No. 317; to change the existing Open Space and Conservation Map designations from "OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])", "3 DU/AC (Bedford Canyon [Required SP])", "5 AC Hillside", "2 ½ acre minimum", "3 DU/AC", "3-4 DU/AC" and "Wild Rose SP 176" to "Adopted Specific Plan No. 317, THE RETREAT"; to amend the Temescal/El Cerrito Community Plan (TECP) Specific Plan Policies to reflect the THE RETREAT Specific Plan instead of the Bedford Canyon Required Specific Plan and to delete Policy c)(3); and to modify the Temescal/El Cerrito Community Plan (TECP) Land Use Allocation Map designations from "OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])", "3 DU/AC (Bedford Canyon [Required SP])", "5 AC Hillside", "2 ½ acre minimum", "3 DU/AC", "3-4 DU/AC" and "Wild Rose SP 176" to "Adopted Specific Plan No. 317, THE RETREAT" for the 1,032 acres generally located south of Weirick Road and west of Interstate 15. The northern boundary of the Wild Rose Specific Plan No. 176 will be adjusted by the adoption of THE RETREAT Specific Plan. Change of Zone No. 6441 has been filed concurrently with the Specific Plan for change the existing zoning from R-R (Rural Residential), R-A-5 (Residential Agriculture, 5 ac minimum lot size), R-A-2½ (Residential Agriculture, 2½ ac minimum lot size), R-1 (One-Family Dwelling Residential) and SP (Specific Plan-Specific Plan No. 176) to SP (Specific Plan-Specific Plan No. 317). Zoning and development standards for this project reflects the Land Use Plan proposed in this Specific Plan.

The EIR is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed THE RETREAT Specific Plan project.

1. Format

The format of this document is a combination Specific Plan and Environmental Impact Report. The Specific Plan is encompassed in Sections III and IV. The EIR is encompassed in Sections I, II and V. Sections I and II cover the summary requirements of CEQA by providing a project description and Environmental Impact Report summary. Section V follows the format of the Riverside County Comprehensive General Plan (General Plan) and its various elements. General Plan consistency is assessed utilizing the General Plan Land Use Determination System. Land use appropriateness, General Plan land use consistency and Community Plan consistency are discussed under Sections V.A. and V.B.

Issues identified in the Environmental Assessment (EA) prepared by the County of Riverside on August 22, 2000 for the proposed located within the Temescal/El Cerrito area of unincorporated Riverside County, California. THE RETREAT Specific Plan/EIR issues are discussed in Sections V.A., V.B., V.C., V.D., V.E. and V.F. of this document, and are formatted under a system discussion and five elements: General Plan Land Use Determination System, Land Use Element, Environmental Hazards and Resources Element, Public Facilities and Services Element, Housing Element, and Regional Element. Under each issue, an analysis determines the amount and degree of impact associated with the project. For all significant adverse impacts, mitigation measures are delineated to reduce each impact to below a level of significance.

Analysis of impacts and mitigation measures set forth were derived through technical reports and information which are included as appendices to this document. Consistency with the General Plan is determined through the relationship between project design, proposed mitigation measures and General Plan standards delineated for each issue.

2. Environmental Procedures

The EIR portion of this document has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (*Public Resources Code Section 15000, et seq.*), and County of Riverside requirements for preparing environmental impact reports. A more detailed discussion of the previous environmental documents is provided in Section III.A.2A, *Project Description*.

A Notice of Preparation (NOP) for a Draft EIR, including a description of potential adverse impacts was distributed to the State Clearinghouse, responsible agencies and other interested parties on August 29, 2000. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern so that these issues could be fully examined in the EIR.

