
II. Summary

A. PROJECT SITE LOCATION

THE RETREAT Specific Plan is located in the Temescal/El Cerrito area of northwestern Riverside County. The project's location within the southern California region is shown on Figure 2-1, *Regional Map*. The 1,032-acre project site occupies all of Section 29 and portions of Sections 21 and 28 of Township 4 South, Range 6 West of the San Bernardino Base and Meridian. The project's location provides easy access to the city of Corona and the communities of Temescal and El Cerrito. The metropolitan areas of Los Angeles and San Diego are within 100 miles to the northwest and south respectively. Regional access is provided via Interstate 15 in a north/south direction and by Cajalco Road in an east/west direction, as depicted in Figure 2-2, *Vicinity Map*. The site is bounded on the north by the city of Corona and its Sphere of Influence, on the west by the Cleveland National Forest, on the east by rural lot residential development, industrial lands and Interstate 15 and on the south by the Wild Rose Specific Plan No. 176, see Figure 2-3, *Aerial Photograph*. Access to the project site is available via Weirick, Knabe and Forest Boundary Roads. The current Assessor Parcel Numbers assigned to the site include: 282-100-006, 009 and 010, 282-130-004, 282-150-001 through 003, 282-170-001, 004 and 005, 282-180-001 and 008, 282-210-054, 282-220-004 and 005, 282-310-001 through 003 and 283-430-013.

B. PROJECT BACKGROUND

Applications for the Change of Zone, General Plan Amendment and Specific Plan of Land Use were submitted to the County of Riverside on March 15, 1999 and October 6, 1999, respectively. The proposal is compatible with its surroundings; allows for a more predictable future; represents an efficient use of land slated for urban development; and utilizes nearby public services and facilities, thereby allowing the area to develop in a relatively compact urban form. Further, a goal of the Temescal/El Cerrito Community Plan is for the retention of open space land containing important natural resources such as scenic features. THE RETREAT project includes 817.5-acres of passive, active and natural open space. The project site was previously reviewed as part of the Temescal/El Cerrito Community Plan area approved by the Riverside County Board of Supervisors of December 10, 1991.

C. PROJECT SUMMARY

The principal discretionary actions by Riverside County are the adoption of THE RETREAT Specific Plan and approval of a Change of Zone and General Plan Amendment request for the subject property. Subsequent discretionary actions include approvals of individual tentative tract maps and plot plans and/or conditional use permits, grading permits, road right-of-way acquisition, road improvements and drainage infrastructure. Associated permits may also be required by local agencies, such as the Lee Lake Water District, for the construction of water and sewer service and facilities, including but not limited to reservoirs and pipelines. Additional permits may be required by state responsible agencies (e.g., CA Department of Fish and Game and Regional Water Quality Control Board) for issues relating to compliance with Section 1601 & 1603 of the State Fish and Game Code and Endangered Species Act for impacts resulting from streambed alteration and compliance with Section 401 of the Clean Water Act for discharge of water into waters of the US. Future discretionary actions may also be subject to review by federal agencies (e.g., the U.S. Army Corps of Engineers and U.S. Fish & Wildlife Service) for issues related to compliance with Section 404 of the Clean Water Act & Federal Endangered Species Act for

impacts to waters of the United States and endangered species.

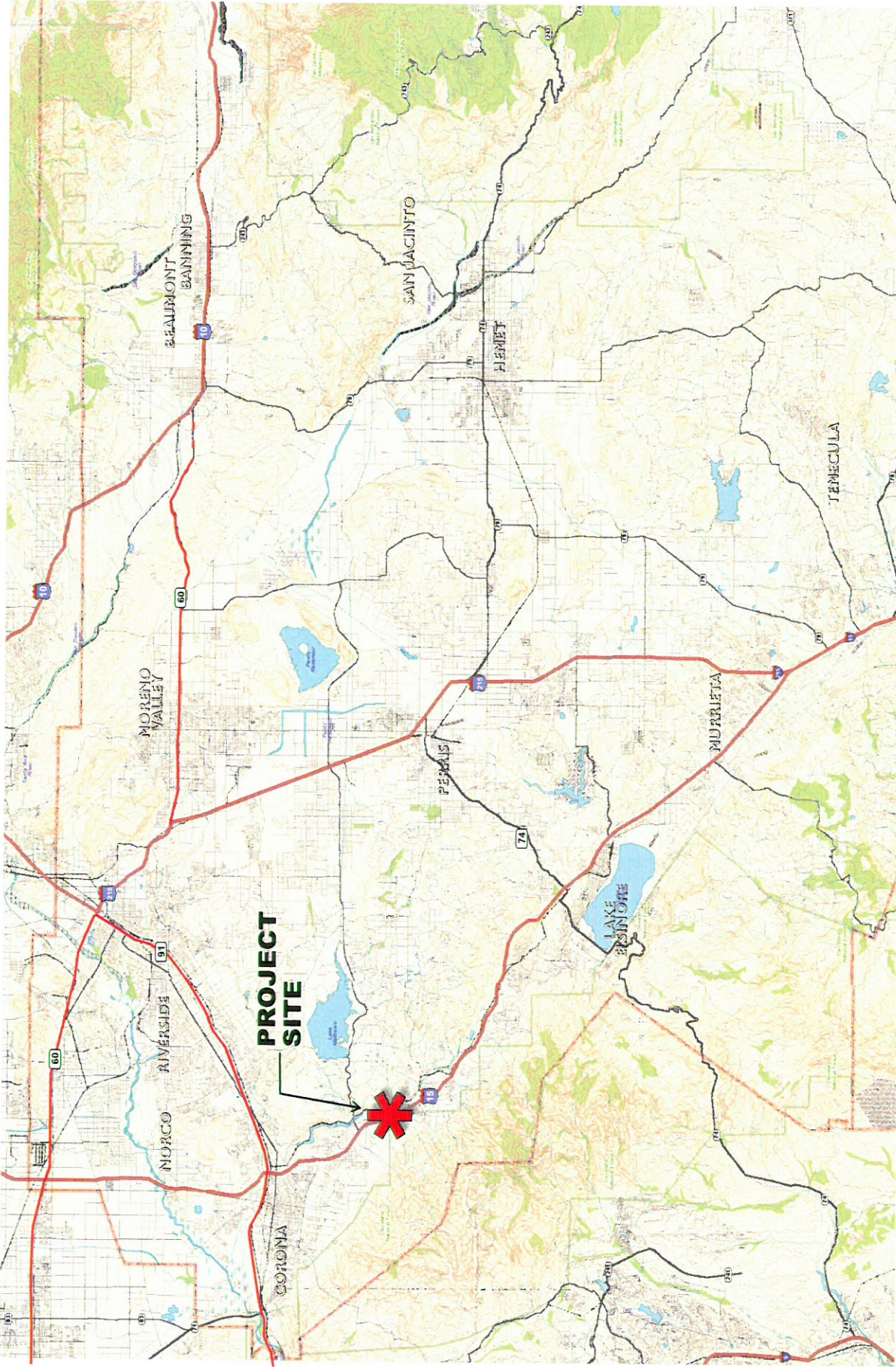
THE RETREAT residents will enjoy a wide range of amenities in this master planned residential community. Infrastructure and other public facilities are planned to accommodate the build-out requirements of THE RETREAT Specific Plan. In addition, THE RETREAT Specific Plan design elements pertaining to land use compatibility, architecture, landscaping and signage will be consistently applied to assure a varied, yet fully integrated project.

