
**General Plan Consistency Analysis
for the
Highland Grove Project**

Riverside County, California

General Plan Consistency Analysis for the Highland Grove Project

General Plan Amendment No. 240072(GPA 240072)
Change of Zone No. 2400026 (CZ 2400026)
Tentative Tract Map No. 38927 (TTM 38927)
Agricultural Preserve Diminishment No. 240006 (APD 240006)

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Lead Agency Discretionary Permits

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October 2, 2025



1.0 INTRODUCTION

1.1 Purpose and Intent

The purpose of this report is to analyze the consistency of the Highland Grove (TTM 38927) project (SCH No. 2024050835; herein, “Project”) with the policies of the Riverside County General Plan and the Lake Mathews/Woodcrest Area Plan (LMWAP). Table 1, *Project Consistency with the County of Riverside General Plan Policies*, provides the General Plan Policy Number, the policy, a brief analysis of the Project’s consistency with the Policy, and a conclusion as to whether or not the Project is consistent with the Policy. Table 2, *Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies*, utilizes the same format as Table 1 and provides an analysis of the proposed Project’s consistency with the LMWAP.

1.2 Riverside County General Plan

The Riverside County General Plan covers the entire unincorporated portion of Riverside County and is augmented by 19 more detailed area plans covering Riverside County’s territory with the exception of the undeveloped desert areas and the March Air Reserve Base. The thrust of the General Plan is to manage the overall pattern of development within Riverside County more effectively. The area plans provide clear and more focused opportunities to enhance community identity within Riverside County and stimulate the quality of life at the community level. (County of Riverside, 2021, p. I-1)

1.3 General Plan Elements and Policies

Land development patterns in the unincorporated areas of Riverside County are guided by Riverside County General Plan (herein “General Plan”). The General Plan is organized into eight separate elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, which establish countywide policies to guide Riverside County’s vision for future development. Each policy is identified by both its element and sequential number. Policies can also be followed by a set of numbers in parenthesis which denotes a reference to the action related to the policy. (County of Riverside, 2021, p. I-1)

1.4 Project Description

The Project as evaluated herein consists of applications for a General Plan Amendment (GPA 240072), Change of Zone (CZ 2400026), Tentative Tract Map (TTM 38927), and an Agricultural Preserve Diminishment (APD 240006) for a 111.6-acre property (herein, “Project site”) located east of McAllister Street and north of El Sobrante Road in the Victora Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the Project site with 206 single-family detached residential units on minimum 10,000 square-foot (s.f.) lots on approximately 57.8 acres; one park on approximately 1.9 acres; two detention/water quality basins on approximately 3.3 acres; slopes and open space on approximately 22.5 acres; a non-disturbed Western Municipal Water District (WMWD) easement on 2.5 acres, and private internal roadways on approximately 23.6 acres. Access to the Project site would be accommodated via a proposed on-site roadway, Street A. Street A would connect to Travertine Road near the Project’s northeastern boundary, would extend southerly through the western portions of the Project site, and would connect to a roadway proposed along the southern Project boundary as part of the adjacent Tentative Tract Map 38605 that would provide a connection



to El Sobrante Road to the south. This EIR analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation.

1.5 Project Location

The Project site is within the Victoria Grove community of the Lake Matthews/Woodcrest Area Plan (LMWAP) of unincorporated Riverside County, and is located within the Sphere of Influence (SOI) of the City of Riverside. The City of Riverside boundary is located approximately 1.1-mile north of the Project site. The Project site is located 0.3-mile north of El Sobrante Road, 0.1-mile east of McAllister Street, approximately 2.7 miles southeast of State Route (SR) 91, approximately 5.8 miles east of Interstate 15 (I-15), and approximately 9.3 miles west of Interstate 215 (I-215). From a local perspective, the 111.6-acre Project site is located north of El Sobrante Road, east of McAllister Street, and west/southwest of Travertine Drive. The Project site encompasses Assessor Parcel Numbers (APNs) 270-060-005, 270-060-009, 270-060-016, 270-070-001, 270-070-002, and 270-160-004. The Project site is located in Section 32, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian.

1.6 Analysis of Project Consistency with the County of Riverside General Plan

Table 1, *Project Consistency with the County of Riverside General Plan Policies*, provides an analysis of the proposed Project’s consistency with applicable policies of the County of Riverside General Plan.

Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
GENERAL PLAN LAND USE ELEMENT	
LU 1.1 – LU 1.12: Land Use Element Administration Policies.	<u>Not Applicable.</u> Policies LU 1.1 through LU 1.12 provide guidance to County staff and decision makers with respect to administration of the Land Use Element. The Project would not conflict with such policies.
<p>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 (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (Action Items (AIs) 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)</p> <p>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.</p> <p>b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.</p> <p>c. 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.</p> <p>d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.</p> <p>e. 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.</p> <p>f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.</p> <p>g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.</p>	<u>Consistent.</u> Although the Project Applicant is seeking a General Plan Amendment (GPA 240072) to modify the General Plan and LMWAP land use designations for the 111.6-acre Project site to accommodate the residential lotting proposed as part of TTM 38927, GPA 240072 merely would reconfigure the site’s existing General Plan land use designations of “Rural Community – Very Low Density Residential (RC-VLDR)” and “Rural Community – Low Density Residential (RC-LDR)” such that the total acreage of the RC-VLDR and RC-LDR land use designations on site would remain unchanged at 6.7 acres and 104.9 acres, respectively. Accordingly, and in conformance with this policy, the Project would accommodate land use development in general accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map. The Project would consist of an appropriate development on a site that is not particularly environmentally sensitive or subject to severe natural hazards. No component of the proposed Project would conflict with Policy LU 2.1.
LU 3.1: Accommodate land use development in accordance with the patterns and	<u>Consistent.</u> Although the Project Applicant is seeking a General Plan



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)</p> <ul style="list-style-type: none"> a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing. b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance. 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. e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision. f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network). g. Provide the opportunity to link communities through access to multi-modal transportation systems. 	<p>Amendment (GPA 240072) to modify the General Plan and LMWAP land use designations for the 111.6-acre Project site to accommodate the residential lotting proposed as part of TTM 38927, GPA 240072 merely would reconfigure the site’s existing General Plan land use designations of “Rural Community – Very Low Density Residential (RC-VLDR)” and “Rural Community – Low Density Residential (RC-LDR)” such that the total acreage of the RC-VLDR and RC-LDR land use designations on site would remain unchanged at 6.7 acres and 104.9 acres, respectively. The Project is designed to include a 10-foot-wide multipurpose concrete trail along Street A through the site, which would provide a local connection between the off-site portions of Street A and El Sobrante Road in the south and Travertine Drive in the north. The remaining portions of this policy are not applicable to the proposed Project.</p>
<p>LU 3.2: Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)</p>	<p><u>Not Applicable.</u> Policy LU 3.2 provides guidance to County staff and decision makers with respect to the creation of community separators. The proposed Project generally would be consistent with the site’s adopted General Plan and use designations and is not located at the border of any communities, and as such the Project would not conflict with this policy.</p>
<p>LU 3.3: Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)</p>	<p><u>Consistent.</u> The Project’s design proposes residential, recreational, and open space land uses that would complement other existing and planned developments in the immediate vicinity of the Project site, and the evolving rural and low-density character of the area. Therefore, the Project is consistent with Policy LU 3.3.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>LU 3.4: Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)</p>	<p><u>Not Applicable</u>. Policy LU 3.4 provides guidance to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 3.5: Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that Riverside County’s distinctive community identities be maintained. The map should be a bubble diagram rather than attempting to delineate policy boundaries. Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for Riverside County’s use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)</p>	<p><u>Not Applicable</u>. Policy LU 3.5 provides guidance to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>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: (AI 1, 3, 6, 14, 23, 24, 41, 62)</p> <ul style="list-style-type: none"> a. Compliance with the design standards of the appropriate area plan land use category. b. Require that structures be constructed in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations. c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems. e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR). f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. g. Encourage innovative and creative design concepts. h. Encourage the provision of public art that enhances the community’s identity, which may include elements of historical significance and creative use of children’s art. i. Include consistent and well-designed signage that is integrated with the building’s architectural character. 	<p><u>Consistent</u>. The proposed Project is consistent with the design standards specified by the General Plan and LMWAP for RC-VLDR and RC-LDR land uses. All future development on site would be in compliance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations. The Project’s application materials include a landscape plan that promotes the use of drought tolerant landscaping and that would be subject to compliance with Riverside county Ordinance No. 859 (Establishing Water-Efficient Landscape Requirements). The proposed Project would be required to comply with all applicable provisions of CCR Title 24 Part 6 and/or Part 11 with respect to energy efficiency. The Project’s EIR will identify measures as necessary to address any significant Project-related impacts with respect to noise, odor, lighting, and other impacts on adjacent properties. The Project has been designed to preserve to the extent feasible the natural drainages on the site. The Project includes appropriate pedestrian connections, including a proposed 10-foot-wide multipurpose concrete trail along Street A through the site that would provide for appropriate pedestrian connectivity and access. The Project also includes appropriate measures to address wildland fire hazards. The remaining portions of this policy provide direction to County staff and decision makers and are unrelated to the proposed Project. The proposed Project would be consistent with this policy.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.</p> <p>k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.</p> <p>l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.</p> <p>m. Provide and maintain landscaping in open spaces and parking lots.</p> <p>n. Include extensive landscaping.</p> <p>o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.</p> <p>p. 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.</p> <p>q. Design parking lots and structures to be functionally and visually integrated and connected.</p> <p>r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.</p> <p>s. Establish safe and frequent pedestrian crossings.</p> <p>t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.</p> <p>u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.</p> <p>v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.</p>	
<p>LU 4.2: Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)</p> <p>a. Provide proactive code enforcement activities.</p> <p>b. Promote programs and work with local service organizations and educational</p>	<p><u>Not Applicable.</u> Policy LU 4.2 provides direction to County staff and decision makers. All landscaping on site would be maintained in a manner consistent with this policy.</p>