The Environmental Assessment (EA), prepared by the County, determined that certain environmental effects will not be significant and, therefore, are not discussed in an EIR level of detail. These effects found not to be significant are Hazards and Hazardous Materials and Airports. A brief discussion of these issues and why the effects are not considered to be significant is contained in Section V, *General Plan/Environmental Analysis*, under the respective issues. Comments received during the NOP process are addressed in Section V.C., *Environmental Hazards and Resources Element*, Section V.D., *Public Facilities and Services Element*, V.F. *Regional Element*, and Section V.H., *Mandatory CEQA Topics*. The EA and NOP distribution list and comments resulting from distribution are contained in Technical Appendix A. This EIR contains the most up-to-date information for environmental issue areas on the project.

3. Discretionary Actions and Approval

The Riverside County Planning Department is the Lead Agency for THE RETREAT Specific Plan, under whose authority this Specific Plan and EIR have been prepared. This combined document will be used by the following public agencies in connection with the following decisions:

◆ **Riverside County Planning Commission**

- a. Recommendation to the Riverside County Board of Supervisors (Board) as to EIR Certification.
- b. Recommendation to the Board regarding adoption by resolution of General Plan Amendment No. 486 (Amendment to add a text description to the Land Use Element for THE RETREAT Specific Plan No. 317; to change the existing Open Space and Conservation Map designations from “OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])”, “3 DU/AC (Bedford Canyon [Required SP])”, “5 AC Hillside”, “2 ½ acre minimum”, “3 DU/AC”, “3-4 DU/AC” and “Wild Rose SP 176 to “Adopted Specific Plan No. 317, THE RETREAT”; to amend the Temescal/El Cerrito Community Plan (TECP) Specific Plan Policies to reflect THE RETREAT Specific Plan instead of the Bedford Canyon Required Specific Plan and to delete Policy c)(3); and to modify the Temescal/El Cerrito Community Plan (TECP) Land Use Allocation Map designations from “OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])”, “3 DU/AC (Bedford Canyon [Required SP])”, “5 AC Hillside”, “2 ½ acre minimum”, “3 DU/AC”, “3-4 DU/AC” and “Wild Rose SP 176 to “Adopted Specific Plan No. 317, THE RETREAT”.) The General Plan Amendment will acknowledge the boundary adjustment between the adopted Wild Rose Specific Plan No. 176 and THE RETREAT Specific Plan No. 317.
- c. Recommendation to the Board regarding adoption by resolution of the Specific Plan.
- d. Recommendation to the Board regarding approval of the Change of Zone No. 6441 (Adoption of Zoning Ordinance) to Specific Plan.

◆ **Riverside County Board of Supervisors**

- a. EIR Certification.
- b. Approval by resolution of the General Plan Amendment No. 486 (Amendment to add a text description to the Land Use Element for THE RETREAT Specific Plan No. 317; to change the existing Open Space and Conservation Map designations from “OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])”, “3 DU/AC (Bedford Canyon [Required SP])”, “5 AC Hillside”, “2 ½ acre minimum”, “3 DU/AC Residential” and “Wild Rose SP 176 to “Adopted Specific Plan No. 317, THE RETREAT”; to amend the Temescal/El Cerrito Community Plan (TECP) Specific Plan Policies to reflect THE RETREAT Specific Plan instead of the Bedford Canyon Required Specific Plan and to delete Policy c)(3); and to modify the Temescal/El Cerrito Community Plan (TECP) Land Use Allocation Map designations from “OS 1 DU/10 AC Density Transfer (Open Space-Bedford Canyon [Required SP])”, “3 DU/AC (Bedford Canyon [Required SP])”, “5 AC Hillside”, “2 ½ acre minimum”, “3 DU/AC Residential” and “Wild Rose SP 176 to “Adopted Specific Plan No. 317, THE RETREAT”.) The General Plan Amendment will acknowledge the boundary adjustment between the adopted Wild Rose Specific Plan No. 176 and THE RETREAT Specific Plan No. 317.
- c. Adoption by resolution of the Specific Plan.
- d. Approval by ordinance of the Change of Zone No. 6441 to Specific Plan.