The applicant proposes a new Specific Plan for the mixed use development which includes residential, commercial and recreational uses. This Specific Plan requires an amendment of the Riverside County Open Space and Conservation Map and the Temescal/El Cerrito Community Plan. Currently, the subject parcels are vacant land. At build-out, the project will contain 540 single family residential units, 15.2 acres of commercial development, 8 acres of park land, 557.5 acres within natural open space and will incorporate a 18-hole golf facility on 252 acres serviced by 32 acres of roadways. The overall total gross density of the project will be 0.5 dwelling units per acre. Table II-1, *General Land Use Summary*, sets forth the land uses for THE RETREAT Specific Plan. THE RETREAT project will be phased in a logical sequence and in response to market demands. A total of two phases are planned over an approximate 10-year time frame.

The following table summarizes the land uses proposed by THE RETREAT Specific Plan.

**TABLE II-1
GENERAL LAND USE PROJECT SUMMARY**

| LAND USE | ACRES | TARGET DENSITY | TOTAL DWELLING UNITS | PERCENTAGE OF ACREAGE |
|-------------------------------|--------------|----------------|----------------------|-----------------------|
| RESIDENTIAL | | | | |
| Low (0-2 du/ac) | 24.3 | 1.4 du/ac | 35 | 2.4% |
| Medium (2-5 du/ac) | 143.0 | 3.5 du/ac | 505 | 13.9% |
| RESIDENTIAL TOTALS | 167.3 | 3.0 | 540 | 16.3% |
| Neighborhood Commercial | 15.2 | --- | --- | 1.5% |
| Parks | 8.0 | --- | --- | 0.8% |
| Golf Facility | 252.0 | --- | --- | 24.4% |
| Open Space | 557.7 | --- | --- | 54.0% |
| Major Roads | 32.0 | --- | --- | 3.0% |
| NON-RESIDENTIAL TOTALS | 864.7 | --- | --- | 83.7% |
| PROJECT TOTALS | 1,032 | 0.5 | 540 | 100.0% |

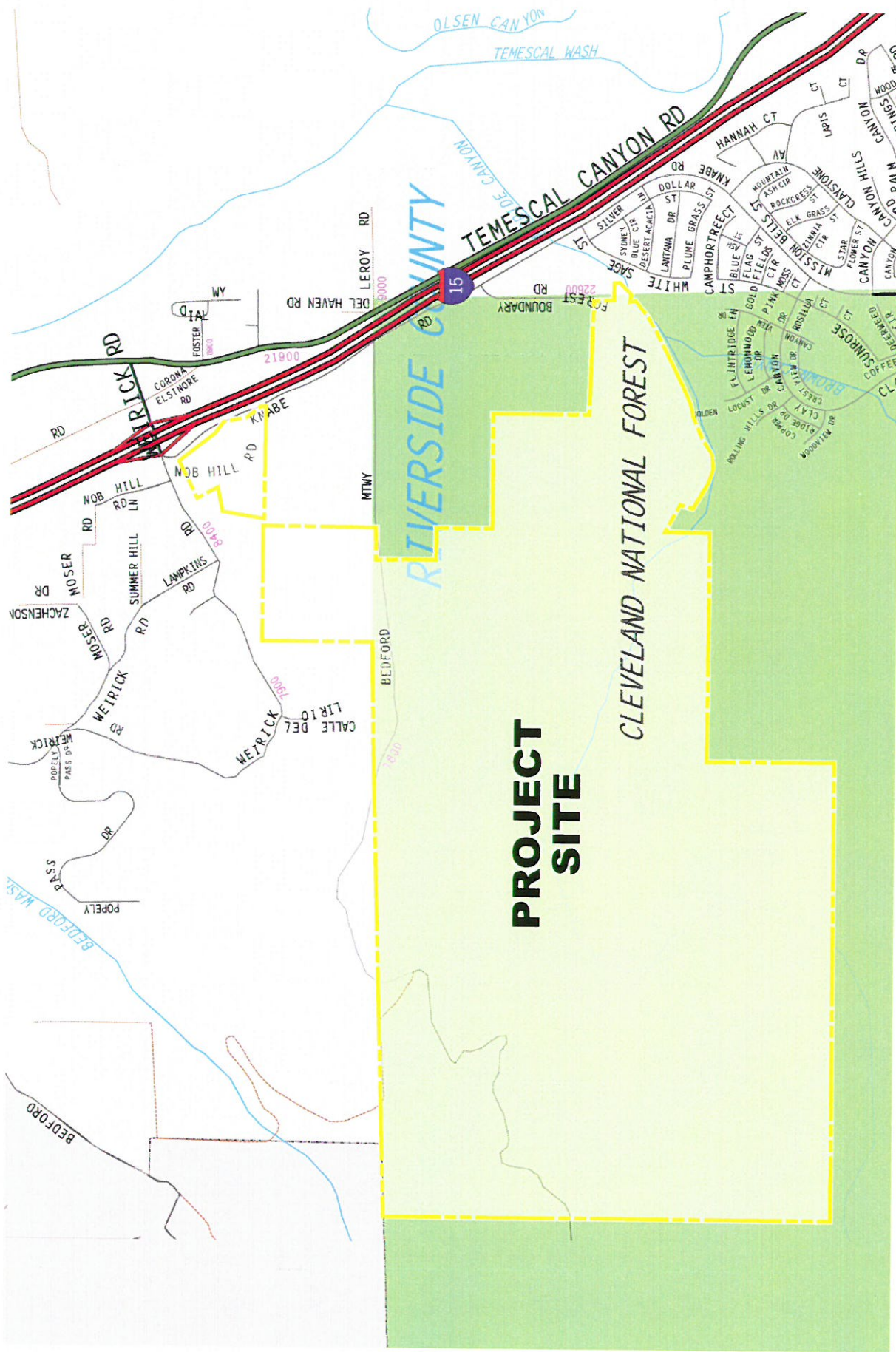


SOURCE: THOMAS GUIDE

Figure 2-1

Regional Map





SOURCE: THOMAS GUIDE

THE RETREAT

SPECIFIC PLAN NO. 317 / EIR NO. 425

Figure 2-2

Vicinity Map



D. ENVIRONMENTAL SETTING

1. Regional Setting

The project site is located in an area of northwestern area of Riverside County identified as the Temescal/El Cerrito area. It is further located west of Interstate 15 (Corona Freeway) and south of Weirick Road, within unincorporated Riverside County. The site lies south of the city limits of Corona within their Sphere of Influence and is partially within the congressional boundaries of the Cleveland National Forest. The southern portion of the project abuts the Wild Rose Specific Plan (SP #176). Access onto the site is obtained from either Knabe Road at the northeast corner of the site or from Forest Boundary Road on the southeast where it intersects with Knabe Road.

