
IV. Specific Plan

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Objectives

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, Temescal/El Cerrito Community Plan, development phasing, and local community goals all were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity and positive aesthetic impact of this Specific Plan (SP No. 317), specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, THE RETREAT Specific Plan:

- Provides for the recreation and open space needs of project residents by incorporating into the project the following amenities: two parks, a 18-hole golf course, a clubhouse facility which will include tennis courts, a swimming pool and a fitness center, a regional multi-purpose recreational trail, a local multi-purpose trail and natural open space.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for compatible land uses and facilities adjacent to each other.
- Implements housing type diversity by providing a variety of detached single family residential lots in traditional subdivision layouts and through the incorporation of open space that will be marketable within the evolving economic profile of surrounding cities of Lake Elsinore and Riverside, as well as within Riverside County.
- Establishes a project-wide circulation system that contributes to regional and local transportation needs and accommodates a variety of transportation modes.
- Develops a community identity for the project through control of project design elements such as architecture, clustering of development, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments.
- Provides for adequate neighborhood commercial areas to serve the needs of the residents and employees of the project.
- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Encompasses an appropriate blend of residential and non-residential land uses that respond to the emerging economic and demographic profile of the Temescal/El Cerrito area.

2. Specific Land Use Plan

a. PROJECT DESCRIPTION

Upon completion, THE RETREAT Specific Plan, will contain a high quality golf-oriented residential community composed of single family residential, commercial, recreational and open space land uses on 1,032 acres. Residential planning areas vary in density from 0.9 du/ac to 4.8 du/ac. The various residential product types will be designed to meet the market needs in the Temescal/El Cerrito area of northwestern Riverside County, while maintaining a sensitive approach to design relative to sensitive biological resources, existing topography, and additional environmental conditions. When fully developed, a maximum of 540 dwelling units may be built in THE RETREAT Specific Plan area. These residences will be divided within Planning Areas as depicted on Figure 4A-1, *Specific Plan Land Use Plan* and Figure 4A-2 *Specific Plan Land Use Plan (Illustrated)*. THE RETREAT Specific Plan will promote development of a well-balanced community by incorporating commercial uses, a golf course, parks and open space into a master-planned development.

Specific information on each of the planning areas within THE RETREAT Specific Plan is provided in the *Detailed Land Use Summary* (Table IV.A-1), within Section IV.B, *Planning Area Development Standards*, and on Planning Area Figures 4B-1 through 4B-7.

The proposed land uses within THE RETREAT Specific Plan are as follows:

- **Residential.** The residential areas account for 16.3% of the project's total land area. The average density for all residential uses is 0.5 dwelling units per acre. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future THE RETREAT Specific Plan residents. Residential Planning Areas account for 167.3 acres of the project site, containing 540 dwelling units. The housing mix will fall within two density ranges, "Low" (0-2 du/ac) and "Medium" (2-5 du/ac).
 - **Low Density Residential (0-2 du/ac)** - will consist of 35 dwelling units on 24.3 acres of land and comprises of 2.4% of the total land area. These units are proposed for Planning Areas 2 and 3. Lots within Planning Area 2 will be designed to include ½ acre minimum lots along the western and northern exterior edges. Interior lots within this Planning Area may be designed at 10,000 square foot minimum lot sizes. Planning Area 3 has been planned to include three lots with a minimum lot size of ½-acre. The design of the units within these Planning Areas will compliment the adjacent rural lot development and will serve as a transition between existing residential development and the future medium density Planning Areas and the golf course.
 - **Medium Density Residential (2-5 du/ac)** - will consist of 505 dwelling units on 143 acres of land and comprises of 13.9% of the total land area. These units are proposed for Planning Areas 4 through 9. The minimum lot sizes range from 6,000 to 10,000 square feet. The layouts are to reflect a traditional lot pattern within these Planning Areas focusing on the golf course.

- ❑ **Commercial.** Commercial land uses, within Planning Area 1, constitutes less than 2% of the total project area at 15.2 acres of land. Planning Area 1 located at the southwestern intersection of Weirick Road and Knabe Road. The Neighborhood Commercial land is intended to provide an area for retail businesses, office uses, service related commercial and public facilities to serve the residents of THE RETREAT Specific Plan and the surrounding communities. The floor area ratio for the Planning Area will be 0.25:1. In addition, commercial off the freeway will serve tourists and regional commercial needs. The golf clubhouse will provide ancillary destination resort commercial uses.
- ❑ **Parks.** Two parks are proposed for the residents of THE RETREAT Specific Plan within Planning Areas 10 and 11. The park within Planning Area 10 will be 5 acres and may contain such semi-active uses such as a tot lot, half-court basketball and walking trails. Planning Area 11 will consist of a park with a minimum of 3 acres and will be oriented to passive uses.
- ❑ **Golf Course.** A golf facility comprising 252-acres will be located within Planning Area 12. The golf course acreage accounts for 24.4% of the total 1,032-acre project area. The golf component will feature a 18-hole golf course and a practice driving range. Ancillary golf facilities will include a 12,000 square foot clubhouse which will house golf course related operations, such as the pro shop and cart staging and will include a 7,000 square foot maintenance building which will contain cart storage and repair operations. Included within the clubhouse will be a 6,000 square foot fitness center, and meeting rooms. Outside the clubhouse, the residents will also be able to utilize two tennis courts, spa and a competition-size 25-meter swimming pool for their recreational needs.
- ❑ **Open Space.** A total of 557.5 acres is proposed for natural and landscaped open space in Planning Area 13 comprising approximately 54% of the total land area. The open space will surround the low and medium density residential dwelling units and the golf course facility. It is a project goal that the majority of the natural open space to the west of the development's limits of grading will dedicated to a conservancy for long-term preservation. This land will be joined with other lands to the north and south to form an additional buffer between urban development and the National Forest. The dedication of the land will be subject to governmental review and acceptance.
- ❑ **Trails.** As required by the Temescal/El Cerrito Community Plan, a Secondary Recreational Trail is proposed which will provide a linkage to the County Regional Trails System and the Cleveland National Forest. This Secondary Recreational Trail will connect the east side of Interstate 15 to the west side. On-site, the trail will run along the west side of Retreat Parkway through Planning Areas 2, 12 and 13 until it reaches the historic alignment of Bedford Canyon Motorway (opposite Planning Area 3). At this point, it will then traverse the golf course along the northern project boundary before rejoining the existing off-site alignment. A second local trail is proposed to connect to the northern trail westerly of Planning Area 3. This trail will run along the west side of Retreat Parkway through portions of the golf course in Planning Area 12, through Planning Areas, 7, 8 and 13 and the park site in Planning Area 10. A trail head is envisioned within Planning Area 13 adjacent to Forest Boundary Road in the southeastern section of the Specific Plan.

