

Appendix J

Thermal Ranch General Plan Consistency Analysis

prepared by

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CHAPTER 6: GENERAL PLAN CONSISTENCY

Land development patterns in unincorporated Riverside County are guided by the Riverside County General Plan (General Plan). The General Plan was adopted by the County Board of Supervisors on October 7, 2003 as part of the Riverside County Integrated Project (RCIP). It is organized into eight separate elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Administration. Each General Plan Element plays a part in achieving the County's long-term development goals. Each element contains a series of policies that guide the course of action the County must take to achieve the County's vision for future development.

The EIR prepared for the Thermal Ranch Specific Plan cites relevant General Plan policies and addresses potential project impacts in greater detail.

THERMAL RANCH SPECIFIC PLAN ET AL

OCTOBER 5, 2023

GENERAL PLAN POLICY CONSISTENCY ANALYSIS

General Plan and Eastern Coachella Valley Area Plan Policy Consistency Analysis

Table 6.1, General Plan and ECVAP Policies Consistency Analysis, below, relates the proposed The Thermal Ranch Specific Plan to relevant policies in the General Plan as well as any relevant policies from the Eastern Coachella Valley Area Plan. Policies deemed not relevant to the project, based on proposed land uses, are not included in this table. Based on the brief analysis here and the overall information provided in The Thermal Ranch Specific Plan, a notation of “**C**” meaning generally consistent, or “**I**” meaning generally inconsistent, is given each policy to reflect the project's response to the intent of the General Plan or Area Plan policy.

Table 6.1, General Plan and ECVAP Policy Consistency Analysis

Topic	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Air Quality	LU 11.1	Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.	The Thermal Ranch SP includes proposes commercial development that would increase local employment opportunities. The proposed commercial retail, hotel, and equestrian center are estimated to employ approximately 1,325 staff at full buildout. These jobs will help increase local employment levels and thus reduce commute distances. C
Air Quality	LU 11.2	Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools.	The project is expected to emit air pollutants during construction and operations. CalEEMod was used to project the Project's potential emissions, the results of which were analyzed against SCAQMD's maximum daily emissions thresholds. Construction emissions were also analyzed using the District's Localized Significance Thresholds (LSTs). The proposed project does not include major stationary polluters such as a landfill, chemical plant, or refinery, and therefore LST analysis was not conducted or required for the development's operations. Section 2.5, Air Quality, of the EIR concluded that the project would not generate significant pollutant concentrations that would impact nearby sensitive emission receptors. C

Air Quality	LU 11.3	Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	This property is not identified in the General Plan as a Community Center. However, the Thermal Ranch Specific Plan creates its own master-planned community consisting of low, medium, and high-density residential neighborhoods, commercial, hospitality and open space areas that collectively serve to reduce automobile reliance within the development and minimize air quality impacts. C
Air Quality	LU 11.4	Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	The Project proposes an internal network of trails for bicycle, pedestrian, and golfcart travel within the development. Class I bike trails will be provided along the perimeter of the site on the Harrison Street, Avenue 62, and Tyler Street frontages. A combination regional/class I bike trail will also be provided along the southern boundary of the site. These trails will support non-vehicular transportation. C
Air Quality	AQ 2.2	Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.	The proposed Project encompasses 619± acres bounded by arterial roadways with planned widths of 110 to 220 feet which, along with generous building setbacks, provides some isolation of the project site from nearby crop cultivation and ag- and road-related dust. The project does not include major stationary polluters such as a landfill, chemical plant or refinery. The site design provided in the Specific Plan and associated TTMs is arranged to provide distance and separation from roadways and equestrian back-of-house operations. C
Air Quality	AQ 8.2	Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods.	As stated in response to LU 11.1, the Project is estimated to generate approximately 1,325 jobs. Given that the jobs-housing ratio for the area indicates a lack of employment opportunities, the jobs generated by the Project could reduce VMTs associated with work commutes. C
Air Quality	AQ 8.4	Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment and discourage automobile dependency.	The proposed mixed-use project will incorporate an integrated system of hard and soft-surface trails for pedestrians, bicycles, golf carts, and equestrians that interconnect residential, commercial, and recreational uses. C
Cultural	OS 19.3	Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.	A cultural resources survey was prepared for the Project by CRM TECH, including a historical/archaeological resources records search, historical background research, Native American consultation, and field reconnaissance. No historical or archaeological resources of significance were identified on the subject site. C
Aesthetics	LU 14.1	Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.	There are no scenic highways or corridors near the project. The Project site is level, agricultural land with distant unobstructed view of the Santa Rosa and San Jacinto Mountains to the south and west. The proposed development will consist predominantly of low 1-2 story buildings with large areas of open land and for equestrian facilities. The backdrop of distant mountain views will be maintained. C
Aesthetics	LU 14.2	Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.	There are no scenic corridors identified near the project. However, the Project does incorporate an integrated system of riding, walking and bicycle trails. C