2. Surrounding Land Uses and Development

The project site lies within an emerging area of Riverside County between the growth areas of Corona on the north and Lake Elsinore on the south. THE RETREAT Specific Plan encompasses 1,032 acres of land in unincorporated Riverside County within the Sphere of Influence of the city of Corona. The project is bordered on the south by the Wild Rose Master Planned Community and the Cleveland National Forest. The undeveloped Forest lands also act as the western project boundary. Properties to the north include scattered larger lot residential, agricultural operations and vacant land. To the east are rural residential parcels, a lumber yard near Knabe Road and Forest Boundary Road, vacant land and Interstate 15. Figure II-3, *Aerial Photograph*, depicts THE RETREAT project site and surrounding properties.

3. Physical Site Conditions

The majority of the site is relatively undisturbed with vegetation consisting of chaparral, annual grasslands, coastal sage scrub communities and limited areas of riparian communities. The site is characterized by northeast-trending ridges, plateaus, and drainages, which emanate and descend from the Santa Ana Mountain foothills forming the southern and western portions of the site. Elevations range from approximately 940 feet mean sea level (msl) toward the eastern limit of the property, to approximately 2500 feet msl, located toward the southwestern corner of the site. Two major drainage courses occur in the immediate area. Bedford Canyon trends east-northeast and lies adjacent to or north of the site and McBride Canyon (sometimes identified as McBribe Canyon) trends east-southeast through the southern portion of the site. It is accessed from the north, east and south by several dirt roads. Within the site, a network of dirt roads exist to provide access. The site contains one large structure foundation located between the northern bank of the McBride Canyon Wash and a paralleling dirt road. An existing residential dwelling and ancillary structures including horse-keeping corrals are located within the area identified for Planning Area 3.

4. Regional Circulation

Northwestern Riverside County is served by major freeways connecting the area to Los Angeles and Orange Counties to central Riverside County and San Bernardino County. Major east-west access is provided by the Riverside Freeway (State Highway 91) which links Riverside County to Orange County. Major north-south access is provided by the Interstate 15 (I-15) freeway. This freeway connects the project area to San Diego County to the south and San Bernardino County to the north.

THE RETREAT Specific Plan area is located west of Interstate 15. The northeastern corner of the site is located approximately 100 yards southwest of Interstate 15 and the Weirick Road southbound off-ramp. On- and off-ramps to I-15 exist at Weirick Road. Access onto the site is obtained from Knabe Road at the northeast corner of the site and from the Forest Boundary Road on the southeast where it intersects with Knabe Road.

5. Planning Context

The project is located in an unincorporated portion of Riverside County and the prevailing planning document for this property is the County of Riverside Comprehensive General Plan (i.e., the "General Plan"). Specifically, the site lies within the Lake Mathews Community Planning Area which encompasses the Temescal/El Cerrito Community Plan set forth in the General Plan. The Temescal/El Cerrito Community Plan (TECP) area occupies approximately 29,516 acres in the western portion of Riverside County and extends northwesterly of the city of Lake Elsinore, westerly of the Lake Mathews area, easterly of the Cleveland National Forest and southeasterly of the city of Corona. The Temescal/El Cerrito Community Plan (TECP) encompasses the project site. The TECP was adopted by the Riverside County Board of Supervisors on December 10, 1991, and has been amended several times since.

The TECP implements the goals and programs of the General Plan by setting forth additional land use goals and policies that address the unique concerns and needs existing in the TECP area. The TECP seeks to attain an orderly and efficient growth pattern through the encouragement of development where public services can be provided through an atmosphere of cooperation between the County, school districts and agencies.

Specific Plan has been designed in accordance with the Temescal/El Cerrito Area Growth Management Policies. The proposal is compatible with its surroundings; allows for a more predictable future; represents an efficient use of land slated for urban development; and utilizes nearby public services and facilities, thereby allowing the area to develop in a relatively compact urban form. Further, a goal of the TECP is for the retention of open space land containing important natural resources such as scenic features, sensitive biological resources and cultural resources. THE RETREAT project includes 557.5 acres of open space.

Approval of THE RETREAT Specific Plan will result in the designation of an approved Specific Plan for the entire 1,032-acre project site. Approval of the Change of Zone will allow for uses consistent with this Specific Plan to be developed. The accompanying Environmental Impact Report discusses potential environmental impacts resulting from development of the proposed Specific Plan area. This Environmental Impact Report (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 project.

E. EIR/ISSUES MATRIX

Table II-2, *Summary of Impacts and Mitigation Monitoring Plan*, presents a discussion of the EIR issues and mitigation measures in a matrix format.