- **Roads.** The project includes the implementation of approximately 32 acres of primary roadways. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 60 feet to 100 feet and will be designed to comply with modified County of Riverside Standards. The precise design and alignment will be delineated within tentative tract maps which will be subject to review and approval by the County of Riverside.

**TABLE IV.A-1
DETAILED LAND USE SUMMARY**

LAND USE (MINIMUM LOT SIZE)	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MAXIMUM DU'S
Low Density Residential					
(10,000 sq. ft.)	2	20.9	0-2 du/ac	1.5	32
(½ acre)	3	3.4	0-2 du/ac	0.9	3
SUBTOTAL		24.3		1.4	35
Medium Density Residential					
(6,000 sq. ft.)	4	21.0	2-5 du/ac	4.8	101
(8,000 sq. ft.)	5	18.0	2-5 du/ac	3.6	64
(10,000 sq. ft.)	6	44.0	2-5 du/ac	3.4	149
(8,000 sq. ft.)	7	24.0	2-5 du/ac	4.0	95
(8,000 sq. ft.)	8	12.0	2-5 du/ac	3.3	40
(6,000 sq. ft.)	9	24.0	2-5 du/ac	2.3	56
SUBTOTAL		143.0		3.5	505
RESIDENTIAL SUBTOTALS		167.3	--	3.0	540
Neighborhood Commercial	1	15.2	FAR 0.25	--	--
Parks	10	5.0	--	--	--
	11	3.0	--	--	--
Golf Course	12	252.0	--	--	--
Open Space	13	557.5	--	--	--
Roads		32.0	--	--	--
NON-RESIDENTIAL SUBTOTAL		864.7	--	--	--
PROJECT TOTALS		1,032.0	--	0.5	540

LEGEND

LAND USE	ACREAGE	DENSITY	DUs
LOW RESIDENTIAL	24.3	1.4 du/ac	35
MEDIUM RESIDENTIAL	643.0	3.5 du/ac	505
COMMERCIAL	15.2	---	---
PARKS	8.0	---	---
GOLF COURSE	252.0	---	---
OPEN SPACE	557.5	---	---
PROJECT ROADWAYS	32.0	---	---
TRAIL	---	---	---
CLUBHOUSE	---	---	---
APPROXIMATE LIMITS OF GRADING	---	---	---
TOTALS	1032.0	0.5 du/ac	540