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Geology & Soils	ECVAP 22.3	Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.	Pursuant to SCAQMD Rule 403.1, the Project will be required to prepare and implement a construction Dust Control Plan. As required by Mitigation Measure AQ-1, provided in Section 2.5 of the EIR, the Project proponent will also be required to prepare and implement an Operational Fugitive Dust Control Plan for the equestrian center. These plans will control the dust generated on-site during construction and operations. C
Geology & Soils	S 2.5	Require that engineered slopes be designed to resist seismically induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.	A Geotechnical Report was prepared for the proposed project. As discussed in Section 2.9 in the EIR, Geology and Soils, the project does not propose any significant changes in site topography, and conformance to the recommendations provided in the geotechnical report will ensure that on-site slopes and excavation are designed appropriately for the seismic conditions of the area. The project will comply with Ordinance 457, which requires that manufactured slopes are designed to be seismically safe. C
Geology & Soils	S 7.7b	Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.	The proposed project is designated as having a high potential for liquefaction. Conformance with the recommendations provided in the project-specific Geotechnical Report will ensure that sufficient mitigation for liquefaction is incorporated. Additionally, conformance with California Building Code standards, enforcement of the maintenance of the tile drain system, seismic safety standards and sound grading practices will help to mitigate any potentially concerning circumstances. C
Hazards	LU 15.2	Review all proposed projects and require consistency with any applicable land use compatibility plan as set forth in Appendix I-1 and as summarized in the Area plan's Airport Influence Area section for the airport in question.	The Project was subject to review by the Airport Land Use Compatibility Commission and was determined to be consistent with the Jacqueline Cochran Regional Airport land use compatibility plan. C
Hazards	LU 15.9	Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.	The Project proposes buildings and structures no taller than 65 feet, which is within the maximum permitted height in for ALUC Zone D and Zone E. The Federal Aviation Administration conducted an obstruction evaluation for the Project and concluded that it would not cause a hazard to navigation. C
Hazards	ECVAP 19.1	Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.	As discussed in Section 2.22 of the EIR, Wildfire, the proposed project is not located in a designated High or Very High Fire Hazard Severity Zone, and proposed development will be required to comply with the California Fire Code and County Fire Code. C
Hydrology	OS 3.3	Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers.	Implementation of the Regional Water Quality Management Plan (WQMP), as well as site-specific WQMPs that will be prepared for individual Tract Maps will protect surface water discharges from the site. A Stormwater Pollution Prevention Plan (SWPPP) will be developed to identify best management practices (BMPs) required during both the construction and operational phases. Implementation of these measures, as well as the mitigation measures provided in Section 2.12 of the EIR, Hydrology and Water Quality, will ensure that that pollutant discharge is minimized. C
Land Use & Planning	ECVAP 7.1	Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Eastern Coachella Valley area through adherence to General Plan policies found in the Land Use Element.	The Specific Plan provides planning area standards for the proposed recreational vehicle parking spaces. These standards will ensure that adequate service provision, land use compatibility, design, safety, and accessibility, consistent with the General Plan policies found in the Land Use Element. C
Land Use & Planning	ECVAP 7.2	Allow Resort Recreational Vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and Open Space- Recreation.	The recreational vehicle parking spaces proposed in the Specific Plan will be in a planning area designed as Commercial Tourist. C