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General Plan Policy	Project Consistency
<p>institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.</p> <p>c. Promote and support community and neighborhood-based efforts for the maintenance, upkeep, and renovation of structures and sites.</p>	
<p>LU 4.3: Create programs to ensure historic preservation. (AI 1)</p>	<p><u>Not Applicable.</u> Policy LU 4.3 provides direction to County staff and decision makers, and is not applicable to the proposed Project.</p>
<p>LU 4.4: Encourage the appropriate interpretive use of historic or prehistoric resources for such things as educational kiosks, specially designed play equipment, or historical landscaping.</p>	<p><u>Not Applicable.</u> Policy LU 4.4 provides direction to County staff and decision makers, and is not applicable to the proposed Project.</p>
<p>LU 4.5: Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of Riverside County; providing that the variations do not endanger human life and buildings comply with the State Historic Building Code. (AI 1)</p>	<p><u>Not Applicable.</u> The Project site does not contain any potentially historically significant buildings, and as such this policy is not applicable to the proposed Project.</p>
<p>LU 4.6: Promote the availability of day care centers including locating such centers at or near work sites, within high-density residential projects, and near transportation hubs.</p>	<p><u>Not Applicable.</u> Policy LU 4.5 provides direction to County staff and decision makers, and is not applicable to the proposed Project, which is not located within a high-density residential project and is not located near a transportation hub.</p>
<p>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. (AI 3, 4, 32, 74)</p>	<p><u>Consistent.</u> Potential impacts to public services and transportation systems are evaluated in EIR Subsections 4.16, Public Services, 4.18, Transportation, and 4.20, Utilities and Service Systems. As documented in these Subsections, the Project proposes to provide all necessary utility and transportation infrastructure to support the proposed development. Therefore, the Project as proposed is consistent with Policy LU 5.1.</p>
<p>LU 5.2: Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)</p>	<p><u>Not Applicable.</u> Policy LU 5.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. EIR Subsection 4.20, <i>Utilities and Service Systems</i>, documents capacities of service providers, and demonstrates that all service providers would have adequate capacity to serve the proposed Project.</p>
<p>LU 5.3: Review all projects for consistency with individual urban water management plans. (AI 3)</p>	<p><u>Consistent.</u> As documented in EIR Subsection 4.20, Utilities and Service Systems, the Project would be consistent with the growth forecasts used to develop the Western Municipal Water District (WMWD) Urban Water Management Plan (UWMP). Thus, the Project would be consistent with</p>



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General Plan Policy	Project Consistency
<p>LU 5.4: Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps. (AI 3)</p>	<p>Policy LU 5.3. <u>Consistent.</u> The Project would not infringe upon existing essential public facilities or public utility corridors, which include county regional landfills, fee owned rights-of-way, and permanent easements, whose true land use is that of public facilities. Thus, the Project would be consistent with Policy LU 5.4.</p>
<p>LU 6.1 Provide opportunities to develop a wide range of quality day care facilities, including large and small family day care homes and public and private day care facilities. (AI 126, 127, 128)</p> <p>a. Permit day care facilities where Riverside County usually permits single family residential uses except for areas designated Community Development-Heavy Industrial and Open Space designations of Mineral Resources, Conservation Habitat, Conservation, and Water and areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risk that are not amenable to mitigation such as aircraft accident potential.</p> <p>b. When feasible, require day care facilities in new residential, commercial, office/industrial and larger mixed use developments, except in areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risks that are not amenable to mitigation such as aircraft accident potential.</p> <p>c. Promote in high-need locations, especially in conjunction with schools, parks, faith-based institutions, community centers and senior centers.</p>	<p><u>Not Applicable.</u> Policy LU 6.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 6.2: Encourage cities to adopt day care facility policies that are consistent with Riverside County’s day care facility policies.</p>	<p><u>Not Applicable.</u> Policy LU 6.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 7.1: Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)</p>	<p><u>Consistent.</u> The Project has been designed to ensure compatibility with the County General Plan, LMWAP, and surrounding land uses, through site planning, building design, street design, landscaping, and other design elements. Although the Project involves an amendment to the General Plan, the range of land uses are consistent with the Rural Community Foundation</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	Component applied to the Project site by the General Plan Land Use Map. The design of the Project’s Tentative Tract Map would ensure that future on-site residential uses do not result in any impacts or incompatibility issues with respect to surrounding residential development. Thus, the Project would be consistent with Policy LU 7.1.
LU 7.2: Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space-Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.	<u>Not Applicable.</u> Policy LU 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 7.3: Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)	<u>Consistent.</u> The Project has been designed to concentrate residential development outside of the site’s major drainages, which mostly would be preserved within proposed open space lots. Thus, the Project’s design accounts for the positive characteristics and unique features of the project site and surrounding community, in conformance with Policy LU 7.3.
LU 7.4: Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)	<u>Consistent.</u> The Project proposes residential, recreational, and open space land uses. As documented in the Project’s EIR, the Project would not result in impacts from noise, noxious fumes, glare, or shadowing (refer to EIR Subsections 4.1 4.3, and 4.13). The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable level of service (LOS).
LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3).	<u>Consistent.</u> The Project proposes to accommodate 22.5 acres of open space plus an undisturbed WMWD easement on 2.5 acres, which would provide adequate buffers to surrounding rural land uses. Thus, the Project would be consistent with Policy LU 7.5.
LU 7.6: Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)	<u>Not Applicable.</u> The Project site is not adjacent to any National Forest; thus, Policy LU 7.6 is not applicable to the proposed Project.
LU 7.7: Require buffers to the extent possible between development and watercourses, including their associated habitat.	<u>Consistent.</u> The Project proposes to preserve the natural watercourses on site along with appropriate buffers between proposed development and the watercourses and associated habitat. Thus, the Project would be consistent



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<p>LU 7.8: Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.</p>	<p>with Policy LU 7.7.</p> <p><u>Consistent.</u> As discussed in EIR Subsection 4.21, <i>Wildfire</i>, according to Riverside County Geographic Information Systems (GIS), under existing conditions the entire Project site is within a Fire Hazard Severity Zone. As discussed further in EIR Subsection 4.21, <i>Wildfire</i>, the Project would implement 100-foot-wide Fuel Modification Zones (FMZs) to protect future uses on site from wildland fire hazards, and would implement alternative measures, including the use of radiant heat walls, for lots where the required 100-foot-wide FMZs cannot be accommodated.</p>
<p>LU 7.9: Require buffers between urban uses and adjacent solid waste disposal facilities.</p>	<p><u>Not Applicable.</u> There are no active solid waste disposal facilities abutting the Project site. Thus, Policy LU 7.9 is not applicable to the proposed Project.</p>
<p>LU 7.10: The proponent for new development proposals on forested lands with at least 10% coverage of mature conifer trees, forest land or timber in which three or more acres of forested lands will be cleared (removed) of trees must demonstrate to the County of Riverside compliance with any/all applicable state regulations regarding the protection and operation of said forest resources. As used here, the term, “native trees,” shall only apply to naturally-occurring conifers growing above 5,000 feet AMSL elevation. Additionally, replacement trees for all qualifying mature trees removed must be planted at a ratio of 1:1. The replacement trees must be planted on the project site or, where that is infeasible because the entire site must be permanently cleared, on property in an acceptable alternate location, preferably nearby.</p>	<p><u>Not Applicable.</u> No forested lands with at least 10% coverage of mature conifer trees, forest land, or timber occur on the Project site. Thus, Policy LU 7.10 is not applicable to the proposed Project.</p>
<p>LU 8.1: Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity. (AI 20)</p>	<p><u>Consistent.</u> The Project has been designed to generally be consistent with the site’s adopted General Plan land use designations of RC-VLDR and RC-LDR, and the General Plan Land Use Map was designed to accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity. Thus, the Project would be consistent with Policy LU 8.1.</p>
<p>LU 8.2: Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)</p>	<p><u>Not Applicable.</u> The Project accommodates residential land uses and would not include business or commercial uses. Thus, Policy LU 8.2 is not applicable to the proposed Project.</p>
<p>LU 8.3: Promote the development of focused employment centers rather than inefficient strip commercial development.</p>	<p><u>Not Applicable.</u> The Project accommodates residential land uses and would not include business or commercial uses. Thus, Policy LU 8.3 is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
LU 8.4: Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)	<u>Not Applicable.</u> Policy LU 8.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.5: Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)	<u>Not Applicable.</u> Policy LU 8.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.6: Create practical incentives for business development, and avoid disincentives. (AI 9, 17)	<u>Not Applicable.</u> Policy LU 8.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.7: Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 17)	<u>Not Applicable.</u> Policy LU 8.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.8: Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 17, 19)	<u>Not Applicable.</u> The Project proposes residential development and does not include any commercial or industrial land uses. Thus, Policy LU 8.8 is not applicable to the proposed Project.
LU 8.9: Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.	<u>Not Applicable.</u> Policy LU 8.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.10: Locate job centers so they have convenient access to Riverside County’s multi-modal transportation facilities.	<u>Consistent.</u> The Project proposes residential development and does not include any commercial or industrial land uses. Thus, Policy LU 8.10 is not applicable to the proposed Project.
LU 8.11: Encourage the involvement of business leaders in overall economic development strategies. (AI 17)	<u>Not Applicable.</u> Policy LU 8.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Consistent.</u> The Project accommodates residential land use development which would increase the County’s housing supply allowing residents to live closer to where they work and reducing the need for long commutes to work. Thus, the Project would be consistent with Policy LU 8.12.
LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)	<u>Consistent.</u> The Project proposes the permanent conservation of 22.5 acres of open space plus an undisturbed WMWD easement on 2.5 acres to preserve existing vegetation and natural infiltration characteristics and accommodates a 10-foot-wide multipurpose trail that would include passive recreational amenities to complement the scenic value of the area. Thus, the Project would be consistent with Policy LU 9.1.
LU 9.2: Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)	<u>Consistent.</u> The Project would not impact environmental resources identified by the Multipurpose Open Space Element, and as demonstrated herein the Project would comply with the Multipurpose Open Space Element of the General Plan. The Project also is subject to CEQA, and the Project would not