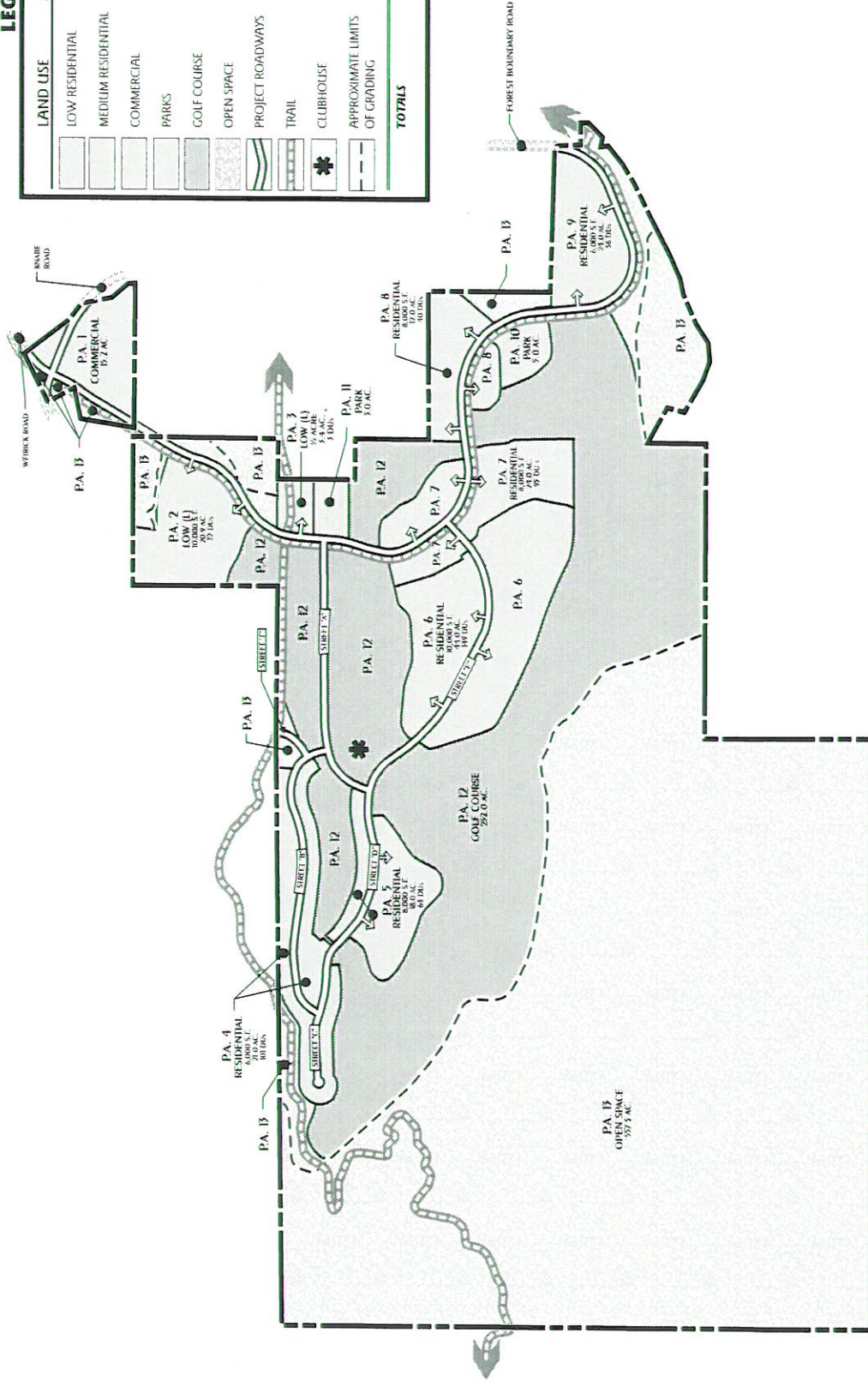


Figure 4A-1
Specific Land Use Plan
 not to scale

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed for THE RETREAT SP No. 317, special standards have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section IV.B., *Planning Area Development Standards*, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 540 dwelling units on 1,032 acres, as illustrated on Figure 4A-1, *Specific Land Use Plan*. General uses permitted will include residential, commercial, recreational and open space as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures 4B-1 through 4B-7). A maximum number of dwelling units is specified for each residential planning area. In no case shall the total number of dwelling units exceed 540.
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and THE RETREAT Specific Plan Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
- 3) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, THE RETREAT Specific Plan shall provide adequate areas for collection and loading recyclable materials in public facilities, commercial projects, business areas, and residential areas, where solid waste is collected and loaded in a location which serves five or more units.
- 4) Standards relating to signage, landscape, parking and other related design elements will conform to the Ordinance No. 348 of the County of Riverside. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Specific Plan Zoning Ordinance for THE RETREAT Specific Plan will be processed concurrently with this Specific Plan.
- 5) All project lighting shall be in accordance with applicable Riverside County standards.
- 6) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460. This Specific Plan conforms with State laws.
- 7) Except for the Specific Plan Zoning Ordinance adopted concurrently with the Specific Plan, no portion of the Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.

- 8) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization may be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any Schedule "I" or conveyance subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
- 9) The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.
- 10) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
- 11) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects.
- 12) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.

- 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
- 14) If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
- 15) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified in THE RETREAT Specific Plan based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.
- 16) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 17) Designation, dedication and/or payment of fees for park land/open space will be based on the final number of dwelling units and corresponding population generated by THE RETREAT Specific Plan (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. In no event shall such acreage be less than that set forth on Figure 4A-1, *Specific Land Use Plan*, and Table IV.A-1, *Detailed Land Use Summary*.
- 18) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
- 19) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets and walkways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Addresses which light automatically at night.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
- 20) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
- 21) It is anticipated that maintenance associations, if formed, will be established as follows:
- The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
- 22) Construction of certain public facilities and infrastructure requirements (such as sewer and water lines, and roadways, among others) may be financed through an assessment district (AD), or a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
- 23) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.

3. Circulation Plan

a. CIRCULATION PLAN DESCRIPTION

As the result of a thorough traffic analysis by Urban Crossroads, Inc. (see Appendix "J"), a project roadway concept has been developed for THE RETREAT Specific Plan as illustrated on Figure 4A-3, *Circulation Plan*.

An efficient on-site roadway network has been designed to accommodate circulation within the project area. Primary access to the project site will be achieved via Weirick Road. North-south access through THE RETREAT is provided along the proposed Retreat Parkway connecting to Knabe Road at the north and Forest Boundary Road at the southern project boundary. Primary east-west traffic through the site will be routed along private Street "A" through "E." Roadway classifications within THE RETREAT Specific Plan Circulation Plan have been designed in accordance with the Riverside County General Plan Circulation Element.

The main objective of the Circulation Plan is to provide direct and convenient access to individual Planning Area residential clusters, the commercial sites, and recreational land uses through a safe and efficient network of secondary, collector, and local roadways. *Roadway Cross Sections* are depicted on Figure 4A-4. The project traffic analysis estimated that 13,016 trip ends per day would be generated by the project at build-out.

Linkages will be provided to the existing Bedford Canyon Motorway for the residential properties to the north and east as well as for U. S. Forest Service use. The project as proposed is not proposing to alter the existing off-site alignment of the roadway. Minor modifications of the road alignment will occur on-site to facilitate the design of the golf course and the needs of the U.S. Forest Service.

Transportation infrastructure funding may be provided through a combination of developer financing, assessment district and/or community facilities district bond sales, Road and Bridge Benefit District (RBBD) fees and/or Transportation Uniform Mitigation Fees (TUMF). The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the County of Riverside.

b. CIRCULATION PLAN DEVELOPMENT STANDARDS

- 1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on Figure 4A-3, *Circulation Plan*, has been derived from the Master Circulation Plan outlined in the Traffic Analysis and will serve as the composite Circulation Plan for THE RETREAT Specific Plan (see Appendix "J" of this document). The illustrated, on-site roadway improvements will be phased in accordance with this plan.
- 2) Heavy through-traffic volumes will be eliminated from residential neighborhoods. Major roadways will be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.

- 3) On-site roads and project serving off-site roads will be constructed as follows:
 - Major (100-foot right-of-way)
 - Secondary (88-foot right-of-way)
 - Collector (66-foot right-of-way)
 - Local Streets (60-foot right-of-way)
- 4) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV.C., *Design Guidelines*.
- 5) Major roadway improvements may be financed through an assessment district, community facilities district, Road and Bridge Benefit District or similar financing mechanism.
- 6) All roads within the Specific Plan project boundary shall be constructed to appropriate County full or half-widths standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval and modification by the Director of Transportation.
- 7) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
- 8) The project shall comply with the conditions and requirements set forth by the County Transportation Department.
- 9) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- 10) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in subsequent traffic studies for each individual project.
- 11) All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance No. 461, from the four-lane facility to the nearest intersection.
- 12) All typical sections shall be per Ordinance No. 461, or as approved by the Transportation Department.
- 13) All intersection spacing and/or access openings shall be per Standard 114, Ordinance No. 461, or as approved by the Transportation Department.

- 14) No textured pavement accents will be allowed within County right-of-way.
- 15) All projects, including subdivisions within the Specific Plan boundary, shall be subject to the Development Monitoring Program as described in Section II of this document.
- 16) Mid-block cross-walks are not allowed.
- 17) Driveways/access points - No driveways or access points as shown in the Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the streets classification.
- 18) Drainage - This Specific Plan proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or Flood Control District facilities.
- 19) Commercial - per the Riverside County General Plan, "*Neighborhood commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.*"
- 20) School/Parks - The Transportation Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66-foot right-of-way (Standard 103).
- 21) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Transportation Department.
- 22) All bike trails developed as part of this Specific Plan shall be as approved by the Transportation Department.
- 23) Roadways adjacent to and through Planning Area 1 shall conform to 2nd District Design Guidelines.