Land Use & Planning	LU 2.1	Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following: a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services. b. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. c. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. d. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. e. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangement that reduce reliance on the automobile. f. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	The Project site is in an area that is undergoing urbanization. The Thermal Ranch Specific Plan will create a master-planned community consisting of low, medium, and high-density development along with commercial, hospitality, and open space uses. The Project would thus provide a range of uses in this gradually urbanizing area. Where needed, the proposed development would provide infrastructure improvements and pay into Development Impact Fees supporting the expansion of services. Given that the subject site is on the floor of the Coachella Valley and has been in use for agriculture for many years, it is not environmental sensitive, nor is it subject to severe natural hazards. The Eastern Coachella Valley area is a rural area of Riverside County which has limited multi-modal transportation opportunities currently available in the vicinity of the Project site. The proposed Thermal Ranch Specific Plan offers a mix of residential/commercial services, job producing areas, schools and parks all of which are linked closely so residents will be able to access commercial and recreational facilities in close proximity minimizing Vehicle Miles Travelled (VMT). C
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Land Use & Planning	LU 3.1a	a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities, and housing. d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation. g. Provide the opportunity to link communities through access to multi-modal transportation systems.	a. See response to Policy LU2.1c. C d. Internal golf cart, pedestrian and equestrian pathways are incorporated throughout the Thermal Ranch project site. These will facilitate non-motorized travel and permit inter-connected pedestrian, golf cart and pedestrian access between all parts of the project, and will connect with the County's regional trail network. The project will also comply with all applicable federal laws including the ADA and other applicable building codes. Proposed trails are provided in the Specific Plan Public Open Space and Trails Plan as well as the proposed General Plan Trails Amendment. C g. See response to Policy LU 2.1.f, above. C
Land Use & Planning	LU 3.2	Use open space, greenways, recreational lands, and watercourses as community separators.	As shown in the Public Open Space and Trails Plan provided in the Specific Plan, the project will provide regional trails and streetscape open space along the perimeter of the proposed development. C
Land Use & Planning	LU 4.1	Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:	The Thermal Ranch Specific Plan includes specific Design Guidelines unique to the project. Countywide residential design guidelines will be incorporated by reference. New developments will be required to comply with these guidelines to contribute to the visual order and consistency of the entire project site. C
Land Use & Planning	LU 4.1a	Compliance with the design standards of the appropriate area plan land use category.	The Thermal Ranch Specific Plan has developed its own Design Guidelines. Thus, the project will adhere to the design standards approved for the area. C
Land Use & Planning	LU 4.1b	Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.	The Thermal Ranch Specific Plan has established its own set of zoning standards, and development will occur in accordance with those requirements and with all other applicable zoning regulations not in the specific plan. Building codes and other pertinent regulations will be applied to the project as it develops. C
Land Use & Planning	LU 4.1c	Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.	Prior to the issuance of building permits, the Planning Dept. must approve plans for developed common open space areas, including landscaping and irrigation plans. Plans include final grading plans, irrigation plans certified by a landscape architect, certified landscape plans, fence treatment, and special treatment/buffer area treatment plans. The Thermal Ranch Specific Plan Development Standards support this. C
Land Use & Planning	LU 4.1d	Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.	The Thermal Ranch Specific Plan's Landscape Guidelines will require the implementation of water use efficiency measures such as use of drought tolerant plants, grouping plants with similar irrigation requirements, use of mulch, and water efficient irrigation systems, consistent with County Ordinance 859, Coachella Valley Water District Landscape Ordinance 1302.1 and the Thermal Design Guidelines plant palette. C