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	conflict with the Clean Air Act (as discussed in EIR Subsection 4.3, <i>Air Quality</i>) or the Clean Water Act (as discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>).
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. (AI 9, 28)	<u>Consistent</u> . The Project accommodates 22.5 acres of open space, an undisturbed WMWD easement on 2.5 acres, 1.9 acres of park space, and a 10-foot-wide multipurpose concrete trail along Street A through the site, which would enhance recreational opportunities and community aesthetics, and improve the quality of life of future Project residents. Thus, the Project would be consistent with Policy LU 9.3.
LU 9.4: Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blue-line streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)	<u>Consistent</u> . The Project has been designed to locate residential development along the higher elevations of the Project site and away from the two natural drainages that traverse the property. Thus, the Project would be consistent with Policy LU 9.4.
LU 9.5: In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)	<u>Consistent</u> . The Project has been designed to accommodate 1.9 acres of parkland, 22.5 acres of open space, an undisturbed WMWD easement on 2.5 acres, resulting in approximately 26.9 acres of active and passive recreational space. In addition, the Project proposes a 10-foot-wide community trail along one side of proposed Street A that would consist of a concrete trail with split-rail fencing separating the trail from vehicular traffic. As documented in Subsection 4.17, <i>Recreation</i> , of the Project’s EIR, in the event that the Riverside County Regional Park and Open Space District (RPOSD) does not credit the passive open space areas of the landscaped manufactured slopes and undisturbed open space towards the Project’s required parkland dedications, the Project Applicant would be required to pay fees pursuant to Section 10.35 of Ordinance No. 460, which would provide funding to allow Riverside County to acquire and/or improve new parkland within the County. Accordingly, the Project would be consistent with Policy LU 9.5.
LU 9.6: If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation	<u>Not Applicable</u> . The Project site is not classified by the State Geologist as an area that contains known mineral deposits.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.</p>	
<p>LU 9.7: Protect lands designated by the State Mining and Geology Board as being of regional or statewide significance from encroachment of incompatible land uses, such as high-density residential, low-density residential with high values, sensitive public facilities, institutions (e.g., schools, hospitals), etc., by requiring incorporation of buffer zones or visual screening into the incompatible land use.</p>	<p><u>Not Applicable.</u> The Project site is not classified by the State Geologist as an area that contains known mineral deposits</p>
<p>LU 10.1: Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)</p>	<p><u>Consistent.</u> As discussed in EIR Section 4.16, <i>Public Services</i>, although impacts to public services would be less than significant, the Project Applicant is required to comply with Riverside County Ordinance No. 659 and pay school fees authorized by California Government Code §§ 65995.5-65998 as a matter of law. These regulatory requirements are included in the EIR as Applicable County Regulations and Design Requirements which address the Project’s increased demand on fire services, sheriff services, public school services, public libraries, and health care facilities. Because the Project Applicant would pay Development Impact Fees (DIF) to Riverside County pursuant to County Ordinance No. 659, and payment impact fees to the Riverside Unified School District (RUSD) authorized by California Government Code §§ 65995.5-65998, the Project would be consistent with LU 10.1. \</p>
<p>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. (AI 3)</p>	<p><u>Not Applicable.</u> The Project consists of a proposed TTM that generally would implement the site’s adopted General Plan land use designations. As such, the Project does not entail a specific plan and does not comprise a major development proposal. As such, Policy LU 10.2 is not applicable to the proposed Project.</p>
<p>LU 11.1: Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)</p>	<p><u>Not Applicable.</u> Policy LU 11.1 provides direction to County staff and decision makers and is not applicable to the proposed Project, which is an implementing development that generally is consistent with the site’s adopted General Plan land use designations.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
LU 11.2: Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)	<u>Not Applicable</u> : The Project proposes residential, recreational, and open space land uses in a portion of Riverside County that does not contain any heavy-pollution producing activities. Thus, Policy 11.2 is not applicable to the proposed Project.
LU 11.3: Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	<u>Not Applicable</u> . Policy LU 11.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 11.4: Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	<u>Consistent</u> . The Project incorporates a multipurpose trail, sidewalks, and other pedestrian access as alternative modes of transportation, which would help improve air quality. Additionally, transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Thus, the Project would be consistent with Policy LU 11.4.
LU 11.5: Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	<u>Consistent</u> . As documented in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , the Project would be subject to Mitigation Measures MM 4.8-1 and MM 4.8-2, which require the Project to achieve a minimum of 100 points per Appendix D to the Riverside County 2019 Climate Action Plan (CAP) Update and to comply with the on-site renewable energy production required pursuant to CAP Measure R2-CE1, which the EIR determined would reduce the Project’s impacts due to Greenhouse Gas (GHG) emissions to below a level of significance. Additionally, the analysis presented in Subsection 4.3, <i>Air Quality</i> , of the Project’s EIR demonstrates that the Project would not exceed any of the thresholds of significance promulgated by the South Coast Air Quality Management District (SCAQMD). Thus, the Project would reduce GHG emissions in a manner prescribed in the Air Quality Element and CAP, in conformance with Policy LU 11.5.
<p>LU 12.1: Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)</p> <p>a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.</p> <p>b. Allow development clustering to retain slopes in natural open space whenever possible.</p> <p>c. Require that areas with slope be developed in a manner to minimize the hazards</p>	<u>Not Applicable</u> . The Project site does not contain substantial slopes, canyons, or other significant elevation changes. Thus, Policy LU 12.1 is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>from erosion and slope failures.</p> <p>d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.</p> <p>e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.</p> <p>f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.</p>	
<p>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.</p>	<p><u>Consistent.</u> The Project accommodates residential, recreational, and open space uses in an area that is largely composed of existing residential development and open space. The Project also incorporates multipurpose trails, sidewalks, and other pedestrian access throughout the community. These amenities and design features would serve to reduce reliance on the automobile and would improve opportunities for pedestrian, bicycle, and transit use, thereby helping to minimize congestion and air pollution. Thus, the Project would be consistent with Policy LU 13.1.</p>
<p>LU 13.2: Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.</p>	<p><u>Not Applicable.</u> The Project proposed residential land use and is not located near existing or planned major transportation facilities. Thus, Policy LU 13.2 is not applicable to the proposed Project.</p>
<p>LU 13.3: Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.</p>	<p><u>Not Applicable.</u> Policy LU 13.3 provides guidance for the siting of transit stations and is not applicable to the Project, which does not propose any transit station uses.</p>
<p>LU 13.4: Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)</p>	<p><u>Consistent.</u> The Project accommodates residential, recreational, and open space uses in an area that is largely existing residential development. The Project also incorporates a multipurpose trail, sidewalks, and other pedestrian access throughout the community. These amenities and design features would provide for safe and direct multi-modal linkages, in conformance with Policy LU 13.4.</p>
<p>LU 13.5: Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.</p>	<p><u>Not Applicable.</u> Policy LU 13.5 provides direction to County staff and decision makers and is not applicable to the proposed Project, which does not</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>LU 13.6: Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)</p>	<p>propose nor require any traffic-calming elements. <u>Consistent.</u> The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy LU 13.6.</p>
<p>LU 13.7: Review projects for consistency with Riverside County’s Transportation Demand Ordinance. (AI 3)</p>	<p><u>Consistent.</u> There are no components of the Project that would conflict with Riverside County Ordinance No. 726.</p>
<p>LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)</p>	<p><u>Consistent.</u> As documented in EIR Subsection 4.1, <i>Aesthetics</i>, the Project site is not visible from any officially designated State scenic highways, though it is near El Sobrante Road, which is a County-eligible scenic highway. Development of the property with residential and park uses would represent a change to the distance views of the property from segments of El Sobrante Road; however, the construction of homes on site would appear as a continuation of on-going development in the surrounding area. Furthermore, the Project would be developed in a manner that is not visually offensive, and would be visually compatible with existing and planned developments in the surrounding area. Thus, the Project would be consistent with Policy LU 14.1.</p>
<p>LU 14.2: Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)</p>	<p><u>Not Applicable.</u> The Project site is not located within any scenic corridors, such as scenic highways. Thus, Policy LU 14.2 is not applicable to the proposed Project.</p>
<p>LU 14.3: Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)</p>	<p><u>Consistent.</u> As documented in EIR Subsection 4.1, <i>Aesthetics</i>, the Project site is not visible from any officially designated State scenic highways, though it is near El Sobrante Road, which is a County-eligible scenic highway. Development of the property with residential and park uses would represent a change to the distance views of the property from segments of El Sobrante Road; however, the construction of homes on site would appear as a continuation of on-going development in the surrounding area. Furthermore, the Project would be developed in a manner that is not visually offensive, and would be visually compatible with existing and planned developments in the surrounding area. Thus, the Project would be consistent with Policy LU 14.3.</p>
<p>LU 14.4: Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways</p>	<p><u>Consistent.</u> The nearest County-eligible scenic highway is El Sobrante Road, located approximately 0.3-mile south of the Project site. Thus, the Project</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
based on local surrounding development, topography, and other conditions. (AI 3)	would not entail development within 50 feet of the edge of the right-of-way for any Designated or Eligible State and County Scenic Highways.
LU 14.5: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)	<u>Consistent</u> . The nearest County-eligible scenic highway is El Sobrante Road, located approximately 0.3-mile south of the Project site. As part of the Project, any new or relocated electric or communication distribution lines would be placed underground.
LU 14.6: Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3,79)	<u>Consistent</u> . The nearest County-eligible scenic highway is El Sobrante Road, located approximately 0.3-mile south of the Project site. No off-site outdoor advertising displays are proposed or would be allowed as part of the Project.
LU 14.7: Require that the size, height, and type of on-premises signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)	<u>Consistent</u> . The nearest County-eligible scenic highway is El Sobrante Road, located approximately 0.3-mile south of the Project site. As part of its review of future implementing building permits, Riverside County would review any proposed signage plans for compliance with this policy.
LU 14.8: Avoid the blocking of public views by solid walls. (AI 3)	<u>Consistent</u> . As discussed in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would not obstruct any public views of visual resources, including due to proposed walls and fencing. Thus, the Project would be consistent with Policy LU 14.8.
LU 15.1: Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.	<u>Not Applicable</u> . Policy LU 15.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 15.2: Review all proposed projects and require consistency with any applicable airport 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. (AI 3)	<u>Not Applicable</u> . There are no public airports or public use airports within two miles of the Project site. The closest airport to the Project site is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project site is located outside of the Airport Influence Area (AIA) for the Riverside Municipal Airport. Thus, Policy LU 15.2 is not applicable to the proposed Project.
LU 15.3: Review all subsequent amendments to any airport land use compatibility plan and either amend the General Plan to be consistent with the compatibility plan or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)	<u>Not Applicable</u> . The Project does not entail any amendments to an airport land use compatibility plan. Thus, Policy LU 15.3 is not applicable to the proposed Project.
LU 15.4: Prior to the adoption or amendment of the General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the Airport Influence Area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the Airport Land Use Law. (AI 3)	<u>Not Applicable</u> . There are no public airports or public use airports within two miles of the Project site. Thus, Policy LU 15.4 is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>LU 15.5: If the General Plan has not been found consistent with the applicable Airport Land Use Compatibility Plan (ALUCP), and the County of Riverside has not overruled the ALUC, refer all actions, regulations, or permits within the Airport Influence Area to the ALUC for review and determination as provided by the Airport Land Use Law.</p>	<p><u>Not Applicable.</u> Policy LU 15.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 15.6: If the General Plan has been found consistent with the applicable ALUCP, the County of Riverside may elect to voluntarily submit proposed actions, regulations, or permits to the ALUC for an advisory review if:</p> <ul style="list-style-type: none"> a. There is a question as to the purpose, intent or interpretation of an ALUCP; or b. Assistance is needed in airport land use matters. 	<p><u>Not Applicable.</u> Policy LU 15.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 15.7: Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)</p>	<p><u>Not Applicable.</u> Policy LU 15.7 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the closest airport to the Project site is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project site is located outside of the AIA for the Riverside Municipal Airport, and thus the Project does not require any clustering or density transfers to meet airport compatibility requirements.</p>
<p>LU 15.8: In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)</p>	<p><u>Not Applicable.</u> The Project site is not located within 10,000 feet of any runway used by turbine-powered aircraft or within 5,000 feet of other runways. The closest airport to the Project site is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. Accordingly, Policy LU 15.8 is not applicable to the proposed Project.</p>
<p>LU 15.9: Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)</p>	<p><u>Consistent.</u> The Project would not encroach upon or adversely affect the use of navigable airspace. Thus, the Project would be consistent with Policy LU 15.9.</p>
<p>LU 16.1 – LU 16.3: Wind Energy Resources.</p>	<p><u>Not Applicable.</u> Policies LU 16.1 through LU 16.13 are related to wind energy resources and are not applicable to the proposed Project.</p>
<p>LU 17.1: Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.</p>	<p><u>Consistent.</u> Pursuant to the Title 24 regulations that will be in effect at Project buildout, and as required by Measure R2-CE1 of Riverside County CAP Update, the Project Applicant would be required to meet or exceed 30% of the Project’s residential-related energy demand. This is discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, and is imposed as a Project requirement pursuant to EIR Mitigation Measure MM 4.8-2.</p>
<p>LU 17.2: Permit and encourage, in an environmentally and fiscally responsible</p>	<p><u>Not Applicable.</u> Policy LU 17.2 provides direction to County staff and</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.	decision makers and is not applicable to the proposed Project.
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.	<u>Consistent.</u> The Project’s application materials include a conceptual landscape plan that demonstrates compliance with Riverside County Ordinance No. 859. Future building permit applications would be conditioned to implement the Project’s conceptual landscape plan, including all required water conservation measures.
LU 18.2: Minimize 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 aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.	<u>Consistent.</u> The Project’s application materials include a conceptual landscape plan that demonstrate compliance with this requirement. Future building permit applications would be conditioned to implement the Project’s conceptual landscape plan. Thus, the Project would be consistent with Policy LU 18.2.
LU 18.3: Design and field check irrigation plans to reduce run-off. Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.	<u>Consistent.</u> The Project is designed so that the total amount of runoff from the site would be similar to existing conditions, and all runoff would be conveyed to downstream facilities where groundwater infiltration would continue to occur. Thus, the Project would be consistent with Policy LU 18.3.
LU 18.4: Coordinate Riverside County water-efficiency efforts with those of local water agencies. Support local water agencies’ water conservation efforts.	<u>Not Applicable.</u> Policy LU 18.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 18.5: Emphasize and expand the use of recycled water in conjunction with local water agencies. Recycled water determined to be available pursuant to Section 13550 of the California State Water Code shall be used for appropriate non-potable uses whenever it: a) provides a beneficial use to the customer; b) is economically and technically feasible; c) is consistent with applicable regulatory requirements; and d) is in the best interests of public health, safety, and welfare. With the exception of non-common areas of single-family home residential developments, all other irrigation systems must be designed and installed to accommodate the current or future use of recycled water for irrigation. If no recycled water availability exists or is imminent in	<u>Not Applicable.</u> Recycled water is not available in the Project area; thus, Policy LU 18.5 is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
the vicinity of a project (as determined by prevailing water agency), all subsurface piping shall be installed as “recycled water ready” to reduce future retrofit costs. Such irrigation plans shall be developed in accordance with standards and policies of the applicable recycled water purveyor. Recycled water systems shall be designed to meet regulatory requirements of the California Department of Public Health and the local recycled water purveyor.	
<p>LU 18.6: Encourage Public Participation in Water Conservation Efforts. More outreach is needed to change the public perception of water-efficient landscaping and the design/care of such landscapes as they are a departure from that “green” paradigm with which many Riverside County residents are familiar. To achieve this objective the County of Riverside will:</p> <p>a. Develop tools designed to assist landowners with converting to attractive, drought tolerant landscapes.</p> <p>b. Participate in outreach efforts designed to educate the developers, landscape personnel, nurseries, retail establishments, and the public on water-efficient landscaping and wise water-use programs.</p> <p>c. Promote the use of drought tolerant plants and irrigation components.</p>	<p><u>Not Applicable.</u> Policy LU 18.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 19.1: Where appropriate, use any adopted Density Transfer Program to help implement Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.</p>	<p><u>Not Applicable.</u> The Project does not propose any density transfers, is not located within a Rural Village Overlay Study Area, and is not located within any MSHCP Criteria Cells, and the Project would be fully consistent with all applicable Western Riverside County MSHCP requirements (as documented in detail in Subsection 4.4, <i>Biological Resources</i>, of the Project’s EIR). Thus, Policy LU 19.1 is not applicable to the proposed Project.</p>
<p>LU 20.1 – LU 20.12: Agriculture.</p>	<p><u>Not Applicable.</u> Policies LU 20.1 through LU 20.12 relate to designation of agricultural lands, and are not applicable to the proposed Project.</p>
<p>LU 21.1 – LU 21.7: Rural.</p>	<p><u>Not Applicable.</u> Policies LU 21.1 through LU 21.7 relate to designation of rural lands, and are not applicable to the proposed Project.</p>
<p>LU 22.1: Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)</p>	<p><u>Consistent.</u> The Project has been designed to minimize the amount of grading required, and generally would preserve the site’s existing contours. Thus, the Project would be consistent with Policy LU 22.1.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
LU 22.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)	<u>Consistent.</u> As documented throughout the Project’s EIR, adequate circulation facilities, water resources, and sewer facilities are available to serve the Project or would be constructed or improved by the Project. Thus, the Project would be consistent with Policy LU 22.2.
LU 22.3: Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)	<u>Consistent.</u> The Project proposes 22.5 acres of open space plus an undisturbed WMWD easement on 2.5 acres. Additionally, the proposed residences on site would be clustered to avoid to the extent feasible the site’s existing drainages. Thus, the Project would be consistent with Policy LU 22.3.
LU 22.4: Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.	<u>Not Applicable.</u> Although the Project Applicant is seeking a General Plan Amendment (GPA 240072) to modify the General Plan and LMWAP land use designations for the 111.6-acre Project site to accommodate the residential lotting proposed as part of TTM 38927, GPA 240072 merely would reconfigure the site’s existing General Plan land use designations of “Rural Community – Very Low Density Residential (RC-VLDR)” and “Rural Community – Low Density Residential (RC-LDR)” such that the total acreage of the RC-VLDR and RC-LDR land use designations on site would remain unchanged at 6.7 acres and 104.9 acres, respectively. The Project does not propose lot sizes smaller than the underlying land use designation would allow, as the Project is designed to include minimum 10,000 s.f. lot sizes. Accordingly, Policy LU 22.4 is not applicable to the Project.
LU 22.5: Encourage parcel consolidation. (AI 29)	<u>Not Applicable.</u> Policy LU 22.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 22.6: Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)	<u>Not Applicable.</u> Policy LU 22.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 22.7: Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria: a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres. b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway. c. The proposed use may not be located within 2 miles of a Commercial land use designation. d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area. e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).	<u>Not Applicable.</u> The Project does not propose commercial uses. Thus, Policy LU 22.7 is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>LU 22.8: An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:</p> <ol style="list-style-type: none"> a. This amendment shall be located within a city’s sphere of influence area. b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area. c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre. d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line 	<p><u>Not Applicable.</u> Although the Project Applicant is seeking a General Plan Amendment (GPA 240072) to modify the General Plan and LMWAP land use designations for the 111.6-acre Project site to accommodate the residential lotting proposed as part of TTM 38927, GPA 240072 merely would reconfigure the site’s existing General Plan land use designations of RC-VLDR and RC-LDR such that the total acreage of the RC-VLDR and RC-LDR land use designations on site would remain unchanged at 6.7 acres and 104.9 acres, respectively. As such, the Project would not entail an amendment from the Rural Community Foundation Component to a different Foundation Component designation, and therefore Policy LU 22.8 is not applicable to the proposed Project.</p>
<p>Policies LU 23.1 and LU 23.2: Open Space</p>	<p><u>Not Applicable.</u> Policies LU 23.1 and LU 23.2 relate to designation of open space lands, and are not applicable to the proposed Project.</p>
<p>LU 24.1: Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water. Cooperate with the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)</p>	<p><u>Not Applicable.</u> Policy LU 24.1 relates to lands designated by the General Plan for Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water, and none of these land use designations apply to the Project site under existing conditions. Thus, Policy LU 24.1 is not applicable to the proposed Project. Notwithstanding, the Project would be required to obtain appropriate permits from the USFWS and CDFW with respect to Project impacts to drainages areas under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and CDFW, as discussed in detail in Subsection 4.4, <i>Biological Resources</i>, of the Project’s EIR.</p>
<p>LU 25.1 through LU 25.4: Open Space - Recreation</p>	<p><u>Not Applicable.</u> Policies LU 25.1 through LU 25.4 relate to designation of Open Space – Recreation lands, and are not applicable to the proposed Project.</p>
<p>LU 26.1 – LU 26.6: Open Space – Rural.</p>	<p><u>Not Applicable.</u> Policies LU 26.1 through LU 26.6 relate to lands designated for Open Space – Rural, and are not applicable to the proposed Project.</p>
<p>LU 27.1 – LU 27.5: Open Space – Mineral Resources.</p>	<p><u>Not Applicable.</u> Policies LU 27.1 through LU 27.5 relate to lands designated for Open Space – Mineral Resources, and are not applicable to the proposed Project.</p>
<p>LU 28.1: Accommodate the development of single- and multi-family residential units</p>	<p><u>Consistent.</u> The Project would develop the Project site with residential uses at</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
in areas appropriately designated by the General Plan and area plan land use maps.	a density that is consistent with the site’s adopted General Plan land use designations of RC-VLDR and RC-LDR, in conformance with Policy LU 28.1.
LU 28.2: Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.	<u>Consistent</u> . The Project does not propose the development of higher density residential units. Thus, Policy LU 28.2 is not applicable to the proposed Project.
LU 28.3: Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)	<u>Consistent</u> . As documented in EIR Subsections 4.18, <i>Transportation</i> , and 4.20, <i>Utilities and Service Systems</i> , adequate circulation facilities, water resources, and sewer facilities exist or are planned to meet the demands of the proposed residential uses within the Project. Thus, the Project would be consistent with Policy LU 28.3.
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.	<u>Consistent</u> . The Project would develop the Project site with residential uses at a density that is consistent with the site’s adopted General Plan land use designations of RC-VLDR and RC-LDR. The General Plan land uses have been designed to implement the various policies of the General Plan; thus, because the Project would be consistent with the site’s adopted General Plan land use designations with respect to residential density, the Project would be consistent with Policy LU 28.4.
LU 28.5: Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.	<u>Consistent</u> . The Project incorporates a multipurpose trail, sidewalks, and other pedestrian access throughout the community. These amenities and design features would improve opportunities for pedestrian and bicycle connections, thereby enhancing multi-modal linkages in the local area. Thus, the Project would be consistent with Policy LU 28.5.
LU 28.6: Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)	<u>Not Applicable</u> . The Project site is situated away from major roadways, and existing and planned land uses in the surrounding areas would entail development of residential uses at a similar density as the proposed Project. Thus, the Project does not require any design elements to buffer the Project’s proposed residential uses from the impacts of abutting agricultural, roadway, commercial, and industrial uses. Thus, Policy LU 28.6 is not applicable to the proposed Project.
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.	<u>Not Applicable</u> . All roadways proposed as part of the Project have been designed to meet Riverside County standards, and no deviations to the County’s roadway standards are proposed. All roadways proposed as part of