4. Drainage Plan

a. DRAINAGE PLAN DESCRIPTION

As the result of a drainage analysis by K& A Engineering, Inc. (see Appendix "C"), a drainage system has been developed for THE RETREAT Specific Plan as illustrated on Figure 4A-5, *Master Drainage Plan*. A preliminary on-site hydrology study was performed using both the unit hydrograph and the rational methods as outlined in the Riverside County Flood Control and Water Conservation District's (RCFC&WCD) hydrology manual. This study was used to analyze the project's 1,032-acres to determine an approximation of flows generated by the current undeveloped conditions and build-out conditions of project development, utilizing a conceptual grading scheme for the proposed project. All development proposed within THE RETREAT Specific Plan shall be required to incorporate the design criteria discussed in this section, as necessary and appropriate.

THE RETREAT Specific Plan is located within the Temescal Valley area of the Santa Ana River Basin in the westerly portion of Riverside County. Storm flows tributary to the project site originate in the northeasterly face of the Santa Ana Mountains and pass through the project area, flowing easterly to the Temescal Wash located east of the I-15 Freeway. The Temescal Wash is the region's principle stream course, extending northwesterly from the Elsinore Valley to the Santa Ana River's Prado Dam, located northwest of the City of Corona with a drainage area of approximately 150 square miles.

THE RETREAT Specific Plan can be divided into three drainage zones, all of which ultimately are a tributary to the Temescal Wash. The northwest corner of the property, approximately 140 acres, naturally flows northerly into the Bedford Canyon Wash, which then flows northwesterly to the Temescal Wash after crossing under the I-15 freeway just south of the Cajalco Road interchange. The northern and easterly portions of the project site, approximately 310 acres on-site and adjoining properties to the north of the project site all flow to the east in a number of small watersheds, all of which flow through existing culverts [concrete masonry pipes (CMPs) and reinforced concrete boxes (RCBs)] under the I-15 freeway then continuing to the Temescal Wash. The remaining southerly portion of the project site, approximately 530 acres, is within the tributary area of the McBride Channel. The McBride Channel is improved just south of the project's easterly limits, and the improved channel flows easterly and joins with the Brown Canyon Channel before passing under the I-15 freeway and continuing to the Temescal Wash.

Within the three drainage zones, there are seven streams, streams "A" through "G" and two drainage areas "H" and "I," that the proposed project would impact. Figure 4A-5 depicts the stream locations within the project site in their existing conditions. Stream "A," in the northern portion of the site, drains easterly under the I-15 Freeway covering approximately 108 acres. Stream "B" flows easterly under the I-15 Freeway encompassing approximately 106 acres. Stream "C" is located in the northwest corner of the property and flows northeasterly over approximately 75 acres. Stream "D" flows in a northerly direction and contains a tributary area of approximately 53 acres in the western portion of the site. Stream "E" is located in the center of the project site is spread over 191 acres and flows under Knabe Road and the I-15 Freeway. Stream "F," located in the eastern portion of the site, flows in an easterly direction and encompasses 79 acres. Stream "G" traverses from east to west across the project site over 855 acres and is north of the McBride Canyon streambed. Drainage areas "H" and "I" are located in the southeast portion of the project site within Planning Areas 9 and 13 and are a tributary to the existing improved McBride Channel.

THE RETREAT Specific Plan has been designed to perpetuate the natural drainage boundaries of the site. The storm drain system is proposed to utilize natural channels as much as possible along with storm drain culverts and greenbelt channels. The portion of the project, which lies within the McBride Canyon drainage area, will consist of a number of small storm drains that will outlet into the natural channel. The grading of THE RETREAT Specific Plan has been designed to minimize grading within McBride Canyon's natural streambed, with the only impacts due to the storm drain line outlets and golf cart bridge crossings over the streambed for access to the golf play areas.

b. GENERAL REQUIREMENTS

Prior to final map approval, detailed drainage/hydrologic studies will be required to address on-site drainage conditions, increased runoff flows associated with proposed land uses, and downstream drainage impacts. The studies will incorporate specific mitigation measures addressing these drainage needs. The studies shall demonstrate that proposed development will not be subject to drainage/flooding hazards, and the proposed improvements are integrated and compatible with adjoining drainage facilities and with the approved Master Drainage Plan. The studies and measures shall be submitted for review and approval by the Riverside County Flood Control and Water Conservation District. As overall plans are finalized, specific drainage improvements for critical and/or constraint areas shall be subject to County review.

Erosion control measures shall be developed and incorporated into final grading plans to minimize potential increases in erosion and sediment transport during construction. Such measures could include the timely seeding of graded slopes and/or temporary erosion control measures. Construction erosion and sediment control plans shall be submitted to Riverside County for review and approval prior to the issuance of grading permits.

c. DRAINAGE PLAN DEVELOPMENT STANDARDS

- 1) Drainage and flood control facilities and improvements, including any necessary channelization, shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.
- 2) Major drainage facilities within road right-of-ways and drainage easements are proposed to be maintained by a homeowners' association, Recreation and Park District, or Riverside County Flood Control and Water Conservation District. Maintenance responsibilities for local drainage will be determined upon filing of individual tract maps.
- 3) All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall comply the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

5. Water and Sewer Plans

THE RETREAT Specific Plan area is located within a region that has overlapping service areas between the Lee Lake Water District (LLWD) and the city of Corona for water and sewer services. For water service, the city of Corona's Water Service Master Plan indicates projects of this size located southerly of the city limits should be served by LLWD. The District has indicated an ability to provide services to the development with sufficient water supplies, transmission facilities, and storage facilities. For the purposes of sewer systems, the city of Corona Sewer Master Plan indicates that although the site is located within the boundaries of their Service Area 9, any proposed development of the site should be served also by LLWD. According to the LLWD, the existing wastewater treatment facility, located at 22646 Temescal Canyon Road, will have sufficient capacity to service the project. A detailed description of the service boundaries is contained within Section V.D.2, *Water and Sewer Services* and is depicted on Figure 5D-9, *Water and Sewer Service Areas* within the EIR.

A detailed report of the water and sewer systems are described in the Technical Reports in Appendix "F". The following is a summary description of these systems.

a. WATER PLAN DESCRIPTION

Two types of water will be available at THE RETREAT Specific Plan site. Domestic water will service the residential and commercial portions of the site and non-potable water will service the recreational (golf course and landscaping) portion of the site. Figure 4A-6, *Master Water Plan* depicts the location of the mains for both of these types of water system facilities on-site.