E. EIR SUMMARY MATRIX/MITIGATION MONITORING PROGRAM

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/MONITORING PARTY | IMPLEMENTATION STAGE |
|--|--|--|---|---|
| SECTION V.C.1 - SEISMIC SAFETY | | | | |
| <p>The project site is within the limits of the Alquist-Priolo Earthquake Fault Zone as the Elsinore fault zone, an active fault, which runs northwest-southeast through the western portion of the project site.</p> | <p>Below a level of significance.</p> | <ol style="list-style-type: none"> Detailed geotechnical report(s) shall be submitted in compliance with the requirements of Riverside County Ordinances. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements. Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist. All on-site structures shall be constructed in accordance with the criteria set forth in the Uniform Building Code (UBC) and County Ordinances, and shall be designed to withstand ground shaking from the maximum credible earthquake that could be expected to occur. | <p>Riverside County Geologist</p> <p>Riverside County Geologist</p> <p>Riverside County, Building and Safety Department</p> | <p>Prior to subdivision approval</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of building permits</p> |
| SECTION V.C.2 - SOILS, SLOPE AND EROSION | | | | |
| <p>The proposed project lies on terrain predominated by ridges and valleys, and therefore, there are some topographic constraints for development. All areas proposed for development would be potentially affected by moderate erosion susceptible soils.</p> <p>There will be approximately 9.1 million cubic yards of cut and 7.6 million cubic yards of fill from the proposed project. Final grading design will be adjusted within the project limits to maintain a balanced site condition.</p> | <p>Below a level of significance.</p> | <ol style="list-style-type: none"> Prior to development within any Planning Area of the Specific Plan, an overall Conceptual Grading Plan for the Planning Area in process shall be submitted for Planning Department approval. The Grading Plan for each Planning Area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that Planning Area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. The requirements for compliance with Riverside County Grading Standards shall be noted on all grading plans. A soils report and geotechnical study shall be performed to further analyze on-site soil conditions and slope stability and shall include the appropriate measures to control erosion and dust. | <p>Riverside County, Building and Safety Department, Grading Division and Planning Department</p> <p>Riverside County, Building and Safety Department, Grading Division</p> <p>Riverside County, Building and Safety Department, Grading Division</p> | <p>Prior to issuance of grading permits.</p> <p>Prior to any grading activities.</p> <p>Prior to issuance of grading permits.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
|---------|--|--|---|--|
| | | <p>7. Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department. The plans shall be reviewed for type and density of ground cover, shrubs, and trees to ensure that plant material will be effective as erosion control and that all slopes will be landscaped per County Ordinance 457.</p> <p>8. Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist and approved by the County. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed.</p> <p>9. Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.</p> <p>10. Grading work on the entire project site shall be balanced.</p> <p>11. Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 45 days of completion of grading, unless building permits are obtained.</p> <p>12. Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2.</p> <p>13. Contour grading techniques shall be used where feasible along graded areas visible from public vantage points to soften the effects of grading and provide a more naturally appearing edge condition.</p> <p>14. All grading shall be conducted in conformance with recommendations contained within the Geotechnical Reports included as Appendix B to the FEIR.</p> | <p>Riverside County Planning Department</p> <p>Riverside County Building and Safety, Grading Division</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department, Grading Division</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> | <p>Concurrent with issuance of grading permits</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Concurrent with issuance of grading permits</p> <p>Concurrent with issuance of grading permits</p> <p>Concurrent with issuance of grading permits</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|--|---|--|
| V.C.3 - HYDROLOGY, FLOODING AND DRAINAGE | | | | |
| Implementation of THE RETREAT will alter the existing drainage patterns through the development of residential, commercial and recreational uses. | Below a level of significance. | <p>15. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.</p> <p>16. The developer or builder shall apply for and comply with the appropriate NPDES construction permit prior to commencing grading activities. Further, all development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p> <p>17. Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC).</p> <p>18. Two detention basins will be provided within the Planning Area 11 and 12, respectively to decrease Q_{100} flows before they exit the subject property.</p> | <p>Riverside County Flood Control and Water Conservation District</p> <p>California State Water Quality Control Board</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County Flood Control and Water Conservation District</p> | <p>Prior to the issuance of improvement plans.</p> <p>Prior to the commencement of grading activities.</p> <p>Prior to the issuance of grading permits.</p> <p>Concurrent with subdivision design.</p> |
| SECTION V.C.4 - NOISE | | | | |
| <p>The proposed development of the Retreat Specific Plan project will generate approximately 13,016 ADT and as a result, will alter noise levels in the surrounding areas.</p> <p>Short-term construction noise may exceed ambient noise levels.</p> <p>Planning Areas 2, 8 and 9 may experience long-term noise levels in excess of 65dBA CNEL exterior.</p> | Below a level of significance. | <p>19. Construction activities shall comply with Riverside County Ordinance No. 457, relating to construction noise.</p> <p>20. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the County Building & Safety Department.</p> <p>21. Stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors during construction activities, to the satisfaction of the County Building & Safety Department.</p> <p>22. Noise Barrier construction may be necessary for residential lots within Planning Areas 2, 8 & 9 in order to meet the County's exterior noise standard of 65dBA CNEL. A supplemental noise study shall be prepared in conjunction with tentative map approval in order to identify the specific noise mitigation measures based on actual building locations and lotting. The noise study will include recommendations for specific noise barrier heights, location and construction materials.</p> <p>23. A final noise study should be prepared in conjunction with building permits in order to identify the specific noise mitigation measures based on actual building locations and topography within planning Areas 2, 8 & 9 (to achieve an interior 45dBA CNEL noise standard and an exterior 65dBA CNEL noise standard. The final noise study will include recommendations for mechanical ventilation systems and the Sound Transmission Class (STC) ratings for upgraded windows.</p> | <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department of environmental Health, Industrial Hygiene Division</p> <p>Riverside County Building and Safety Department and Department of environmental Health, Industrial Hygiene Division</p> | <p>Concurrent with grading and building permits</p> <p>Concurrent with grading and building permits</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Prior to tentative tract map approval</p> <p>Prior to the issuance of building permits.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|--|--|---|