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	the Project have been designed with a maximum Right-of-Way (ROW) of 60 feet, which is the minimum required width to accommodate appropriate fire access through the site. Accordingly, Policy LU 28.7 is not applicable to the proposed Project.
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.	<u>Not Applicable.</u> The Project proposes single-family residential uses and is not designated for activity center uses. Thus, Policy LU 28.8 is not applicable to the proposed Project.
LU 28.9: Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.	<u>Not Applicable.</u> The LMWAP and General Plan do not designate any community centers, rural villages, or neighborhood centers in the Project area. Thus, Policy LU 28.9 is not applicable to the proposed Project.
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. (AI 3)	<u>Consistent.</u> The Project proposes to establish appropriate lot size transitions, clustering, and open space buffers to maximize integration with and visually enhance the character of the immediate area. As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would have less-than-significant visual quality impacts to the surrounding areas. Thus, the Project would be consistent with Policy LU 28.10.
LU 28.11: Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)	<u>Not Applicable.</u> The Project does not include any special needs housing. Thus, Policy LU 28.11 is not applicable to the proposed Project.
LU 28.12: Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.	<u>Not Applicable.</u> Policy LU 28.12 provides direction to County staff and decision makers regarding encouraging the provision of child care centers, and is not applicable to the proposed Project.
LU 29.1 through LU 29.10: Commercial Area Plan Land Use Designations	<u>Not Applicable.</u> Policies LU 29.1 through LU 29.10 relate to designation of Commercial lands, and are not applicable to the proposed Project.
LU 30.1 through LU 30.9: Industrial and Business Park Area Plan Land Use Designations	<u>Not Applicable.</u> Policies LU 30.1 through LU 30.9 relate to designation of Industrial and Business Park lands, and are not applicable to the proposed Project.
LU 31.1 – LU 31.7: Public Facility.	<u>Not Applicable.</u> Policies 31.1 through LU 31.7 relate to Public Facility designated properties and are not applicable to the proposed Project.
LU 32.1 – LU 32.12: Community Center.	<u>Not Applicable.</u> Policies LU 32.1 through LU 32.12 apply to land designated as Community Center and are not applicable to the proposed Project.
LU 33.1 and LU 33.2: Mixed Use Area.	<u>Not Applicable.</u> Policies LU 33.1 and LU 33.2 apply to land uses within the Mixed Use Area land use designation, and the Project site is not currently designated for Mixed Use Area development. As such, these policies do not