Additionally, State law requires that all EIRs be reviewed by trustee and responsible agencies. A *Trustee Agency* is defined in Section 15386 of the State CEQA Guidelines as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California”. Per Section 15381 of the CEQA Guidelines, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” For THE RETREAT Specific Plan project, the California Department of Fish and Game has been identified as a Trustee Agency. The California Department of Fish and Game is responsible for reviewing the project and accompanying EIR for consistency with the California Endangered Species Act and State Fish and Game Code. Where a threatened or endangered species occurs on a project site, the State Department of Fish and Game would be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure the conservation, enhancement, protection and restoration of State-listed threatened or endangered species and their habitats. Caltrans will require Encroachment Permits to allow access within Caltrans rights-of-way for construction, where needed, of roadway/circulation improvements. The Regional Water Quality Control Board (RWQCB) will require a National Pollution Discharge Elimination System (NPDES) Permit to ensure that during and after construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality. The U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers have been identified as Responsible Agencies in that permits may be required in compliance with the Endangered Species Act and 404 permits may be required to disturb wetland areas within the Specific Plan. Additionally, the Lee Lake Water District and Metropolitan Water District are also designated as Responsible Agencies based on the subsequent permits and approvals necessary to amend the district boundaries and to construct the water and sewer infrastructure improvements.

Subsequent discretionary actions may include the following:

- a. *Tentative and Final Parcel and Tract Maps* by the County of Riverside. These maps would subdivide the Specific Plan area into the planning areas indicated in the project land use plan, and would further subdivide residential areas into individual lots for home construction and sale.
- b. *Plot Plans and/or Conditional Use Permits* by the County of Riverside, approving development of specific planning areas for commercial and recreational development.
- c. *Road Right-of-Way Acquisition* by the County of Riverside, to permit the implementation of the Specific Plan.
- d. *Grading Permits, Road Improvements and Drainage Improvements* by the County of Riverside, to permit implementation of the Specific Plan.
- e. *Encroachment Permits* will be requested of both Caltrans and Riverside County to allow access within Caltrans and County rights-of-way, respectively, for construction of various roadway/circulation improvements.
- f. *Water and Sewer Systems* by Lee Lake Water District to expand the service boundaries and to construct the necessary infrastructure, including, but not limited to reservoirs and pipelines to provide domestic and non-potable service.

- g. *National Pollution Discharge Elimination System (NPDES) Permit and Section 401 of the Clean Water Act Compliance* issued by the Regional Water Quality Control Board. These permits are required to ensure that during and after construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality and to permit discharge of water into waters of the US.
- h. *404 Permit* by the U.S. Army Corps of Engineers. This permit is required for any discharge to or disturbance of “waters of the U.S.” It will be required for disturbance of wetlands within the Specific Plan area.
- i. *Section 1601 and 1603 Compliance* by the California Department of Fish and Game for issues relating to compliance with the State Fish and Game Code and Endangered Species Act for impacts resulting from streambed alteration.
- j. *Endangered Species Act Compliance* by U.S. Fish & Wildlife Service for issues related to compliance with Federal Endangered Species Act for impacts to federally listed rare, threatened or endangered species.

B. CEQA TOPICS LOCATION

CEQA requires that an EIR contain, at a minimum, certain specified contents. The table below provides a quick reference in locating the CEQA required sections within this document.

CEQA REQUIRED TOPIC	LOCATION
Environmental Procedures	Section I.A.2
Effects Found Not To Be Significant	Sections V.C. & V.D.
Interdisciplinary Summary	Sections V.C. & V.D.
Cumulative Impact Analysis	Section V.H.1
Unavoidable Adverse Impacts	Section V.H.2
Project Alternatives	Section V.H.3
Growth Inducing Impacts	Section V.H.4
Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented	Section V.H.5
Project Correspondence	Section V.H.6
Organizations, Persons, and Documents Consulted	Section V.H.7