Domestic Water System

The topography of THE RETREAT Specific Plan requires the separation of the site into two pressure zones for the domestic water system. The two pressure zones that will service the site are Zone 1575 in the western portion and Zone 1305 in the eastern portion. Zone 1575, a high pressure zone, will have a separate reservoir and pump station. The pump station, located in the central portion of the site, will convey the water from Zone 1305 to the Zone 1575 reservoir. The pump station will have built-in redundancy and sufficient capacity to allow for maintenance and repairs with minimal interruption of service. Transmission mains located within Zone 1575 will be 14-inch mains that will convey water between the two reservoirs and pump station.

Zone 1305, a low pressure zone, will be directly connected to the existing Lee Lake Water District (LLWD) distribution grid. Storage for this zone will be provided by a new on-site reservoir. Transmission mains located within Zone 1305 will be 14-inch except for a 20-inch pipeline which will serve as a connection link to the existing system extending from Weirick Road.

The LLWD "Water System Facility Requirements" have been used as a basis for the project water distribution system. The LLWD has designated that two points of domestic water connection will be available for the project. Both are located in pressure zone 1305. The first source of connection is a 24-inch main located in Temescal Canyon Road, at the intersection with Weirick Road. To utilize this source, a connecting 20-inch transmission main will be required to be built. The proposed transmission line will cross under the I-15 Freeway and will enter the site at the northeasterly corner within Planning Area 1. The transmission line has been sized to allow for effective replenishment of the reservoir, in the event of an emergency.

A second back-up source of domestic water for the project consists of an existing 8-inch main in front of the project access road, in Forest Boundary Road. The 8-inch line continues to Knabe Road, where it is connected to a 14-inch main. THE RETREAT Specific Plan development will require an amount of water in excess of the 8-inch line capacity. Therefore, the 8-inch portion of the existing main will be replaced with a 14-inch pipeline in order to provide the necessary service capacity.

The residential Planning Areas, including Planning Area 9, will be served from the backbone loop system by way of a series of 8-inch waterline connections. These lines are not depicted on the *Master Water Plan* as they are subject to the final design of the tentative subdivision maps.

Proposed water storage for the site includes a reserve equal to a maximum day demand (MDD) in addition to emergency and fire flow demand. Each reservoir shall provide a storage that consists of an operational, emergency and fire flow reserve. Zone 1305 has an operational and emergency storage capacity of 545,738 gallons and a fire flow storage capacity of 240,000 gallons resulting in a total storage capacity of approximately 785,738 gallons. Zone 1575 has an operation and emergency storage capacity of 382,200 gallons and a fire flow storage capacity of 240,000 gallons resulting in approximately 622,200 gallons. The total on-site water storage including both pressure zones is approximately 1,407,938 gallons. The two water reservoirs are proposed in the central portion of the site within Planning Area 13 adjacent to the natural open space, one being located east of Planning Area 4 and the other southwest of the golf course across from Planning Area 5.

Non-Potable Water System

The LLWD has existing non-potable water facilities within the close proximity of the project site. A 16-inch pipeline is located on the east side of the I-15 Freeway, ending at the intersection of Leroy Road and Temescal Canyon Road, approximately 0.7 miles north of Forest Boundary Road.

Non-potable water to service the golf and landscaping portions of the site will consist of a blend of reclaimed water and raw well water. An off-site 14-inch pipeline able to carry up to 2,500 gpm will be required to bring non-potable water to THE RETREAT Specific Plan development. The off-site pipeline will cross under the I-15 Freeway near Forest Boundary Road and Knabe Road. The 14-inch transmission line will supply a storage lake on-site through a booster pump. A 12-inch line will discharge from the booster pump and will supply the lake, located in the central portion of the site, between Planning Areas 4 and 5.

The non-potable water main will be designed to acceptable engineering practices. The non-potable water will connect with existing LLWD facilities located off-site on the east side of the I-15 freeway to the first reservoir in the eastern portion of the project site. The velocity through the pipe will be limited to 5-7 fps to reduce friction losses. Therefore, a booster pump station will be required to convey the necessary flow to the golf course storage lake. The location of the booster station depends on the line pressure and will be chosen to provide sufficient net positive suction head (NPSHA), and is shown in Figure 4A-6 at a tentative location in the southeast portion of the site.

The irrigation flows vary during the day and storage will be required to limit the fluctuations in the non-potable water distribution system. The lake located on-site shall provide the necessary storage capacity for the non-potable water. The water level variation in the lake shall be limited to 24-inches for aesthetic and lake edge stability purposes. To accommodate the maximum irrigation flow demands of 1.17 mgd that would occur in July, a total of 1.8 to 2.0 acres of lake area is required for daily operation. In the event of an pipeline failure, when non-potable water is not available, the lake will be apply to provide sufficient storage of restricted watering of the golf course and landscaped areas.

b. SEWER PLAN DESCRIPTION

THE RETREAT Specific Plan project sewer collection system will be connected to existing facilities. An 8-inch sewer line exists in Forest Boundary Road. The 8-inch line flows towards Knabe Road and then through Knabe Road to a 12-inch gravity sewer which crosses under the I-15 Freeway. The existing system then flows to the Lee Lake Wastewater Treatment Plant.

The proposed sewage collection system was planned according to the "Sewer System Facility Requirements" issued by Lee Lake Water District. In order to service the proposed project, upgrades of the existing sewer system will be required. Gravity sewers will be constructed to have a minimum 8-inch diameter pipeline and average daily flow will be 260 gpd/DU. Force mains will be constructed to have a minimum velocity of 3 fps and a maximum of 5 fps. Upgrades to the existing sewer main will occur in Forest Boundary Road and Knabe Road. The existing pipeline will need to be enhanced from an 8-inch diameter pipeline to a 12-inch diameter pipeline to the point of connection to the 12-inch line crossing the I-15 Freeway. All existing laterals currently serving from the existing 8-inch line will be reconnected to the upgraded gravity sewer.

The residential Planning Areas will be served from the backbone loop system by way of a series of 8-inch sewer lateral connections. These lateral lines are not depicted on the *Master Sewer Plan* as they are subject to the final design of the tentative subdivision maps.

c. WATER AND SEWER DEVELOPMENT PLAN STANDARDS

- 1) All water and sewer lines shall be placed underground.
- 2) Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services, the Riverside County Health Department and the Lee Lake Water District.

6. Landscaping Plan

a. LANDSCAPING PLAN DESCRIPTION

As illustrated on Figure 4A-8, *Open Space and Recreation Plan*, project landscaping will play an important role in maintaining the overall project theme, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. The landscape and streetscape improvements for THE RETREAT planned community shall establish a landscaped architectural theme reminiscent of the Craftsman era of architecture. Detailed landscaping information is provided in the *Design Guidelines* section (Section IV.C) of this Specific Plan.