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	apply to the proposed Project.
LU 33.1 – LU 33.3: Community Center Overlay.	<u>Not Applicable.</u> Policies LU 33.1 through LU 33.3 do not apply as the Project site is not designated as part of a Community Center Overlay and no Community Center Overlay designations are proposed as part of the Project.
LU 34.1 – LU 34.5: Rural Village Overlay and Rural Village Land Use Overlay.	<u>Not Applicable.</u> Policies LU 34.1 through LU 34.5 do not apply as the Project site is not designated as part of a Rural Village Overlay or Rural Village Land Use Overlay.
LU 35.1: Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste Management and the Department of Environmental Health to assure that future development is designed to protect public health and safety.	<u>Not Applicable.</u> The Project site is not located within the Closed Landfill Policy Area.
LU 36.1 – LU 36.4: Eastern Riverside County Desert Areas (Non-Area Plan).	<u>Not Applicable.</u> The Project site is not located within the eastern Riverside County desert areas.
LU 37.1 – 37.5: Areas Subject to Indian Jurisdiction	<u>Not Applicable.</u> The Project site is not subject to Native American jurisdiction.
GENERAL PLAN CIRCULATION ELEMENT	
C 1.1: Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan, Figure C-1. (AI 49)	<u>Not Applicable.</u> Policy C 1.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 1.2: Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.	<u>Not Applicable.</u> Policy C 1.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 1.3: Support the development of transit connections between Riverside County and regional activity centers in other counties as well as transit connections that link the community centers located throughout the county and as identified in the Land Use Element and in the individual Area Plans. (AI 26)	<u>Not Applicable.</u> Policy C 1.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 1.4: Utilize existing infrastructure and utilities to the maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.	<u>Consistent.</u> The Project would utilize existing infrastructure and utilities to the maximum extent practicable, and would extend infrastructure only as necessary to serve future uses on site. Thus, the Project would be consistent with Policy C 1.4.
C 1.5: Evaluate the planned circulation system as needed to enhance the arterial highway network to respond to anticipated growth and mobility needs. (AI 49)	<u>Not Applicable.</u> Policy C 1.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 1.6: Cooperate with and where appropriate lead local, regional, state, and federal agencies to establish an efficient circulation system. (AI 4, 41, 46, 50)	<u>Not Applicable.</u> Policy C 1.6 provides direction to County staff and decision makers about regional, state, and federal agency coordination and is not applicable to the proposed Project.
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.	<u>Consistent.</u> The Project incorporates a multipurpose trail, sidewalks, and other pedestrian access as alternative modes of transportation. Thus, the Project would be consistent with Policy C 1.7.
C 1.8: Ensure that all development applications comply with the California Complete Streets Act of 2008 as set forth in California Government Code Sections 65040.2 and 65302.	<u>Consistent.</u> The Project has been reviewed by the County and determined the Project would be consistent with the California Complete Streets Act.
<p>C 2.1: The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system:</p> <p>LOS C shall apply to all development proposals in any area of Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non- Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.</p> <p>LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.</p> <p>LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.</p> <p>Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such</p>	<u>Consistent:</u> The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.1.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)	
C 2.2: Require that new development prepare a traffic impact analysis as warranted by Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	<u>Consistent</u> : A Vehicle Miles Traveled (VMT) Analysis and Traffic Impact Analysis (TIA) have been prepared for the proposed Project, are included as EIR <i>Technical Appendix M1</i> and <i>Technical Appendix M2</i> , and are summarized in EIR Subsection 4.18, Transportation. The TIA complies with the Riverside County Traffic Impact Analysis Preparation Guidelines. Appropriate mitigation measures have been identified to address Project-related impacts due to VMT, and the Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.2.
C 2.3: Traffic studies prepared for development entitlements (tracts, 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 Riverside County Congestion Management Program Requirements. (AI 3)	<u>Consistent</u> . Consistent with this policy, a TIA was prepared for the Project that identifies appropriate Project-related improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. The Project would not affect any transportation facilities identified by the Riverside County Congestion Management Program. Thus, the Project would be consistent with Policy C 2.3.
C 2.4: The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.	<u>Consistent</u> . The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County’s DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.4.
C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	<u>Consistent</u> . Future implementing development within the Project site would be subject to mitigation fees, including the County’s DIF and TUMF fees. The Project site is not located within an area subject to a Road and Bridge Benefit District (RBBD) fees. Thus, the Project would be consistent with Policy C 2.5.
C 2.6: Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto, and Banning. The County of	<u>Not Applicable</u> . The Project site is not located within the Highway 79 corridor.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
Riverside shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County of Riverside shall coordinate with cities in the Highway 79 corridor to accelerate the usable revenue flow of existing funding programs, thus expediting the development of the transportation infrastructure.	
C 2.7: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.	<u>Not Applicable.</u> The Project site is not located within the Highway 79 Policy Area; thus, Policy C 2.7 is not applicable to the proposed Project.
C 2.8: Riverside County shall coordinate with Caltrans, RCTC, and adjacent local jurisdictions in conformance with Riverside County Congestion Management Program to determine the appropriate LOS threshold for determining significance when reviewing development proposals that directly impact nearby State Highway facilities or city streets.	<u>Not Applicable.</u> Policy C 2.8 provides direction to County staff and decision makers regarding interagency coordination and is not applicable to the proposed Project.
C 3.1: Design, construct, and maintain Riverside County roadways as specified in 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.	<u>Consistent.</u> All roadway improvements proposed as part of the Project would be consistent with the Riverside County Road Improvement Standards and Specifications. Thus, the Project would be consistent with Policy C 3.1.
C 3.2: Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.	<u>Not Applicable.</u> Policy C 3.2 provides direction to County staff and decision makers about transportation network maintenance and is not applicable to the proposed Project.
C 3.3: Implement design guidelines that identify intersection improvements consistent with the lane geometrics in Table C-2 unless additional lanes are needed to maintain consistency with Policy C 2.2. Where roadway classifications change on a continuous alignment, the standards of the higher classification will normally be transitioned on a portion of the roadway that has the lower classification, particularly where the change takes place at roadway intersections. This may result in additional right of way or lanes being required above the standards shown in Figure C-4 for the segment with the	<u>Not Applicable.</u> Policy C 3.3 provides direction to County staff and decision makers regarding the implementation of design guidelines for intersection improvements and for roadway classifications, and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
lower classification to accommodate the transition.	
C 3.4: Allow roundabouts or other innovative design solutions such as triple left turn lanes, continuous flow intersections, or other capacity improvements, when a thorough traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve safety, if it is physically and economically feasible.	<u>Not Applicable.</u> Policy C 3.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 3.5: Require all major subdivisions to provide adequate collector road networks designed to feed traffic onto General Plan designated highways.	<u>Not Applicable.</u> The Project has been designed to provide on-site Street A, which would provide a connection to Travertine Drive to the north and El Sobrante Road to the south via the off-site portions of Street A. Thus, the Project has been designed to provide adequate roadway facilities to feed traffic onto General Plan designated highways, in conformance with Policy C 3.5.
C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.	<u>Consistent.</u> The Project Applicant would be responsible for the improvement of roadways within the Project site, in addition to any off-site improvements warranted as part of the Project’s TIA (EIR <i>Technical Appendix M2</i>). Thus, the Project would be consistent with Policy C 3.6.
C 3.7: Design interior collector street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.	<u>Not Applicable.</u> The Project consists of a residential subdivision and does not propose commercial or industrial uses. Thus, Policy C 3.7 is not applicable to the Project.
C 3.8: Restrict heavy duty truck through-traffic in residential and community center areas and plan land uses so that trucks do not need to traverse these areas.	<u>Consistent.</u> The Project includes residential land uses and would not be associated with the generation of heavy-duty truck through-traffic. Thus, the Project would be consistent with Policy C 3.8.
C 3.9: Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.	<u>Not Applicable.</u> Policy C 3.9 relates to loading facilities for commercial and industrial developments, and no such uses are proposed as part of the Project. Thus, Policy C 3.9 is not applicable to the proposed Project.
C 3.10: Require private and public land developments to provide all onsite auxiliary facility improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to	<u>Consistent.</u> As indicated in the Project’s TA (EIR <i>Technical Appendix M2</i>), the Project would be conditioned to construct improvements, pay DIF and TUMF fees, and pay fair-share contributions towards improvements not included in