Land Use & Planning	LU 4.1e	Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.	Passive energy efficiency techniques will occur within the proposed The Thermal Ranch Specific Plan, including orientation of buildings, planting trees to take advantage of sun and adequate roof overhangs. Active energy efficiency measures will be addressed and required in Title 24 for such methods as proper wall and ceiling insulation. C
Land Use & Planning	LU 4.1g	Encourage innovative and creative design concepts.	The Thermal Ranch Specific Plan has developed its own Design Guidelines. New developments will be required to comply with these guidelines to contribute to the visual order and consistency of the entire project site. C
Land Use & Planning	LU 4.1i	Include consistent and well-designed signage that is integrated with the building's architectural character.	The project will comply with Riverside County Ordinance 348. C
Land Use & Planning	LU 4.1j	Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	The project's circulation system will be designed to provide safe and convenient vehicular access to all commercial uses that complies with Riverside County Transportation Department and Fire Department requirements. During future site plan reviews assessments can be made for the possibility of reciprocal access between adjacent uses. C
Land Use & Planning	LU 4.1m	Provide and maintain landscaping in open spaces and parking lots.	The Design Guidelines of The Thermal Ranch Specific Plan provide guidance for designing open space landscaping in common areas. The Specific Plan requires that a special district or Homeowners Association be established to maintain all common landscape areas. Parking lots are required to be landscaped in accordance with Riverside County Ordinance No. 348 requirements. C
Land Use & Planning	LU 4.1n	Include extensive landscaping.	The Thermal Ranch Specific Plan has developed unique Design Guidelines which will encourage attractive, desert appropriate landscaping within the Project's water allowance. The tree planting and landscaping program in The Thermal Ranch Specific Plan proposes the appropriate use of drought tolerant and non-invasive plant species in amounts consistent with water conservation and in compliance with CVWD water allotments. The proposed Plan will adhere to standards detailed in the Specific Plan's landscaping standards and guidelines, and in Riverside County Ordinance Nos. 348 and 859 as well as the Thermal Design Guidelines and Coachella Valley Water District Landscape Ordinance 1302.1. C
Land Use & Planning	LU 4.1p	Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space and other pertinent elements.	A significant portion of the project will be devoted towards open space/ equestrian uses in addition to these spaces there will also be several pedestrian/ golf cart paths in the project and lagoon space in the commercial corner to accommodate outdoor movement and space. C
Land Use & Planning	LU 4.1q	Design parking lots and structures to be functionally and visually integrated and connected.	Development within the Thermal Ranch will comply with the specific plan's design guidelines and applicable Riverside County zoning ordinance requirements regarding the design and screening of parking areas. C
Land Use & Planning	LU 4.1r	Site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.	Pedestrian and non-motorized traffic is supported via several pedestrian/ golf cart paths. C
Land Use & Planning	LU 4.1s	Establish safe and frequent pedestrian crossings.	An internal network of streets and pedestrian paths will enable safe and frequent pedestrian crossings. C
Land Use & Planning	LU 4.1t	Create a human-scale ground floor environment that includes public open space areas that separate pedestrian space from auto traffic and where mixed, it does so with special regard to pedestrian safety.	Courtyards and outdoor seating areas are encouraged as well as other ancillary structures and service areas. Access networks that separate vehicular, equestrian and pedestrian traffic are also incorporated. C