Entry monumentation will provide initial definition for the site at key access points. Once within THE RETREAT community, entry monumentation will continue to be used at all key intersections. The entry monuments will be developed in a hierarchical format that ranges from primary public community entry monuments to gated entries.

Individual neighborhoods and residential development enclaves will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme. Special treatments, including land use transition areas, will be provided between certain planning areas, as identified in the *Planning Area Development Standards* (Section IV.B).

b. LANDSCAPING PLAN DEVELOPMENT STANDARDS

- 1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified and licensed landscape architect for review by County staff and applicable decision-making agencies.
- 2) Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the community development.
- 3) The landscaping design for the project site shall include trees, shrubs, and ground cover compatible with existing natural vegetation where feasible. All new plantings within THE RETREAT planned community shall draw from the plant list included within Section IV.C.5.d., Table IV.C.-1.
- 4) Special treatment areas shall be designed to provide definition to certain planning areas, as identified in Section IV.B, *Planning Area Development Standards*.
- 5) Major entrance roads into THE RETREAT Specific Plan shall have entry monumentation and landscape shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.
- 6) Planted raised medians, according to Ordinance No. 461, Standard No. 113, may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the County Transportation Department.

- 7) Prior to approval of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - A Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plants.
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
- 8) Non-toxic vegetation shall be utilized adjacent to all public open space and fuel modification areas.
- 9) The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
- 10) At the time of recordation of any final subdivision which contains a common open space area, the applicant and/or developer shall convey such areas to the appropriate maintenance agency.
- 11) The landscaping plan shall reflect the following water conservation methods, whenever feasible: landscape with plants that require minimal amounts of water, group plants of similar water use to reduce over-irrigation of low water using plants; use mulch extensively, because mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff –and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 12) The project applicant and/or developer shall comply with the planting, irrigation, implementation, and model home requirements set forth by Ordinance No. 348.3446, Article XIXf, Water-Efficient Landscape Requirements.
- 13) For additional landscape development standards, please refer to Section IV.C.5., *Landscape Design Guidelines*.

7. Open Space and Recreation Plan

a. OPEN SPACE AND RECREATION PLAN DESCRIPTION

An important element of THE RETREAT Specific Plan is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities which all residents, in addition to visitors, of THE RETREAT Specific Plan development may enjoy. In all, 817.5 acres (79 percent) of the project site have been set aside for open space (natural and manufactured) and recreational uses. The overall *Open Space and Recreation Plan* concept is illustrated on Figure 4A-8. The elements and acreage of the program are further identified in Table IV.A-2, *Open Space and Recreation Plan Summary*.

**TABLE IV.A-2
OPEN SPACE AND RECREATION PLAN SUMMARY**

LAND USE	PLANNING AREA	ACREAGE
Park	10	5.0
Park	11	3.0
Golf Facilities & Clubhouse Complex	12	252.0
Landscaped Open Space (exclusive of PA's)	13	20.0
Natural Open Space	13	537.5
TOTAL		817.5

Detailed program elements and acreage of the open space and recreation program for THE RETREAT Specific Plan are described below:

Park— Planning Area 10

As depicted on Figure 4A-9, *Planning Area 10 - 5 acre Park Concept*, Planning Area 10 will contain a 5-acre park site to serve a variety of family and community needs. The Planning Area will have vehicular and pedestrian access from Retreat Parkway. Park amenities include walking paths observation seating nodes with benches, open turf areas for play; a children's tot lot and a restroom building, a covered picnic shelter, dispersed picnic/barbeque areas throughout the site and a basketball court facility.

Park— Planning Area 11

Planning Area 11 will accommodate a 3-acre park site as shown on Figure 4A-10, *Planning Area 11 - 3 acre Park Concept*. Vehicular and pedestrian access will be from Retreat Parkway. This park will provide additional opportunities for recreation including a looped walking trail, dispersed picnic/barbecue areas, a restroom building, and large open turf area for play.

☐ Golf Course and Clubhouse Complex

The 18-hole, 252.0-acre golf facility will add to the array of successful public courses in the Inland Empire and provide for this very popular pastime. As conceptualized in Figure 4A-11, *Planning Area 12 - Golf Course Clubhouse Concept*, the course located within Planning Area 12 will feature a practice driving range, a lake and an ancillary clubhouse facility as part of its design. The 12,000 square foot clubhouse forms the center of golf course activities, as well as offering a variety of other recreational opportunities.

The clubhouse will be an attractive two-level structure overlooking a portion of the golf course. It offers dramatic entry and turnaround points, plus a substantial nearby parking facility. The clubhouse will house golf course related operations such as the pro shop and cart staging. The putting green will be located adjacent to the clubhouse allowing easy golf cart access to the lower level of the clubhouse. Included within the clubhouse will be a 6,000 square foot fitness center, meeting rooms and a generous outdoor patio space designed for a wide range of social functions. Outside the clubhouse, the residents will also be able to utilize two fenced tennis courts, a competition-size 25-meter swimming pool and a large spa overlooking the golf course for their alternate recreational needs. A 7,000 square foot maintenance building will be constructed along with the golf course to support repair operations and to provide for cart storage. The golf course will be landscaped with native plant material to provide a sustainable landscape buffer outside of the areas of play.

☐ Open Space

Open space areas (landscaped and natural) comprise 557.5 acres of the project site within Planning Area 13. The open space will surround the low and medium density residential dwelling units and the golf course. It is a project goal that the majority of the natural open space to the west of the development's limits of grading will be dedicated to a conservancy for long-term preservation. This land will be joined with other lands to the north and south to form an additional buffer between urban development and the National Forest. The dedication of the land will be subject to governmental review and acceptance.