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
identify project impacts to the circulation system and its auxiliary facilities. The Transportation Department may require developers and/or subdividers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.	the DIF or TUMF programs. The TA demonstrates that with the planned improvements, all study area facilities would operate at an acceptable LOS, in conformance with Policy C 3.10.
C 3.11: Generally locate commercial and industrial land uses so that they take driveway access from General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as standalone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be provided individual parcel access via an internal network of Industrial Collector streets.	<u>Not Applicable.</u> The Project applicant does propose any commercial or industrial land uses. Thus, Policy C 3.11 is not applicable to the Project.
C 3.12: Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.	<u>Not Applicable.</u> The Project site is situated away from General Plan roadways in the local area, including El Sobrante Road to the south. The Project’s TA (EIR <i>Technical Appendix M2</i>) demonstrates that all study are facilities, including General Plan roadways, would operate at an acceptable LOS with the construction of Project-related improvements and payment of fees/fair-share contributions. As the Project would not be required to improve any highways, Policy C 3.12 is not applicable to the proposed Project.
C 3.13: Design street intersections, where appropriate, to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.	<u>Consistent.</u> The Project Applicant would be conditioned to require construction of improvements, payment of DIF and TUMF fees, and payment of fair-share contributions towards improvements not included in any existing fee programs as necessary to achieve acceptable LOS, thereby assuring the safe, efficient passage of through-traffic and the negotiation of turning movements. Thus, the Project would be consistent with Policy C 3.13.
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.	<u>Consistent.</u> All curves and grades proposed as part of the Project have been designed to applicable County standards. Thus, the Project would be consistent with Policy C 3.14.
C 3.15: Provide adequate sight distances for safe vehicular movement at a road’s design speed and at all intersections.	<u>Consistent.</u> The County reviewed the Project’s application materials and determined that all sight distances proposed as part of the Project would be