Land Use & Planning	LU 7.5	Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses.	The project is separated from surrounding properties by major roads on all four sides that serve as a buffer to and from surrounding uses. Internally, the equestrian center serves to separate residential and commercial/retail uses while also allowing resident trail access between these uses. By design, equestrian uses are integral to all other uses proposed on site. C
Land Use & Planning	LU 8.2	Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.	The Thermal Ranch Specific Plan proposes approximately 275,000 square feet of commercial development, a 150 key hotel, and a 223.1-acre equestrian center. These businesses are estimated to provide 1,280 to 1,400 employment opportunities, including full time and seasonal positions. C
Land Use & Planning	LU 8.3	Promote the development of focused employment centers rather than inefficient strip commercial development.	The Thermal Ranch Specific Plan proposal includes a retail/commercial zone near higher density residential and hospitality uses. The project design and design guidelines do not promote strip commercial development. C
Land Use & Planning	LU 8.12	Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.	The Thermal Ranch Specific Plan will include several acres of commercial development, which would provide the area with new businesses and increase employment opportunities for residents within the project area. C
Land Use & Planning	LU 9.3	Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics and improve the quality of life.	The Thermal Ranch Specific Plan proposes to establish several acres of Open Space along with trails for pedestrians and equestrians. The horse park area will be the main recreational/open space feature of the development along with a lagoon serving the hotel and condos, and mini gold course being other attractive features. C
Land Use & Planning	LU 10.1	Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.	The Thermal Ranch will be required to pay its fair share of public safety and infrastructure-related mitigation fees as per Riverside County Ordinance No. 659.6.. C
Land Use & Planning	LU 10.2	Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County of Riverside.	A Fiscal Impact Report was prepared for the proposed project. The report found that the proposed development would not have a negative fiscal impact on the County of Riverside. C
Land Use & Planning	LU 11.4	Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	The Thermal Ranch Specific Plan proposes pedestrian, equestrian, and golf cart trails in order to reduce auto dependency. C
Agriculture	ECVAP 5.1	Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.	The Project proposes the conversion of 619.1±-acres of agricultural land to non-agricultural uses. It would conflict with some of the policies in the Agriculture section of the GP, particularly LU 20.1 and LU 20.4. I
Agriculture	LU 20.2	Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc) by discouraging inappropriate land division in the immediate proximity and allowing only land uses and intensities that are compatible with agricultural uses.	Existing agricultural uses in the vicinity of the Project site include two horse ranches and meadows at the southeast corner of Avenue 62 and Tyler Street and the long-fallow lands in the east one-half of Section 8 to the immediate south of the subject site. The Project would not divide these uses, and the bounding arterial roadways would isolate any incompatible uses on-site. C
Agriculture	LU 20.4	Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.	The project proposes the development of the 619.1±-acre site, of which 568.3 acres are designated as Prime Farmland, to non-agricultural uses. I

Land Use & Planning	LU 20.6	Require consideration of State agricultural land classification specifications when a 2½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use.	As stated in LU 20.4, the project would result in the conversion of 568.3 of State-designated Prime Farmland to non-agricultural use. However, according to the County Planning Department, this conversion would be within the 7% of land designated as Agriculture that may be converted to other Foundation and land use designations during each 2.5-cycle. C
Agriculture	LU 20.7	Adhere to Riverside County's Right-to-Farm Ordinance	Riverside County Ordinance No. 625 (Right-to-Farm Ordinance) pertains to residential subdivisions that are to be located within 300 feet of properties zoned for agricultural uses (A-1 (Light Agriculture), A-2 (Heavy Agriculture), A-P (Agriculture-Poultry), A-D (Agriculture-Dairy), or C/V (Citrus/Vineyard). As stated in response to LU 20.2, nearby properties designated for agricultural use and occurring within 300 feet of the project site include 80± acres comprised of two horse ranches and meadows at the southeast corner of Avenue 62 and Tyler Street, and the long-fallow lands being the east one-half of Section 8 to the immediate south of the subject site. The project will be bounded by existing and future arterial roadways that will effectively isolate any sensitive land uses on-site from surrounding agricultural lands. C
Land Use & Planning	LU 28.1	Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.	The Thermal Ranch provides a range of densities that will allow for both single- and multi-family residences to be built within the specific plan area which is consistent with the General Plan vision and the Community Development Foundation. C
Land Use & Planning	LU 28.3	Require that adequate and available circulation facilities, water resources, and sewer lines exist to meet the demands of the proposed residential land use.	The project will be conditioned to provide adequate infrastructure and services to serve the property, including any necessary line extensions, capacity enhancements or funding contributions. Standard County regulations require the payment of development impact fees, and the construction of utility and circulation facilities to meet the needs of the proposed project. Proposed improvements, extensions, and fair-share payments for transportation and utilities are described in greater detail in Sections 2.19, Transportation, and 2.20, Utilities and Service Systems, of the EIR. C
Land Use & Planning	LU 28.4	Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.	The Thermal Ranch Specific Plan consists of low, medium, and high residential uses. It is intended that the Specific Plan, through the various residential densities, will cater to a range of lifestyles, physical abilities, and income levels. C
Land Use & Planning	LU 28.5	Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths to provide both connections within each community and linkages with surrounding features and communities.	See response to policy LU 3.1d. C
Land Use & Planning	LU 28.6	Require setbacks and other design elements that buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses.	See response to policy LU 7.5. C
Land Use & Planning	LU 28.7	Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.	Private roadways within residential tracts of the specific plan will be as narrow as possible within the constraints posed by standard street sections required by the County Transportation Department and the Riverside County Fire Department. C
Land Use & Planning	LU 28.8	Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.	The Thermal Ranch Specific Plan includes commercial and residential land uses, which would not preclude the services identified in this policy. C