| SECTION V.C.5 - AIR QUALITY | | | | |
| <p>The proposed RETREAT Specific Plan will contribute to the regional inability to attain the ozone standard based on SCAQMD's recommended significance levels. The RETREAT project will result in degradation of regional air quality; such an impact will be cumulatively significant.</p> <p>Project-related emission levels for the three primary exhaust pollutants (CO, NO_x, and ROG) exceed the significance threshold. However, emissions of PM-10 from exhaust and tire wear does not exceed the 150 per pound per day threshold.</p> | <p>Construction equipment emissions would be reduced to less than significant levels with the implementation of mitigation.</p> <p>Build-out emissions will remain significant relative to all pollutants except PM₁₀ after implementation of all feasible measures. This will require an overriding finding of significance relative to air quality.</p> | <p>24. The project developer(s) shall implement Southern California Edison's "Welcome Home" program or an equivalent individual project-specific program to provide energy saving components to all dwelling units which could include built-in energy efficient appliances, double glass pane windows, energy-efficient air conditioners, energy efficient lighting, low emission water heaters and wall and attic insulation above Title 24 standards.</p> <p>25. All residential buildings shall be oriented from north to south to the greatest extent feasible to ensure the maximum utilization of passive heating from the sun.</p> | <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> | <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of grading permits</p> |
| SECTION V.C.6 - WATER QUALITY | | | | |
| <p>Implementation of THE RETREAT project will result in grading cut and fill operations that will result in short-term erosion and sedimentation impacts.</p> <p>Implementation of the project will also alter the composition of the surface runoff by grading the site surfaces; by construction of impervious streets, roofs and parking facilities; and by irrigation of landscaped areas. This runoff, typical of urban use, will contribute to the incremental degradation of the water quality downstream.</p> | <p>Below a level of significance.</p> | <p>26. The developer or builder for THE RETREAT shall be required to apply for and comply with the appropriate State NPDES permits prior to commencing grading activities.</p> <p>27. The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at that time for pollution and erosion/siltation control.</p> <p>28. The project shall comply with the requirements of the California State Water Quality Control Board, Santa Ana Region.</p> | <p>Riverside County, Building and Safety and the California State Water Quality Control Board</p> <p>Project Applicant/Department of Building and Safety</p> <p>Regional Water Quality Control Board</p> | <p>Prior to commencing grading activities.</p> <p>Prior to commencing grading activities.</p> <p>Prior to commencing grading activities</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
|--|---|---|---|--|
| SECTION V.C.7 - TOXIC SUBSTANCES | | | | |
| Based on the commercial and recreational uses proposed on 267.2 acres, it is not anticipated that the project will generate any toxic waste. However, development of the project may include small quantity waste generators. Small quantity generators may include medical offices, dry cleaning businesses, photo and camera stores, painting materials and solvents, and/or other facilities which could be allowed within the proposed retail uses. In these instances, there will be no outside storage of hazardous materials. | Below a level of significance | <p>29. Implementation of the recommendations contained within the Phase I ESA reports will insure that potential areas of contamination, as well as any lead based paints or asbestos containing materials that may have been used in the construction of existing residential structures on site are properly investigated and disposed if present.</p> <p>30. Users of hazardous materials will comply with applicable federal, state, and local regulation requiring elimination and reduction of waste at the source by prevention of leakage, by segregation of hazardous waste, and by process of materials change.</p> <p>31. A materials storage and management plan for the golf course shall be required for review and approval by the County Hazardous Waste Management Department.</p> | <p>Riverside County Health Department</p> <p>Riverside County Health Department</p> <p>Riverside County Hazardous Waste Management Department</p> | <p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of occupancy permits.</p> <p>Prior to the issuance of building permits.</p> |
| SECTION V.C.8 - OPEN SPACE AND CONSERVATION | | | | |
| Development of THE RETREAT Specific Plan will eliminate the vacant land present on-site. The 1,032 acre Specific Plan proposes to retain a total of 365.5 acres of permanent open space, which includes 8.0 acres of active park land located in planning Areas 10 & 11. Proposed open space and parks constitutes approximately 55 percent of the total site acreage. | Impacts determined not to be significant. | 32. No mitigation is required. | Not applicable | Not applicable. |
| SECTION V.C.9 - AGRICULTURE | | | | |
| The project site is not designated as "Agriculture" on the County Open Space and Conservation Map nor on the Temescal/EI Cerrito Community Plan Land Use Allocation Map. The project will not conflict with existing agricultural uses, or Williamson Act contracted land. | Determined to be not significant | 33. No mitigation is required. | Not applicable. | Not applicable. |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
|---|---|---|--|--|
| SECTION V.C.10 - WILDLIFE/VEGETATION | | | | |
| <p>Project implementation will cause the loss of 22.6 acres of Riverside sage scrub, 16.6 acres of black sage scrub and 70.6 acres of Diegan sage scrub habitat (all as monotypic communities). An additional 37 acres of mixed communities containing either black sage scrub, Riverside sage scrub or Diegan sage scrub as the dominant component will be impacted.</p> <p>The proposed project lies within the proposed critical habitat area for the gnatcatcher and impacts are considered significant.</p> <p>Project implementation would result in minor disturbances to local wildlife movement across the property.</p> <p>Potential impacts are primarily associated with direct impacts such as increased habitat loss and unauthorized use of any remaining habitat, as well as with a range of indirect impacts such as increased human presence in the area, predation by domestic animals, levels of ambient noise and light and, potentially, contaminated urban runoff.</p> <p>Approximately 2.0 acres of Corps jurisdictional waters (including 0.03 acre of Corps jurisdictional wetlands) and 3.1 acres of CDFG jurisdictional streambed and associated riparian habitat will be impacted by the proposed project.</p> | <p>Below a level of significance for project-related impacts to sensitive plant communities, sensitive wildlife species, jurisdictional wetlands and wildlife corridors.</p> <p>Cumulatively significant impacts for the regional loss of habitat and open space.