☐ Trails

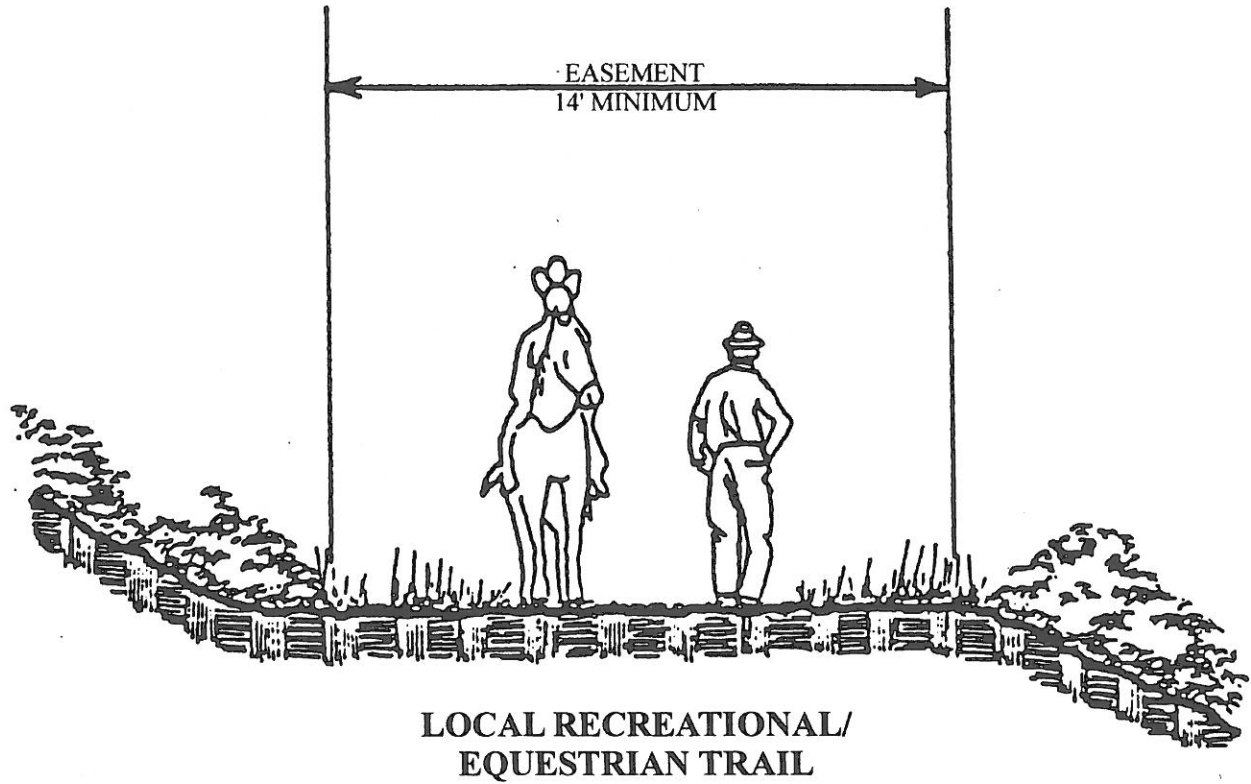
As required by the Temescal/El Cerrito Community Plan, a Secondary Recreational Trail is proposed which will provide a linkage to the County Regional Trails System and the Cleveland National Forest. This Secondary Recreational Trail will connect the east side of Interstate 15 to the west side. On-site, the trail will run along the west side of Retreat Parkway through Planning Areas 2, 12 and 13 until it reaches the historic alignment of Bedford Canyon Motorway (opposite Planning Area 3). At this point, it will then traverse the golf course along the northern project boundary before rejoining the existing off-site alignment. A second local trail is proposed to connect to the northern trail westerly of Planning Area 3. This trail will run along the west side of Retreat Parkway through portions of the golf course in Planning Area 12, through Planning Areas, 7, 8 and 13 and the park site in Planning Area 10. A trail head is envisioned within Planning Area 13 adjacent to Forest Boundary Road in the southeastern section of the Specific Plan. Access from the residential areas to the proposed trails will be provided, where appropriate. These trails will provide a passive scenic corridor for THE RETREAT Specific Plan residents to bike, hike, ride and/or walk.

The County requires 1.0 acre of developed regional parkland for each 1,000 residents. In addition, 3.0 acres of neighborhood/community parkland is necessary to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation of 2.59 persons per single family dwelling unit (which is derived from the County's Ordinance No. 460, Section 10.35), THE RETREAT Specific Plan would be required to contribute toward 1.4 acres of regional parkland and 4.2 acres of active parks to satisfy Quimby Act standards for the anticipated 1,399 residents of the project. This requirement will be satisfied through the combination of the payment of fees to the County of Riverside for the development of parkland and the provision of 8.0 acres of local park facilities within the Specific Plan.

One additional open space policy exists within the Temescal/El Cerrito Community Plan area. The 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 545.5 acres or 53% of the property in natural open space and parks.

b. OPEN SPACE AND RECREATION PLAN DEVELOPMENT STANDARDS

- 1) THE RETREAT Specific Plan shall be annexed into a County designated Recreation and Park District or a similar entity capable of maintaining open space and trail areas.
- 2) All recreation facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 3) Landscaping within recreation and open space areas will be further governed by the *Development Plans and Standards* in the Landscaping Plan section of this Specific Plan (Section IV.A.6) and the *Design Guidelines* section (Section IV.C.) of this Specific Plan.
- 4) The project is subject to fees for neighborhood and community park facilities, in accordance with the County's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the County for all public park land and improvements provided by the developer.
- 5) Community Trails will be provided in accordance with standards established by the Riverside County Parks District for Secondary/Community Trails. The trail design will accommodate a minimum easement of 14-feet (see detail on following page). The trail will consist of decomposed granite providing a recreational opportunity for the use of THE RETREAT residents and the surrounding equestrian users and land owners.



8. Grading Plan

a. GRADING PLAN DESCRIPTION

THE RETREAT Specific Plan grading has been designed to be sensitive to natural landforms. The design incorporates residential enclaves and an 18-hole golf course which preserve on-site environmental resources by clustering development in areas with fewer constraints to minimize grading (see Figure 4A-12, *Conceptual Grading Plan* and Figure 4A-13, *Conceptual Grading Plan with Planning Area Overlay*). The grading plan for THE RETREAT Specific Plan has been designed to accommodate drainage and a curvilinear street system that meets County of Riverside standards for acceptable infrastructure gradients. On-site roadways have been designed at a ten percent gradient.

THE RETREAT Specific Plan grading concept was designed to respect the McBride Creek with setbacks from the creek bed and only a few golf holes proposed south of the creek bed. The design respects the fault zone that crosses the property diagonally from the northwest to the southeast, with the majority of the project lying northeast of the fault zone. The project area is located within the lower elevations of the property. The property rises in elevation to the west and southwest, with those portions of the property being inaccessible to development using the current Riverside County roadway design standards.