Land Use & Planning	LU 28.10	Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.	All buildings in the proposed Thermal Ranch Specific Plan will utilize elements of architectural styles described in the Specific Plan's Design Guidelines and will enhance the character of the area. With sufficient buffering, landscaping, and separation from the adjacent properties as described under previous policies, the project would not degrade the character of the immediate area. C
Noise	N 1.1	Protect noise-sensitive land uses from high levels of noise by restricting noise producing land uses from these areas. If the noise producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.	The project will provide noise barriers and setbacks to protect proposed residential developments from off-site traffic noise. The project is located outside of the 55 dBA noise level contour for the Jacqueline Cochran Regional Airport. Implementation of the mitigation measures provided in Section 2.15 of the EIR, Noise, will ensure that the interior and exterior noise levels for noise-sensitive land uses meet the County standards. C
Noise	N 1.3	Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: - Schools - Hospitals - Rest Homes - Long Term Care Facilities - Mental Care Facilities - Residential Uses - Libraries - Passive Recreation Uses - Places of Worship	As described for N 1.1, above, implementation of the mitigation measures provided in Section 2.15 of the EIR will ensure that proposed residential uses are not exposed to ambient noise levels in excess of the County standards. C
Noise	N 13.1	Minimize the impacts of construction noise on adjacent uses within acceptable practices.	The project will be subject to Riverside County Ordinance No. 457, which regulates construction practices; and Riverside County Ordinance No. 847, which regulates noise. C
Noise	N 13.2	Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.	The project will be subject to Riverside County Ordinance No. 457, which regulates construction practices; and Riverside County Ordinance No. 847, which regulates noise. C
Noise	N 13.4	Require that all construction equipment utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	All construction equipment will be required to comply with local noise control ordinances, including the use of standard noise reduction features. C
Noise	N 15.3	Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or noise sensitive uses.	The Noise Study prepared for the Project analyzed the on-site noise levels and operational noise generated by the proposed development. Mitigation Measures NOI-1 and NOI-2 will ensure that sensitive receptors, including residential uses, are not exposed to excessive noise. C
Population/Housing	Policy 1.2	Encourage innovative housing development that promotes and facilitates development of new affordable housing.	The Thermal Ranch Specific Plan consists of low, medium and high-density product types. It is intended that the Specific Plan, through the various residential densities, will cater to a range of lifestyles, physical abilities, and income levels. C
Population/Housing	Policy 5.1	Facilitate the development of new employee or farmworker housing, including Polanco Parks.	The Thermal Ranch Specific Plan proposes up to 500 units of workforce housing. These housing units are intended for employees of the equestrian center, and may be available to farmworkers during the equestrian center off-season. C
Public Services	LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.	See response to policy LU 28.3 C