</p> | <p>34. Measures to mitigate for impacts to the coastal sage scrub on-site will be in conjunction with the measures to mitigate for impacts to the gnatcatcher. This may include the purchase of mitigation credits at an agreed upon mitigation bank, purchase of property to be preserved, or enhancement or restoration of habitat on and/or off-site at a ratio of at least 1:1. The Slope Revegetation Study (Architerra 2000) proposes the planting of 43 acres of Riverside sage scrub on manufactured slopes within the development and golf course fairways.</p> <p>35. Mitigation for impacts to the southern sycamore-elder riparian woodland will also be at least a 1:1 ratio and will be in conjunction with the Streambed Alteration Agreement measures to mitigate for impacts to CDFG jurisdictional streambed and associated riparian habitat. Approximately 5 acres of riparian revegetation is proposed within and adjacent to the recreated stream B. If implemented and monitored effectively, this could be used as on-site mitigation for impacts to the southern sycamore-elder riparian woodland.</p> <p>36. Mitigation for impacts to 2.4 acres of valley needlegrass grassland will include either on-site restoration/enhancement at a ratio of at least 1.5:1 or off-site purchase for preservation at a ratio of at least 1:1.</p> <p>37. Measures to mitigate for impacts to the California gnatcatcher will be determined through either the Section 7 or Section 10a permit process. This may include, but not be limited to, on- or off-site preservation of habitat occupied by at least one pair of gnatcatchers at a minimum 1:1 ratio in accordance with the lead agency. Opportunities for on-site gnatcatcher mitigation include the avoidance of the access road alignment parcel in the northeastern portion of the site. After all permits are received, the areas where gnatcatchers were observed will be monitored by a qualified biologist during initial clearing to ensure that no gnatcatchers are taken.</p> <p>38. Prior to the commencement of tree removal, all suitable habitat should be thoroughly surveyed for the presence of nesting raptors by a qualified biologist, especially during the spring breeding season. If any active nests are detected, the tree containing the nest should be flagged and avoided until the nesting cycle is complete. In addition, a biologist should be present on the site to monitor the tree removal and grading to insure that nest not detected during the initial survey. Second, as an alternative, tree removal and grading could be delayed until after the breeding season. This would insure that no active nests would be disturbed and that grading could proceed rapidly.</p> <p>39. The Corps and CDFG will require the project proponent to explore alternatives to reduce impacts and will also require mitigation for all unavoidable impacts. The Corps has a "no net loss" policy which requires that any unavoidable impacts to wetland values and functions be replaced. In addition, the RWQCB will add restrictions to control runoff from the site, require on the site treatment of runoff to improve water quality, and impose Best Management Practices (BMP's) on the construction. All of the features of the project that will address water quality issues will be explained within the Water Quality Management Plan and Stormwater Pollution Prevention Plan.</p> | <p>U.S. Fish and Wildlife Service</p> <p>U.S. Fish and Wildlife Service</p> <p>U.S. Fish and Wildlife Service</p> <p>U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service</p> <p>U.S. Fish and Wildlife Service & Department of Fish and Game</p> <p>U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Regional Water Quality Control Board and Department of Fish and Game</p> | <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of Grading permits</p> <p>Prior to site disturbance</p> <p>Prior to the commencement of tree removal</p> <p>Prior to site disturbance</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V.C.12 - HISTORIC AND PREHISTORIC RESOURCES | | | | |
| <p>Four newly discovered sites (CA-RIV-6485, 6486, 6487, 6488H) and three isolates (IS-1, IS-2, IS-3) were located within that portion of Area A that is slated for development. One of the newly discovered sites (CA-RIV-6487) is located in the open space portion, while the others may be impacted during grading for residences and/or golf course construction. Impacts are considered potentially significant and monitoring during construction would be required to reduce potential impacts to below a level of significance. No historic or prehistoric cultural sites were detected in Areas B, C or D.</p> | <p>Below a level of significance.</p> | <p>45. The area surrounding CA-RIV-6487 lies within open space. It has not been determined whether the site is "significant" or "unique". If all or part of site CA-RIV-6487 is impacted by the proposed development, Phase II testing for the purposes of a significance determination within the site boundaries must occur.</p> <p>46. The area surrounding CA-RIV-6488H may be impacted as a result of development. It has not been determined whether the site is "significant" or "unique". If all or part of site CA-RIV-6488H is impacted by the proposed development, Phase II testing for the purposes of a significance determination within the site boundaries and within the boundaries of Feature 1 must occur.</p> <p>47. Intensive monitoring of any grading within 100 feet of Bedford Canyon Motorway is recommended.</p> <p>48. A qualified archaeologist retained by the project proponent and approved by the County of Riverside shall review the approved development plan. The archaeologist shall participate in a pre-construction project meeting with the development staff to ensure an understanding of the mitigation measures required during construction.</p> <p>49. A qualified archaeologist will develop a mitigation plan and a discovery clause/treatment plan, which will be implemented during earth moving on the parcel. The treatment plan will allow for the recovery and subsequent treatment of any archaeological remains and associated data uncovered by brushing, grubbing or earth moving.</p> <p>50. Archaeological monitoring by a qualified archaeologist of any earth-moving of the upper limits of the soil will be conducted. Monitoring will be conducted on a full-time basis until the project archaeologist determines that additional resources are not likely to be encountered.</p> <p>51. If archaeological remains are found by the archaeological monitor, earth moving will be diverted temporarily around the deposits until they have been evaluated, recorded, excavated and/or recovered as necessary. Earth moving will be allowed to proceed through the site when the archaeological supervisor determines the artifacts are recovered and/or site mitigated to the extent necessary.</p> <p>52. If a previously unknown site is encountered and it requires additional mitigation, a plan or proposal will be submitted to the client outlining the plan of action that needs to be implemented in an attempt to mitigate the site.</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Prior to tentative map approval</p> <p>Prior to tentative map approval</p> <p>Prior to site disturbance</p> <p>Prior to any clearing and grubbing and/or earth moving activities</p> <p>Prior to issuance of a grading permit</p> <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| <p>Two previously recorded fossil sites and five newly recorded fossil sites were found within the boundaries of THE RETREAT project.</p> | <p>Below a level of significance.</p> | <p>53. Any recovered archaeological resources will be identified, sites recorded, mapped and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist will be included where necessary, dependent upon the artifacts, features or sites that are encountered. Specialists will identify, date and/or determine significance potential.