The amount of grading proposed for the project is dictated by the desired land use, minimum and maximum grades for the golf course and streets. On-site grades are set to chase the underlying natural grades as much as possible during the initial lotting studies. The grades are then adjusted to meet county standards for roadways and drainage. Further adjustments are made based upon input from a soils engineer to achieve a balanced grading condition. Grading for the project will be minimized along the golf course through the use of target holes and dramatic grade changes between holes. Fairways, greens, tees and cart paths will be adjusted in the final design to fit the natural terrain along with the incorporation of rock or stone retaining walls to help in reducing cut slopes.

In calculations performed by K&A Engineering, Inc., the initial cut and fill earthwork quantities indicate that the current design will generate more cut than fill. The conceptual grading plan would produce approximately 9.1 million cubic yards of cut and 7.6 million cubic yards of fill from the proposed project. Based upon consultations with the project geologist, GeoSoils, Inc., it can be expected that there will be an increase in fill volume, due to subsidence of areas to receive fill during clearing and grubbing operations. Fill volume may also increase in areas of alluvium requiring over-excavation and recompaction prior to placement of fill. Grading volumes may be further refined due to shrinkage or bulking of the excavated natural soils. When the mass-grading plan is prepared, the soils engineer will review the plan and together with the preparation of the preliminary soils report will refine the soils characteristics to be encountered during the grading operations. Using the soils report, areas of over-excavation will be identified, shrinkage and subsidence numbers will be used to recalculate the grading volumes and the grading plan will be adjusted to maintain a balanced condition. With the amount of available grade, the site can be easily adjusted during final design of tentative tract maps and through grading plan design. During the grading operations, over-excavation volumes will be monitored, along with cut and fill volumes so if an imbalance is projected, grades can be adjusted on site resulting in a balanced site at the completion of grading.

b. GRADING PLAN DEVELOPMENT STANDARDS

- 1) All grading activities shall conform to Riverside County standards, shall be in substantial conformance with the overall *Conceptual Grading Plan* (Figure 4A-12), and shall implement any grading-related mitigation measures outlined in: *Seismic Safety* (Section V.C.1) and *Soils, Slopes and Erosion* (Section V.C.2).
- 2) Grading shall conform to Riverside County regulations. If County requirements conflict with the project's Conceptual Grading Plan, the County regulations shall take precedence.
- 3) Prior to any 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: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible
- 4) All streets shall have a gradient not to exceed 15 percent.
- 5) Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and shall include appropriate measures to control erosion and dust. (See Appendix B, *Summary of Preliminary Geotechnical Investigations*.)
- 6) Slopes steeper than 2:1 or exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. County Ordinance No. 457 will be observed regarding setback and landscaping requirements with regard to slopes.
- 7) Where cut and fill slopes are created higher than three feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 8) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
- 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.

- 10) Graded lands steeper than 4:1 and/or higher than 3 feet that are undeveloped shall be maintained and planted with interim landscaping within forty-five (45) days of completion of grading, unless building permits are obtained.
- 11) A grading permit shall be obtained from the County of Riverside, as required by the County Ordinance No. 457, prior to grading.
- 12) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance.
- 13) All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall comply the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

9. Public Facility Sites and Project Phasing

a. PROJECT PHASING PLAN DESCRIPTION

THE RETREAT Specific Plan has two phases to be developed over a 10-year period in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure (see Figure 4A-14, *Conceptual Phasing Plan* and Table IV.A-3, *Project Phasing Plan*).

**TABLE IV.A-3
PROJECT PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE 1			
Low Density Residential	2 & 3	24.3	35
Medium Density Residential	4, 5, 6, 7, 8 & 9	143.0	505
Parks	10 & 11	8.0	---
Golf Course	12	252.0	---
Roads	---	32.0	---
PHASE 1 SUBTOTAL		459.3	540
PHASE 2			
Commercial	1	15.2	--
PHASE 2 SUBTOTAL		15.2	--
PHASES 1 & 2 TOTAL		1,032.0	540

b. SEWER AND WATER PHASING

An agreement with a water and sewer purveyor or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.

c. TRANSPORTATION PHASING

The project phasing shall ensure that the following provisions are met:

- 1) A minimum level of service of "C" is necessary for any new land use in the Temescal/El Cerrito Community Plan Area.
- 2) The phasing of on-site and off-site roadway improvements will be determined at each development phase based upon actual conditions with area-wide growth. Supplemental traffic studies will be required for all subsequent development within the boundaries of THE RETREAT Specific Plan. Some off-site roadway improvements in the vicinity of the project site shall be funded, and/or have been constructed through the benefit districts or assessment districts.
- 3) Planning Areas which are dependent on adjacent planning areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to tentative map approval.

d. PROJECT PHASING STANDARDS

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
- 2) Each Planning Area, if applicable, shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
- 3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages in any phasing order, in Phase 1 or 2, provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan.
- 4) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development.

10. Comprehensive Maintenance Plan

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, a County Service Area (CSA), Community Service District (CSD), and/or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with appropriate agencies. See Table IV.A-4, *Maintenance Plan*, for a summary of maintenance responsibilities.

**TABLE IV.A-4
MAINTENANCE PLAN**

	HOMEOWNERS' ASSOCIATION	A CSA, OR OTHER PUBLIC OR QUASI-PUBLIC AGENCY	RIVERSIDE COUNTY	OTHER SERVICE ENTITY
Common Open Space	✓	✓		
Natural Open Space		✓	✓	✓
Landscape Parkways	✓	✓		
Private Recreation Facilities/Drainage System	✓		✓	✓
Project Signage	✓	✓	✓	
Public Sewer/Water				✓
Sidewalks and Hardscape		✓	✓	
Storm Drains	✓		✓	
Street Lighting		✓	✓	
Streets (Public)			✓	

a. MASTER HOMEOWNERS' ASSOCIATION

A Master Homeowner's Association may be formed to maintain parkway areas outside of the right-of-way and slope areas. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems and landscape areas. Areas of responsibility may include open space, project signage, private recreation facilities, and landscape areas located along the project roadways.

b. RESIDENTIAL NEIGHBORHOOD ASSOCIATIONS

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, common open space areas and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

c. OPEN SPACE

Any open space not directly associated with a particular neighborhood will be the responsibility of a County Service Area (CSA), or a similar public/quasi-public agency for maintenance.

It is a project goal that the majority of the natural open space to the west of the development's limits of grading will be dedicated to a conservancy for long-term preservation. This land will be joined with other lands to the north and south to form an additional buffer between urban development and the National Forest. The dedication of the land will be subject to governmental review and acceptance.

d. PROJECT ROADWAYS

All public project roadways will be designed and constructed to standards acceptable to the County. All public roadways will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors.