Recreation	OS 20.6	Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.	The project will provide active parks and passive parks by design. If it is determined that park acreages are insufficient, fees will be paid in accordance with Riverside County Ordinance 460. C
Recreation	C 16.1	Implement the Riverside County trail system as depicted in the Bikeways and Trails Plan, Figure C-6.	The trail system shown on the County's Bikeways and Trails plan will be implemented on all perimeter public roads of the project site, as shown in the Thermal Ranch Specific Plan Public Open Space and Trails Plan. Those that extend through the project are not compatible with the private equestrian facility land use. A General Plan Trails Amendment is proposed to align the circulation element with the proposed project design. C
Transportation	C 1.7	Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.	See response to policy LU 3.1d
Transportation	C 2.3	Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements.	A traffic study was prepared for the Specific Plan. With implementation of the mitigation measures provided in Section 2.19 of the EIR, the project would have less than significant impacts under CEQA regarding roadway system design hazards, and compliance with applicable plans and policies addressing circulation, including roadway, transit, bicycle, and pedestrian facilities. However, despite incorporation of county-recommended design features to reduce VMT, the project will increase total County vehicles miles traveled, and will therefore conflict with CEQA Guidelines § 15064.3(b). I
Transportation	C 3.1	Design, construct, and maintain Riverside County roadways as specified in the Riverside County Road Improvement Standards and Specifications. The standards shown in Figure C-4 may be modified by Specific Plans, Community Guidelines, or as approved by the Director of Transportation if alternative roadway standards are desirable to improve sustainability for the area.	The Thermal Ranch Specific Plan provides the right-of-way dedications to accommodate the ultimate width of all Circulation Element roads on all four sides of the property. C
Transportation	C 3.13	Design street intersections, where appropriate, to assure the safe, efficient passage of through traffic and the negotiation of turning movements.	As described in the traffic study prepared for the project and Section 2.19 of the EIR, implementation of the provided mitigation measures will ensure that all street intersections impacted by the project provide for the safe, efficient passage of through traffic and turning movements. C
Transportation	C 3.14	Design curves and grades to permit safe movement of vehicular traffic at the road's design speed. Design speed should be consistent with and complement the character of the adjacent area.	The roads proposed within the project site will be designed to meet the County Transportation Department standards. C
Transportation	C 3.15	Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.	Sight distance at the project entrance roadways shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. C
Transportation	C 3.20	Determine location of General Plan road rights-of-way and levels of road improvements needed based primarily upon land uses and travel demand.	See response to policy C 3.1 and C 3.13. C
Transportation	C 3.24	Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.	The street and trail network proposed for the Thermal Ranch Specific Plan will be designed to meet County Transportation and Fire Department width and geometry standards to comply with emergency service access needs. C