</p> <p>54. A final report of findings will be prepared by the archaeologist for submission to the client, Eastern Information Center and the County of Riverside. The report will describe parcel history, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support findings.</p> <p>55. A project paleontologist retained by THE RETREAT developer and approved by the County of Riverside Planning Department will develop a storage agreement with the LACMVP, SBCM, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the parcel as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data.</p> <p>56. The project paleontologist will develop a mitigation plan and a discovery clause/treatment plan to be implemented during earth moving in the parcel. The treatment plan will allow for the recovery and subsequent treatment of any fossil remains and associated data uncovered by earth moving.</p> <p>57. Prior to any clearing and grubbing and/or earth moving activities on the parcel, a qualified paleontologist retained by the project proponent and approved by the County of Riverside shall review the approved development plan. The paleontologist shall participate in a pre-construction project meeting with the development staff to ensure an understanding of the mitigation measures required during construction.</p> <p>58. Paleontologic monitoring of earth moving will be conducted by a monitor in areas of the parcel underlain by previously undisturbed sedimentary rock that will be disturbed by earth moving. Earth moving in areas of the parcel where previously undisturbed rock will be buried but not otherwise disturbed will not be monitored.</p> <p>59. Monitoring will be conducted on a full-time basis in areas of the parcel underlain by rock units in which there is a high potential for fossil remains being encountered by earth moving, on a half-time basis in areas in which there is a moderate or an undetermined potential, and on a quarter-time basis in areas in which there is a low potential.</p> <p>60. If the monitor discovers fossil remains, earth moving will be diverted temporarily around the fossil site until the remains have been recovered. Earth moving can then proceed through the area only after approval by the monitor. If fossil remains are found in an area underlain by a rock unit where there is a low or moderate/undetermined potential for fossil remains being encountered by earth moving, the level of monitoring will be increased to half or full time, respectively. On the other hand, if too few fossil remains are found after 50% of earth moving in those areas of the parcel underlain a particular rock unit has been completed, monitoring can be reduced or discontinued in those areas at the project paleontologists direction.</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> <p>Prior to any earth moving in the parcel</p> <p>Prior to issuance of a grading permit,</p> <p>Prior to any clearing and grubbing and/or earth moving activities</p> <p>Prior to issuance of a grading permit</p> <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| | | <p>61. In the event that any fossil remains are encountered by earth moving when the monitor is not present, earth moving will be diverted around the fossil site and the monitor called to the location immediately to recover the remains.</p> <p>62. If fossil remains are found, up to 6,000 pounds of fossiliferous sedimentary rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. The total weight of all processed samples from the fossil-bearing rock unit will not exceed 6,000 pounds.</p> <p>63. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored and maintained. The associated specimen and site data will be made available for future study by qualified investigators.</p> <p>64. A final report of findings will be prepared by the project paleontologist for submission to the County of Riverside Planning Department and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe parcel geology/stratigraphy, summarize field and laboratory methods used, include a faunal list and an inventory of curated/catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from other areas.</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> <p>Concurrent with grading activities</p> |
| SECTION V.C.13 - AESTHETICS, VISUAL ANALYSIS, LIGHT AND GLARE | | | | |
| <p>Implementation of the proposed project will result in a substantial change to the existing visual environment, but this alteration of the existing conditions will not be considered as significantly adverse.</p> <p>THE RETREAT project lies within outside the 45-mile radius of the Mt. Palomar Observatory Special Lighting Area, which was created to control the effects of skyglow.</p> | Not applicable. | 65. No mitigation would be required. | Not applicable. | Not applicable. |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V.D. 1 - CIRCULATION AND TRAFFIC | | | | |
| <p>The proposed project is projected to generate a total of 13,016 trip-ends, with a 10% reduction for internal trips resulting in 11,716 average daily trips at build-out. Of this total, approximately 612 vehicles per hour are expected to be generated during the AM hour and 1,260 vehicles per hour will be generated during the PM peak hour.</p> | <p>Below a level of significance.</p> | <p>66. For opening year with project traffic conditions, traffic signals are projected to be warranted at the following intersections: Knabe Road (NS) at Forest Boundary Road (EW) and at Hunt Road (EW) and I-15 Freeway NB Ramps (NS) at Weirick Road (EW).</p> <p>67. For year 2020 with project traffic conditions, traffic signals are projected to be warranted at the following intersections: Knabe Road (NS) at Clay Canyon Drive (EW).</p> <p>68. Traffic impact study reports shall be required with the submittal of tentative tract maps or plot plans as required by the County of Riverside.</p> <p>69. The required format for each traffic impact study report will be determined by the County of Riverside. The required format will include elevation of peak hour conditions at intersections significantly impacted by each phase of development.</p> <p>70. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.</p> <p>71. The improvements needed to maintain the County service level standards will be required to be in place prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area wide growth, an area wide fee program should be established to implement General Plan roadway improvements. Without a district or fee program available, the proposed project is responsible for providing the off-site improvements necessary for adequate circulation at each project phase. The project would contribute to the installation of off-site traffic signals when warranted through the payment of traffic signal mitigation fees.</p> <p>72. The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. The project applicant shall consult with and obtain clearance from the following agencies to assure coordination with Regional Mobility and Air Quality Management Plans: South Coast Air Quality Management District (SCAQMD); and Riverside Transit Agency (RTA). Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.</p> <p>73. The project should participate in an area wide funding program to provide phased implementation of the Year 2020 approach lane geometrics at study area intersections.</p> <p>74. Construct Knabe Road from Weirick Road to the south project boundary at its ultimate cross-section width as a Major highway (110 foot right-of-way) in conjunction with development.</p> | <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> | <p>Review and approval of Improvement Plans and Final Subdivision Maps.</p> <p>Review and approval of Improvement Plans and Final Subdivision Maps.</p> <p>Prior to subdivision approval</p> <p>Prior to subdivision approval</p> <p>Prior to subdivision approval</p> <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of building permits</p> |