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	adequate for safe vehicular movement. Thus, the Project would be consistent with Policy C 3.15.
C 3.16: Dedicate necessary rights-of-way as part of the land division and land use review processes.	<u>Consistent</u> . The Project’s TTM 38927 accommodates appropriate right-of-way dedications for Street A, Streets B through G and Courts H through P. Thus, the Project would be consistent with Policy C 3.16.
C 3.17: Ensure dedications are made, where necessary, for additional rights-of-way or easements outside the road rights-of-way that are needed to establish slope stability, or drainage and related structures. These dedications shall be made by land dividers or developers to the responsible agency during the land division and land use review process. (AI 44, 51, 52)	<u>Consistent</u> . The Project’s TTM 385927 accommodates appropriate right-of-way dedications for Street A, Streets B through G and Cours H through P. No additional right-of-way is required for slope stability, drainage, or related structures. Thus, the Project would be consistent with Policy C 3.17.
C 3.18: Align right-of-way dedications with existing dedications along adjacent parcels and maintain widths consistent with the ultimate design standard of the road, including required turning lanes. (AI 51)	<u>Consistent</u> . All right-of-way dedications proposed as part of the Project would align with existing dedications. Thus, the Project would be consistent with Policy C 3.18.
C 3.19: Coordinate with Caltrans to identify and protect ultimate freeway rights-of-way, including those for exclusive use by transit and those necessary for interchange expansion. Ultimate right-of-way needs shall be based upon build out traffic forecasts, with facilities sized to provide the appropriate level of service per state highway planning criteria. The County of Riverside, in consultation with Caltrans, will undertake a program to acquire such areas where additional right-of-way is required. (AI 44, 51)	<u>Not Applicable</u> . Policy C 3.19 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable</u> . Policy C 3.20 provides direction to County staff and decision makers regarding General Plan roadway locations and is not applicable to the proposed Project.
C 3.21: Consider granting a reduction in improvement requirements for land divisions involving parcels greater than 20 acres in size and designated as agriculture on the General Plan Land Use map.	<u>Not Applicable</u> . Policy C 3.21 provides direction to County staff and decision makers and is not applicable to the proposed Project site, which is not designated for agriculture uses on the General Plan Land Use map.
C 3.22: Limit through-traffic movements to General Plan designated roads. Provisions shall be made for highways capable of carrying high volumes of through-traffic between major trip generators.	<u>Not Applicable</u> . Policy C 3.22 provides direction to County staff and decision makers about traffic movements and is not applicable to the proposed Project.
C 3.23: Consider the utilization of traffic-calming techniques in the design of new community local street and road systems and within existing communities where such techniques will improve safety and manage traffic flow through sensitive neighborhoods.	<u>Not Applicable</u> . Policy C 3.23 is not applicable because no new local street systems within existing communities are proposed as part of the Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.	<u>Consistent.</u> The Project has been designed to include appropriate roadway and intersection improvements, or payment of DIF/TUMF and fair-share fees for required improvements, and would comply with the County’s roadway standards related to street widths, turn-around radii, secondary access, and all other factors addressed by the County’s roadway improvement standards.
C 3.25: Restrict on-street parking to reduce traffic congestion and improve safety in appropriate locations such as General Plan roadways.	<u>Not Applicable.</u> Policy C 3.25 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 3.26: Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities.	<u>Not Applicable.</u> Policy C 3.26 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 3.27: Evaluate proposed highway extensions or widening projects for potential noise impacts on existing and future land uses in the area. Require that the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels are also explored during the environmental process. (AI 49)	<u>Consistent.</u> EIR Subsection 4.13, <i>Noise</i> , includes an analysis of off-site traffic-related noise, and demonstrates that impacts would be less than significant with mitigation incorporated. Thus, the Project would be consistent with Policy C 3.27.
C 3.28: Reduce transportation noise through proper roadway design and coordination of truck and vehicle routing.	<u>Consistent.</u> EIR Subsection 4.13, <i>Noise</i> , includes an analysis of off-site traffic-related noise, and demonstrates that the Project’s traffic-related noise impacts would be less than significant.
C 3.29: Include noise mitigation measures in the design of new roadway projects in the County of Riverside.	<u>Consistent.</u> EIR Subsection 4.13, <i>Noise</i> , includes an analysis of off-site traffic-related noise, and demonstrates that the Project’s traffic-related noise impacts would be less than significant. As such, no noise mitigation measures are necessary.
C 3.30: Design roadways to accommodate wildlife crossings whenever feasible and necessary.	<u>Not Applicable.</u> Policy C 3.30 is not applicable because no wildlife corridors are identified in the Project area by the MSHCP and no wildlife road crossings are needed.
C 3.31: Through the development review process, identify existing dirt roads serving residential areas which may be impacted by traffic from new developments, and design new developments such that new traffic is discouraged from using existing dirt roads. When this is unavoidable, require that new developments participate in the improvement of the affected dirt roads.	<u>Not Applicable.</u> Project traffic would utilize paved roadways, and not dirt roadways. Thus, Policy C 3.31 is not applicable to the Project.
C 3.32: Support ongoing efforts to identify funding and improve existing dirt roads throughout the County of Riverside.	<u>Not Applicable.</u> Policy C 3.32 provides direction to County staff and decision makers, and is not applicable to the proposed Project.
C 3.33: Assure all-weather, paved access to all developing areas.	<u>Consistent:</u> The Project would accommodate all-weather, paved access to all developed areas of the Project site. Thus, the Project would be consistent with Policy C 3.33.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 4.1: Provide facilities for the safe movement of pedestrians within developments, as specified in Riverside County Ordinances Regulating the Division of Land of the County of Riverside.	<u>Consistent.</u> The Project incorporates a multipurpose trail, sidewalks, and other pedestrian access throughout the proposed community, consistent with Riverside County Ordinance No. 348. Thus, the Project would be consistent with Policy C 4.1.
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.	<u>Consistent.</u> No barriers are planned as part of the Project that would impede visibility and access for pedestrians. Thus, the Project would be consistent with Policy C 4.2.
C 4.3: Assure and facilitate pedestrian access from developments to existing and future transit routes and terminal facilities through project design. (AI 26, 45)	<u>Consistent.</u> While there are currently no transit routes servicing the immediate Project area, the Project incorporates a multipurpose trail, sidewalks, and other pedestrian access throughout the proposed community, which would provide access to future bus routes that may be established in the area in the future.
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.	<u>Not Applicable.</u> Policy C 4.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 4.5: Collaborate with local communities to ensure that school children have adequate transportation routes available, such as a local pedestrian or bike path, or local bus service.	<u>Not Applicable.</u> Policy C 4.5 provides direction to County staff and decision makers on community collaboration and is not applicable to the proposed Project. Additionally, the Project would not affect non-vehicular access to any local schools.
C 4.6: Consult Riverside County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County of Riverside may require both the dedication and improvement of the pedestrian facilities as a condition of development approval. (AI 3)	<u>Consistent.</u> The Project’s TTM has been reviewed by the Riverside County Transportation Department and the Project’s roadway improvements have been determined to meet all appropriate roadway dedication and improvement requirements required by the Transportation Department. Thus, the Project would be consistent with Policy C 4.6.
C 4.7: Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.	<u>Consistent.</u> As shown on the Project’s application materials, the Project would comply with all applicable ADA requirements.
C 4.8: Coordinate with all transit operators to ensure that ADA compliant pedestrian facilities are provided along and/or near all transit routes, whenever feasible. New land developments may be required to provide pedestrian facilities due to existing or future planned transit routes even if demand for pedestrian facility may not be otherwise warranted. (AI 45)	<u>Not Applicable.</u> Policy C 4.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 4.9: Review all existing roadways without pedestrian facilities when they are considered for improvements to determine if new pedestrian facilities are warranted. New roadways should also be assessed for pedestrian facilities. (AI 49)	<u>Consistent.</u> All roadways that would be improved as part of the Project would contain facilities for pedestrians (i.e., sidewalks, etc.). Thus, the Project would be consistent with Policy C 4.9.
C 5.1: Encourage Caltrans to install and maintain landscaping and other mitigation elements along freeways and highways, especially when they are adjacent to existing residential or other noise sensitive uses.	<u>Not Applicable.</u> Policy C 5.1 provides direction to County staff and decision makers to coordinate with Caltrans and is not applicable to the proposed Project.
C 5.2: Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	<u>Consistent.</u> Landscape plans would be required in the future in conjunction with implementing developments. Thus, the Project would be consistent with Policy C 5.2.
C 5.3: Require parking areas of all commercial and industrial land uses that abut residential areas to be buffered and shielded by adequate landscaping.	<u>Not Applicable.</u> The Project applicant does propose any commercial or industrial land uses. Thus, Policy C 5.3 is not applicable to the Project.
C 6.1: Provide dedicated and recorded public access to all parcels of land, except as provided for under the statutes of the State of California.	<u>Consistent.</u> Access to the Project site would be accommodate via proposed on-site roadway Street A which would connect to Travertine Road near the Project’s northeastern boundary, would extend southerly through the western portions of the Project site, and would connect to a roadway proposed along the southern Project boundary as part of the adjacent Tentative Tract Map 38605 that would provide a connection to El Sobrante Road to the south. Streets B through G and Courts H through P are proposed on-site and would provide access to all parcels of land. Thus, the Project would be consistent with Policy C 6.1.
C 6.2: Require all-weather access to all new development.	<u>Consistent.</u> All proposed roadways would afford all-weather access to all proposed residential lots.
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. (AI 3)	<u>Consistent.</u> The Project’s proposed driveway access points and improvements to abutting roadways have been designed to comply with Riverside County’s minimum intersection spacing standards.
C 6.4: Discourage parcel access points taken directly off General Plan designated highways. Access may be permitted off of General Plan designated highways only if no local streets are present.	<u>Not Applicable.</u> The Project would not take direct access from any General Plan-designated highways. Thus, Policy C 6.4 is not applicable to the Project.
C 6.5: Provide common access via shared driveways and/or reciprocal access easements whenever access must be taken directly off a General Plan designated highway. Parcels on opposite sides of a highway shall have access points located	<u>Not Applicable.</u> The Project would not take direct access from any General Plan-designated highways. Thus, Policy C 6.5 is not applicable to the Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
directly opposite each other, whenever possible, to allow for future street intersections and increased safety.	
C 6.6: Consider access implications associated with adjacent development and circulation plans, and promote efficient and safe access for airport facilities.	<u>Not Applicable.</u> Policy C 6.6 provides direction to County staff and decision makers regarding airports and is not applicable to the proposed Project. The Project would not adversely affect access to any surrounding properties.
C 6.7: Require that the automobile and truck access of commercial and industrial land uses abutting residential parcels be located at the maximum practical distance from the nearest residential parcels to minimize noise impacts. (AI 105)	<u>Not Applicable.</u> Policy C 6.7 relates to automobile and truck access for commercial and industrial land uses. The Project does not include any commercial or industrial land uses, and none exist or are proposed in the surrounding area. Accordingly, Policy C 6.7 is not applicable to the proposed Project.
C 7.1 – C 7.12: Property Owner Coordination.	<u>Not Applicable.</u> Policies C 7.1 through C 7.12 provide direction to County staff and decision makers regarding property owner coordination and are not applicable to the proposed Project.
C 8.1: Implement a circulation plan that is consistent with funding and financing capabilities. (AI 53)	<u>Not Applicable.</u> Policy C 8.1 provides direction to County staff and decision makers and is not applicable to the proposed Project, which proposes no changes to the planned circulation system as identified by the General Plan Circulation Element.
C 8.2: Distribute the costs of transportation system improvements equitably among those who will benefit.	<u>Consistent.</u> As indicated in the Project’s TA (EIR <i>Technical Appendix M2</i>), the Project would be conditioned to construct improvements, pay DIF and TUMF fees, and pay fair-share contributions towards improvements not included in the DIF or TUMF programs. The TA demonstrates that with the planned improvements, all study area facilities would operate at an acceptable LOS. Thus, the Project would provide equitable improvements and fee contributions.
C 8.3: Use annexations, development agreements, revenue-sharing agreements, tax allocation agreements and the CEQA process as tools to ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic impacts.	<u>Consistent.</u> As indicated in the Project’s TA (EIR <i>Technical Appendix M2</i>), the Project would be conditioned to construct improvements, pay DIF and TUMF fees, and pay fair-share contributions towards improvements not included in the DIF or TUMF programs. The TA demonstrates that with the planned improvements, all study area facilities would operate at an acceptable LOS. Thus, the Project would provide appropriate improvements and fee contributions to address the Project’s effects on the local circulation system.
C 8.4: Prepare a multi-year Transportation Improvement Program (TIP) that establishes improvement priorities and scheduling for transportation project	<u>Not Applicable.</u> Policy C 8.4 provides direction to County staff and decision makers regarding the TIP and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>construction over a period consistent with state and federal requirements.</p> <p>C 8.5: Participate in the establishment of regional traffic mitigation fees and/or road and bridge benefits districts to be assessed on new development. The fees shall cover a reasonable share of the costs of providing local, regional and subregional transportation improvements needed for serving new development in the unincorporated area.</p>	<p><u>Consistent.</u> As indicated in the Project’s TA (EIR <i>Technical Appendix M2</i>), the Project would be conditioned to construct improvements, pay DIF and TUMF fees, and pay fair-share contributions towards improvements not included in the DIF or TUMF programs. The TA demonstrates that with the planned improvements, all study area facilities would operate at an acceptable LOS.</p>
<p>C 8.6: Encourage the use of public improvement financing mechanisms, and equitably distribute the costs of road improvements among all those who benefit from the road improvements, including current roadway users.</p>	<p><u>Not Applicable.</u> Policy C 8.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>C 8.7: Review and update the County of Riverside Road and Bridge Benefit District fee structure and development impact fees periodically to ensure that capacity expansion projects are developed and constructed in a timely manner.</p>	<p><u>Not Applicable.</u> Policy C 8.7 provides direction to County staff and decision makers about RBBB funding structure and is not applicable to the proposed Project. The Project site is not located in an area subject to a RBBB program.</p>
<p>C 8.8: Seek all available means to fund improvements, including state and federal grants, to offset the local cost of system improvements where appropriate. (AI 53)</p>	<p><u>Not Applicable.</u> Policy C 8.8 provides direction to County staff and decision makers about grant funding and is not applicable to the proposed Project.</p>
<p>C 9.1 – C 9.5: Common Carriers.</p>	<p><u>Not Applicable.</u> Policies C 9.1 through C 9.5 provide direction to County staff and decision makers about common carriers and are not applicable to the proposed Project.</p>
<p>C 10.1: Support programs developed by transit agencies/operators to provide paratransit service. (AI 50)</p>	<p><u>Not Applicable.</u> Policy C 10.1 provides direction to County staff and decision makers about supporting transit agency programs and is not applicable to the proposed Project.</p>
<p>C 11.1: Where appropriate, reserve right-of-way to accommodate designated transit service. (AI 3, 52)</p>	<p><u>Not Applicable.</u> Transit service currently is not available at the Project site, and the Project site does not abut any major roadways that could serve as a transit route in the local area. Thus, Policy C 11.1 is not applicable to the proposed Project.</p>
<p>C 11.2: Incorporate the potential for public transit service in the design of developments that are identified as major trip attractions (i.e., community centers, tourist and employment centers), as indicated in ordinances regulating the division of land of the County of Riverside.</p>	<p><u>Not Applicable.</u> Transit service to the Project site is currently not available and the Project does not include land uses that would be considered a major trip attraction. Thus, Policy C 11.2 is not applicable to the proposed Project.</p>
<p>C 11.3: Design the physical layout of arterial and collector highways to facilitate bus operations. Locations of bus turn outs and other design features should be considered.</p>	<p><u>Not Applicable.</u> The Project site is not identified for the construction of arterial or collector roadways, and no major roadways are proposed as part of the Project that could accommodate planned transit service. Thus, Policy C 11.2 is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 11.4: Offer incentives to new development to encourage it to locate in a transit-oriented area such as a community center or along a designated transit corridor near a station. (AI 9)	<u>Not Applicable.</u> Policy C 11.4 provides direction to County staff and decision makers to incentivize development site selection and is not applicable to the proposed Project.
C 11.5: Accommodate transit through higher densities, innovative design, and right-of-way dedication.	<u>Not Applicable.</u> Transit service currently is not available at the Project site, and the Project site does not abut any major roadways that could serve as a transit route in the local area. The land uses proposed as part of the Project are consistent with the rural residential densities planned for the Project site by the Riverside County General Plan land use map. Thus, Policy C 11.5 is not applicable to the proposed Project.
C 11.6: Promote development of transit centers and park-n-rides for use by all transit operators, including development of multi-modal facilities.	<u>Not Applicable.</u> Policy C 11.6 provides direction to County staff and decision makers to promote transit centers and park-n-rides and is not applicable to the proposed Project.
C 12.1 – C 12.6: Transit Oasis and Transit Centers.	<u>Not Applicable.</u> Policies C 12.1 through C 12.6 provide direction to County staff and decision makers regarding transit and are not applicable to the proposed Project.
C 13.1 – C 13.8: Passenger Rail System.	<u>Not Applicable.</u> Policies C 13.1 through C 13.8 provide direction to County staff and decision makers regarding rail and are not applicable to the proposed Project.
C 14.1 – C 14.3: Aviation System.	<u>Not Applicable.</u> Policies C 14.1 through C 14.3 provide direction to County staff and decision makers regarding aviation and are not applicable to the proposed Project.
C 15.1: Implement a two-tiered system of trails, and later expand it into an effective non-motorized transportation system.	<u>Not Applicable.</u> Policy C 15.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 15.2: Seek financing to implement an effective non-motorized transportation system. This funding can include such potential sources as state and federal grants, Riverside County transportation funds, “in-lieu” fees, special assessments, parking meter revenues, other public and nonprofit organization funds, developer contributions, and other sources. (AI 36)	<u>Not Applicable.</u> Policy C 15.2 provides direction to County staff and decision makers about funding and is not applicable to the proposed Project.
C 15.3: Develop a trail system which connects Riverside County parks and recreation areas while providing links to open space areas, equestrian communities, local municipalities, and regional recreational facilities (including other regional trail systems), and ensure that the system contains a variety of trail loops of varying classifications and degrees of difficulty and length.	<u>Not Applicable.</u> Policy C 15.3 provides direction to County staff and decision makers regarding the establishment of a regional trail system providing non-vehicular linkages to major community amenities, and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 15.4: Periodically review and update the Trails and Bikeways Plan (Figure C-6) in accordance with the review procedures and schedule of the General Plan, in order to ensure its compatibility with the other components of Riverside County General Plan, and with the similar plans of agencies such as Western Riverside County Council of Governments (WRCOG), Coachella Valley Association of Governments (CVAG), Riverside County Transportation Commission(RCTC), Regional Conservation Authority, Riverside County Habitat Conservation Agency and all jurisdictions within and abutting Riverside County. This shall include consistency with the WRCOG and CVAG non-motorized planning documents.	<u>Not Applicable.</u> Policy C 15.4 provides direction to County staff and decision makers about trail and bikeway planning and is not applicable to the proposed Project.
C 15.5: Compliance with the Americans with Disabilities Act (ADA) standards will be assured so as to make trails user-friendly, as much as reasonably feasible.	<u>Consistent.</u> As demonstrated by the Project’s application materials, the Project would comply with applicable ADA requirements.
C 15.6: Provide, where feasible, the construction of overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways.	<u>Not Applicable.</u> Policy C 15.6 provides direction to County staff and decision makers about trail crossing design and is not applicable to the proposed Project.
C 16.1: Implement Riverside County trail system as depicted in the Bikeways and Trails Plan, Figure C-6. (AI 3, 33)	<u>Not Applicable.</u> The Project site does not abut or include any planned trails, per LMWAP Figure 8. Thus, Policy C 16.1 is not applicable to the proposed Project.
C 16.2: Develop a multi-purpose trail network with support facilities which provide a linkage with regional facilities, and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informative signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. (AI 35)	<u>Not Applicable.</u> Policy C 16.2 provides direction to County staff and decision makers about comprehensive trail system design and is not applicable to the proposed Project.
C 16.3: Require that trail alignments either provide access to or link scenic corridors, schools, parks, bus stops, transit terminals, park and ride commuter lots, and other areas of concentrated public activity, where feasible.	<u>Not Applicable.</u> Policy C 16.3 provides direction to County staff and decision makers about comprehensive trail system network design and is not applicable to the proposed Project.
C 16.4: Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33) a. Require that all specific plans and other large-scale development proposals include	<u>Not Applicable.</u> The Project is not located along a planned trail. Thus, Policy 16.4 is not applicable to the proposed Project. Notwithstanding, the Project does accommodate a 10-foot-wide multipurpose concrete trail along the on-site portion of Street A, which would accommodate non-vehicular access through the community.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>trail networks as part of their circulation systems.</p> <p>b. Ensure that new gated communities, and where feasible, existing gated communities, do not preclude trails accessible to the general public from traversing through their boundaries.</p> <p>c. Provide buffers between streets and trails, and between adjacent residences and trails.</p> <p>d. Make use of already available or already disturbed land where possible for trail alignments.</p> <p>e. Require that existing and proposed trails within Riverside County connect with those in other neighboring city, county, state, and federal jurisdictional areas.</p>	
<p>C 16.5: Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. (AI 34)</p> <p>a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.</p>	<p><u>Not Applicable.</u> No existing rights-of-way for trails occur within the Project site; thus, Policy C 16.5 is not applicable to the proposed Project.</p>
<p>C 16.6: Examine the use of public access utility easements for trail linkages to the regional trails system and/or other open space areas, as feasible. These potential corridors include, but are not limited to, the rights-of-way for: (AI 35, 36, 42)</p> <p>a. water mains;</p> <p>b. water storage project aqueducts;</p> <p>c. irrigation canals;</p> <p>d. flood control;</p> <p>e. sewer lines;</p> <p>f. fiber optic cable lines,</p> <p>g. gas lines,</p> <p>h. electrical lines, and</p> <p>i. fire roads, railroads, and bridges.</p>	<p><u>Not Applicable.</u> Policy C 16.6 provides direction to County staff and decision makers about using utility easements for trails and is not applicable to the proposed Project.</p>
<p>C 16.7 Adhere to the following trail-development guidelines when siting a trail: (AI 3, 35, 36, 38, 39, 40, 41, 42).</p> <p>a. Require, where feasible, trails in urban areas to be located either outside of road</p>	<p><u>Consistent.</u> The Project incorporates a multipurpose trail, sidewalks, and other pedestrian access throughout the proposed community, in conformance with Policy C 16.7. The proposed 10-foot-wide multipurpose concrete trail</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>rights-of-way or within road rights-of-way with the additional dedication right-of-way or easements in fee title to the County of Riverside requiring dual use of utility corridors, irrigation and flood control channels so as to mix uses, separate traffic and noise, and provide more trail services at less cost.</p> <p>b. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible. Where a separate right-of-way is not feasible, maintain recreation trails within the County of Riverside or Flood Control right-of-way, where feasible.</p> <p>c. Develop and implement trail design standards which will minimize maintenance due to erosion or vandalism.</p> <p>d. Maximize visibility and physical access to trails from streets and other public lands.</p> <p>e. Provide a trail surface material that is firm and unyielding to minimize erosion and injuries.</p> <p>f. When a trail is to be obtained through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties.</p> <p>g. Consider the use of abandoned rail lines as multipurpose rail-trails corridors through the “Rails-to-Trails” program.</p> <p>h. Place all recreation trails safe distances from the edges of active aggregate mining operations and separate them by physical barriers, such as fences, berms, and/or other effective separation measures. Avoid placing a trail where it will cross an active mined materials haul route.</p> <p>i. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public roads. Design and build trail crossings at intersections with proper signs, signals, pavement markings, crossing islands, and curb extensions to ensure safe crossings by users. Install trail crossing signs signal lights (as appropriate) at the intersections of trail crossings with public roads to ensure safe crossings by users.</p> <p>j. Design and construct trails that properly account for such issues as sensitive habitat areas, cultural resources, flooding potential, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and recreation.</p> <p>k. Coordinate with other agencies and/or organizations (such as the U.S. Fish and</p>	<p>has been designed to meet the requirements of Policy C 16.7.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>Wildlife Service, National Park Service, Bureau of Land Management, U. S. Army Corp of Engineers, U. S. Bureau of Reclamation, and the California Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic, cultural resources, and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled.</p> <p>l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance.</p> <p>m. Regional Urban, Regional Rural, and Regional Open Space trails should be designed so as to be compatible with the community contexts in which the trails are being sited.</p> <p>n. Driveway crossings by trails should be designed and surfaced in a manner compatible with multipurpose trails usage. Except for local, neighborhood-serving trails that are not intended as primary community linkages, select routes for trails that minimize driveway crossings.</p> <p>o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms, and other trail-related amenities shall be provided where appropriate.</p> <p>p. All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features, as appropriate.</p> <p>q. Information about Riverside County’s trail system shall be provided at Riverside County Park and Open Space District and online in order to make the public aware of Riverside County’s trail system.</p> <p>r. Trails shall not be sited along sound walls, project boundary walls, and other walls that effectively obstruct visibility beyond the edge of a trail.</p> <p>s. All trail surfacing shall be appropriate to an array of users of the trail. Soft-surfaced trails shall have smooth, firm, slip-resistant surfacing so as to minimize foot and ankle injuries.</p> <p>t. Use already available or disturbed land for trails wherever possible for new or extended trails.</p> <p>u. Use pervious pavement or bio-swales along paved trails to assist in maintaining</p>	