Transportation	C 4.1	Provide facilities for the safe movement of pedestrians within developments, as specified in the County Ordinances Regulating the Division of Land of the County of Riverside.	The Specific Plan proposes trails along the perimeter of the site, as well as an internal network of multi-modal paths, trails and sidewalks that interconnect the various planning areas, ensuring the safe movement of pedestrians. C
Transportation	C 4.2	Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.	See response to policy LU 3.1d The project proposes an extensive network of multi-modal paths and sidewalks that interconnect the various planning areas and connect with the County's regional trail network. The project will also comply with all applicable federal laws including the ADA and other applicable building codes. Proposed trails are provided in the Specific Plan Public Open Space and Trails Plan as well as the proposed General Plan Trails Amendment. C
Transportation	C 4.4	Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.	The project will comply with all County road design and right-of-way dedication requirements. Transportation improvements including traffic signals, lane improvements and sidewalk/trail crossings will be made part of the tentative tract map conditions of approval. C
Transportation	C 6.3	Limit access points and intersections of streets and highways based upon the road's General Plan classification and function. Require that access points be located so that they comply with Riverside County's minimum intersection spacing standards. Under special circumstances the Transportation Department may consider exceptions to this requirement.	The Specific Plan proposes limited project entries on surrounding roadways with separation distances that comply with County minimum intersection spacing requirements. C
Transportation	ECVAP 12.1	Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the functional classifications and standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element.	Roadways have been designed in accordance with the standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element. Alternative to County Ordinance No. 461, the preparation of a Specific Plan allows for a variety of pedestrian and multi-modal trails usable by bicyclists and equestrians, and specifically designed for the planned users. C
Transportation	ECVAP 12.3	Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.	Trails are designed in accordance with Riverside County Transportation Department and County Regional Parks and Recreation District standards and will take into account needed separation. Proposed trails are provided in the Specific Plan Public Open Space and Trails Plan as well as the proposed General Plan Trails Amendment. C
Transportation	ECVAP 14.1	Implement the Trails and Bikeway System, Figure 9, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.	The trail system shown on the Bikeways and Trails plan has been implemented on all perimeter public roads. Those that extend through the project are not compatible with the private equestrian facility land use. Consequently, a circulation plan amendment is proposed to align the circulation element with the proposed project design. C
Transportation	ECVAP 14.2	At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. Priority shall be given to those signalized intersections identified as trail crossings.	All equestrian activity will be confined to the horse park. No riding on public streets will be allowed and therefore the need for equestrian push buttons will not be required. C
Transportation	LU 13.1	Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.	The Specific Plan proposes an extensive network of trails throughout the project as a way to offer pedestrian, bicycle-friendly, and equestrian friendly means of travel with the intent of providing alternatives the use of the automobile for internal area travel as a way to help improve air quality. Trails will also encourage the use of future bus transit. Proposed trails are provided in the Specific Plan Public Open Space and Trails Plan as well as the proposed General Plan Trails Amendment. C

Transportation	LU 13.4	Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate.	See response to policy LU 3.1d C
Transportation	LU 13.6	Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.	See response to policy LU 3.13 and 3.14 C
Utilities	OS 4.6	Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through "Low Impact Development" or other Best Management Practice measures.	Management of surface drainage in the Coachella Valley requires the routine use of retention basins that allow stormwater to percolate into the groundwater table. The Thermal Ranch Project incorporates these as needed and maintains the entire equestrian center as a large permeable open space. C
Utilities	LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.	As discussed in Section 2.17, Public Services, of the EIR, payment the applicable DIF fees will ensure that the proposed development will not exceed the County's ability to adequately provide supporting infrastructure and services. C
Utilities	LU 5.3	Review all projects for consistency with individual urban water management plans.	The Water Supply Assessment (WSA) prepared for the Project and approved by CVWD verifies that sufficient water supplies will be available to serve the development during normal, single-dry, and multiple-dry years over a 20-year projection. The Project's water demand would therefore be consistent with CVWD's urban water management plans. C
Utilities	LU 18.1	Ensure compliance with Riverside County's water efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.	The landscaping guidelines provided in the Specific Plan require that the landscaping and irrigation plans prepared for the Project comply with all County ordinances relating to water efficiency, including drought tolerance and compatibility with the desert environment. Irrigation will be provided via an automatic system with the irrigation timer and two drip or bubbler heads per tree to produce deep root irrigation. C
Utilities	LU 18.2	Minimize the use of turf. Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetics design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.	The landscaping guidelines provided in the Specific Plan emphasize the uses of drought tolerant plant materials, including limiting the use of turf to equestrian uses, function play, and active use areas. C
Utilities	OS 11.3	Permit and encourage the use of passive solar devices and other state-of- the-art energy resources.	Pursuant to the requirements of the 2022 update to Part 6 of Title 24 of the California Code of Regulations, the Project will be required to install photovoltaic systems on the roofs of all new single family residential, multifamily residentials, and applicable commercial buildings. The Project will also comply with Measure R2-CE1 of the County Climate Action Plan Update, which requires that at least 20 percent of energy demand for commercial, office, and multi-family residential uses, and at least 30 percent of single-family residential uses be produced by renewable sources on site. C