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| <p align="center">SECTION V. D.2 - WATER AND SEWER SERVICES</p> | | | | |
| <p>The average annual water demand for the proposed project is estimated to be 1.4 million gallons per day (mgd). The proposed Retreat Specific Plan will have a calculated wastewater discharge flow of 176,440 gallons per day.</p> | <p>Below a level of significance.</p> | <p>75. Construct Weirick Road from Knabe Road to the east project boundary at its ultimate cross-section width as a Major highway (110 foot right-of-way) in conjunction with development. 76. Construct a paved two-lane extension of the realigned Weirick Road from Knabe Road to the proposed project in conjunction with development to provide site access, with a minimum 34-foot pavement section. 77. Sight distance at each project entrance should be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans. 78. Adequate stacking distance should be provided prior to the gated entrances to the project site. A vehicle turnaround area shall be provided for vehicles to make U-turns outside the gated entrances.</p> | <p>Riverside County Transportation Department Riverside County Transportation Department Riverside County Transportation Department Riverside County Transportation Department</p> | <p>Prior to issuance of building permits Prior to issuance of building permits Prior to the issuance of building permits At the time of preparation of final grading, landscape and street improvement plans.</p> |
| <p align="center">SECTION V. D.3 - FIRE SERVICES</p> | | | | |
| <p>According to the Fire Department, the El Cerrito Station is the primary station serving the project area and the other stations will provide the back-up required for adequate Category II response time.</p> | <p>Below a level of significance</p> | <p>80. The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400,000 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. 81. All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to the approval by Riverside County Fire Department and the Lee Lake Water District. Fire flows over 3000 gpm shall be for three hours duration.</p> | <p>Riverside County, Building and Safety and Fire Departments. Riverside County, Building and Safety and Fire Departments.</p> | <p>Review and approval of Final Subdivision Maps, unless deferred by written agreement prior to the issuance of the first Building Permit. Prior to the issuance of grading permits</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| | | <p>82. All structures on-site shall be constructed with fire retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within THE RETREAT Specific Plan area. Gated communities are not encouraged and flag lots and dead-end streets in excess of the county standard will not be allowed.</p> <p>83. All development will meet or exceed standards addressed in Riverside County Ordinance 460 & 787 with respect to access, fire flow, signage, and fire fuel modification, except for maintained natural opens space areas within the project boundary which will conform to THE RETREAT Fire Fuel Modification Plan.</p> <p>84. Fuel modification shall be achieved by establishing a minimum 30 foot zone consisting of two (2) zones. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. In the event, a lot is repossessed, the unit/agency holding title to the lot will be responsible for the required maintenance. Maintenance of manufactured slopes will be the responsibility of the individual homeowners within the lot boundary and the developer and/or builder outside the lot boundary. Once a HOA is formed, then the developer will transfer responsibility to the HOA. Long term maintenance of natural fuel treatment will be the responsibility of the HOA. These hillside slopes are to be maintained to Fuel Modification Zone 2 criteria by the developer/builder or by the HOA. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>85. Additional fire protection measures may be required to be required to the satisfaction of the Riverside County Fire Department. These measures may include: 1) above standard water systems or storage facilities, 2) construction of roofs, eaves, and siding of structures with fire resistant materials, and 3) clearing brush areas and/or planting of fire resistant vegetation.</p> | <p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments</p> <p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Fire Department.</p> | <p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p> <p>Prior to approval of any development plans for lands adjacent to open space areas</p> <p>At the time of project implementation,</p> |
| SECTION V. D.4 - SHERIFF SERVICES | | | | |
| <p>The Retreat Specific Plan project will result in a population increase of 1,620 residents in Riverside County and an additional 1.6 deputies to provide adequate protection to the site.</p> | <p>Below a level of significance</p> | <p>86. The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to off-set the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the population growth in the region.</p> <p>87. The project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Home Owners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs.</p> <p>88. The project proponent shall work with the Riverside County Sheriff's Department to implement the principles of the COPPS program. The program may require the placement of a Sheriff's satellite office within the project site and/or would require working closely with the Home Owner's Association for THE RETREAT.</p> | <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> | <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V. D.5 - SCHOOLS | | | | |
| Implementation of this Specific Plan will result in the construction of 540 dwelling units (single family residential units). By applying generation rates supplied by the Corona-Norco Unified School District, approximately 189 elementary school students, 59 middle school students, and 151 high school students could result from project implementation. | Below a level of significance | 89. The proposed project shall mitigate impacts to schools by payment of school impact fees prior to the issuance of project building permits. | Corona-Norco Unified School District | Prior to issuance of building permits |
| SECTION V. C.6 - PARKS AND RECREATION | | | | |
| Development of the RETREAT Specific Plan is estimated to generate a population of approximately 1,399 persons and will create the need for 1.4 acres of regional parkland and 4 acres of neighborhood/community parkland, in order to satisfy Quimby requirements. Additionally, the Temescal/El Cerrito Community Plan requires a minimum of 20 percent of the gross acreage of the site to be set aside for open space and/or the development of parks. THE RETREAT Specific Plan sets aside 565.5 acres or 55% of the property in natural open space and park land. | Below a level of significance. | 90. The applicant shall comply with County Ordinance 460, Article 10.35 pertaining to park fees and dedication. | County Service Area 152 | Prior to the issuance of building permits |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V. D.7 - UTILITIES | | | | |
| <p>The RETREAT project will create a demand for electricity and will require the extension of electrical facilities to serve project development.</p> <p>The project will create a demand for 7,712,340 kilowatt hours per year (kWh/yr) of electricity and 47,400,000 cubic feet per year of natural gas at buildout. Telephone service to the project site would be provided by Pacific Bell which has indicated that it has the ability to provide THE RETREAT with telephone service.</p> | <p>Below a level of significance.</p> | <p>91. Development plans shall be provided to SCE, The Gas Company, and Pacific Bell as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the project site.</p> <p>92. The applicant shall apply for will-serve letters from SCE, The Gas Company, and Pacific Bell before implementation of the project.</p> <p>93. The applicant shall comply with guidelines provided by SCE, The Gas Company, and Pacific Bell in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing SCE, The Gas Company, or Pacific Bell easements.</p> <p>94. Building energy conservation will be largely achieved by compliance with Titles 20 and 24 of the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the California Energy Conservation (CEC) Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Code of Regulations Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Code of Regulations Sections 1604(f) and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p> | <p>Southern California Edison, Southern California Gas Company, Pacific Bell, etc.</p> <p>Southern California Edison, Southern California Gas Company, Pacific Bell, etc.</p> <p>Southern California Edison, Southern California Gas Company, Pacific Bell, etc.</p> <p>Riverside County Building and Safety Department.</p> | <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of building permits.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V. D.8 - SOLID WASTE | | | | |
| <p>Ultimate project development, as well as the construction phase of the proposed project, will increase the amount of solid waste generated in the area; in turn, shortening the life span of the affected landfills, as well as increasing the demand upon waste haulers.</p> <p>The project is located in Permit Area II of Riverside County which uses a waste generation rate per household/residence of 1.42 tons per year. Using Permit Area II criteria, the 540 units proposed on-site would generate approximately 2.1 tons of solid waste per day. This total represents less than one percent (1%) of the El Sobrante landfills daily capacity.</p> | <p>Below a level of significance</p> | <p>95. The proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g., location, materials accepted, etc.) provided in sales literature.</p> <p>96. The project applicant shall participate in any established County-wide program to reduce solid waste generation.</p> <p>97. Green waste from project landscaped areas such as grass, shrub, and tree trimmings shall be either mulched (shredded and left on landscaped area), composted on-site, or separated from other types of waste to send to a composting facility within the local area.</p> <p>98. The project developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the Riverside County Waste Management Department.</p> <p>99. Prior to occupancy and transfer of property, prospective home buyers shall receive notification that a human waste recycler (Synagro) operates within the vicinity and potential odors may exist. The County Health Department shall require an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460, for any tentative land division of the property. The Environmental Constraint Sheet note shall indicate that: Lot(s) No. _____, as shown on this map, is (are) located within the vicinity of a human waste recycler and that potential odors may exist.</p> | <p>Riverside County Waste Management Department.</p> <p>Riverside County Waste Management Department.</p> <p>Riverside County Waste Management Department.</p> <p>Riverside County Waste Management Department.</p> <p>Riverside County, Department of Environmental Health</p> | <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> |
| SECTION V. D.9 - LIBRARIES | | | | |
| <p>Development of THE RETREAT Specific Plan project would increase the region's population, creating in turn an additional demand for library facilities and services. Based on the County of Riverside's minimum titles-per-capita of 1.5 titles-per-capita and 0.5 square feet of library space per capita, THE RETREAT Specific Plan would require 810 square feet of additional library space and an additional 2,430 titles.</p> | <p>Less than significant.</p> | <p>100. The project shall be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities and staff.</p> | <p>Riverside County, Building and Safety Department</p> | <p>Prior to issuance of occupancy permits.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | RESPONSIBLE PARTY/ MONITORING PARTY | IMPLEMENTATION STAGE |
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| SECTION V. D.10 - HEALTH SERVICES | | | | |
| The proposed project would result in a population increase of 1,620 residents and create a greater demand for health services in the region. Health care service is a regional issue which generally responds to the current demand. | Below a level of significance. | 101. The project shall be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide for the purchase of land to build physical and mental health, and other public social services facilities. | Riverside County, Building and Safety Department | Prior to occupancy permits |
| SECTION V. D.11 - DISASTER PREPAREDNESS | | | | |
| Fire Hazards | Below a level of significance. | See <i>Fire Services</i> , above. | | |
| Seismic Hazards | | | | |
| Slopes and Erosion | | | | |
| Wind Erosion | | | | |
| Flooding | | | | |
| No impacts; therefore, no mitigation measures are required. | No impacts; therefore, no mitigation measures are required. | | | |
| See <i>Landform and Topography/Slopes and Erosion</i> , above. | See <i>Landform and Topography/Slopes and Erosion</i> , above. | | | |
| No impacts; therefore, no mitigation measures are required. | No impacts; therefore, no mitigation measures are required. | | | |
| No impacts; therefore, no mitigation measures are required. | No impacts; therefore, no mitigation measures are required. | | | |