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>water quality.</p> <p>v. Coordinate with local Native American tribes for any proposed trails under the mandates of “SB18” Traditional Tribal Places Law.</p>	
<p>C16.8: Require the installation (where appropriate and pursuant to County of Riverside standards) of the appropriate styles of fencing along trail alignments that separate trails from road right-of-ways (ROWs), or where trails are located within road ROWs, that provide adequate separation from road traffic, in order to adequately provide for public safety. Examples of such fence types include simulated wood post and rail fencing constructed of PVC material, wood round post and rail, and wood-textured concrete post and rail fencing. (AI 3)</p>	<p><u>Consistent.</u> In conformance with this policy, the Project incorporates a 10-foot-wide multipurpose concrete trail that would be separated from traffic along local Street A by a proposed three-rail vinyl fencing, which would afford appropriate separation from roadway traffic.</p>
<p>C 16.9: Coordinate with cities, adjacent counties and affected state or federal land management entities regarding regional trails that cross over or terminate at jurisdictional boundaries. Ensure that adequate consideration is given to how the trail is addressed once it leaves the jurisdiction of Riverside County.</p>	<p><u>Not Applicable.</u> Policy C 16.9 provides direction to County staff and decision makers about inter-agency trail network coordination and is not applicable to the proposed Project.</p>
<p>C 17.1: Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combination Trails) as shown in the Trails Plan (Figure C-7), to the design standards as outlined in the California Department of Transportation Highway Design Manual, adopted Riverside County Design Guidelines (for communities that have them), Riverside County Regional Park and Open Space Trails Standards Manual, and other Riverside County Guidelines. (AI 34, 41)</p>	<p><u>Not Applicable.</u> Per Figure 8 of the LMWAP, the Project site is not targeted for development with bike trails; thus, Policy C 17.1 is not applicable to the proposed Project.</p>
<p>C 17.2: Require bicycle access between proposed developments and other parts of Riverside County trail system through dedication of easements and construction of bicycle access ways.</p>	<p><u>Consistent.</u> In conformance with this policy, the Project incorporates a 10-foot-wide multipurpose concrete trail along Street A, which would accommodate bicycles and would provide connections between Travertine Drive to the north and El Sobrante Road to the south via the off-site portions of Street A.</p>
<p>C 17.3 Ensure that the bikeway system incorporates the following:</p> <ul style="list-style-type: none"> a. Interconnection throughout and between cities and unincorporated communities. b. Appropriate lanes to specific destinations such as state or county parks. c. Appropriate opportunities for recreational bicycle riding and bicycle touring. d. Opportunities for bicycle commuting and golf cart commuting within a community, as appropriate for the terrain, traffic levels and proximity to surrounding destinations. 	<p><u>Not Applicable.</u> Policy C 17.3 provides direction to County staff and decision makers regarding the bikeway network and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>e. Bikeways connecting to all urban transit centers and systems (bus stops and Metrolink stations) in the vicinity.</p> <p>f. Bicycle parking at transit stops and park-and-ride lots.</p>	
<p>C 17.4: Ensure that alternative modes of motorized transportation, such as buses, trains, taxi cabs, etc., plan and provide for transportation of recreational and commuting bicyclists and bicycles on public transportation systems. Coordinate with all transit operators to ensure that bicycle facilities are provided along and/or near all transit routes, whenever feasible. New land developments shall be required to provide bicycle facilities to existing or future planned transit routes.</p>	<p><u>Not Applicable.</u> Policy C 17.4 provides direction to County staff and decision makers about public transit accommodations and is not applicable to the proposed Project.</p>
<p>C 18.1 – C 18.3: Acquisition, Maintenance, and Funding of Multipurpose Trails and Bikeways</p>	<p><u>Not Applicable.</u> Policies C 18.1 through C 18.3 provide direction to County staff and decision makers about trail and bikeway network systems and are not applicable to the proposed Project.</p>
<p>C 19.1: Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans’ Scenic Highways Plan. (AI 79)</p>	<p><u>Consistent.</u> As documented in the Project’s EIR Subsection 4.1, <i>Aesthetics</i>, the Project site is not visible from any officially-designated scenic highways and the Project would have less-than-significant impacts on scenic routes and corridors.</p>
<p>C 20.1: Ensure preservation of trees identified as superior examples of native vegetation within road rights-of-way through development proposals review process. Where the County of Riverside deems preservation to be infeasible, relocation and/or replacement shall be evaluated by a qualified arborist to ensure that impacts are mitigated.</p>	<p><u>Not Applicable.</u> There are no trees identified as “superior examples” existing on the Project site. Thus, Policy C 20.1 is not applicable to the proposed Project.</p>
<p>C 20.2: Provide all roadways located within identified flood areas with adequate flood control measures.</p>	<p><u>Not Applicable.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards, and none of the Project’s proposed roadways would occur within flood hazard areas.</p>
<p>C 20.3: Locate roadways outside identified flood plains whenever possible. (AI 60)</p>	<p><u>Not Applicable.</u> As discussed in Subsection 4.10, <i>Hydrology and Water Quality</i>, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards, and none of the Project’s proposed roadways would occur within flood hazard areas.</p>
<p>C 20.4: New crossings of watercourses by local roads shall occur at the minimum</p>	<p><u>Consistent.</u> The Project would require circulatory access across the two major</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
frequency necessary to provide for adequate neighborhood and community circulation and fire protection. Wherever feasible, new crossings shall occur using bridging systems that pass over entire watercourses and associated floodplains and riparian vegetation in single spans. Dip or culvert crossings shall be avoided, but, where their use is unavoidable, they shall be designed to minimize impacts on watercourses. (AI 60)	drainages that occur on site, with one crossing proposed over the eastern drainage and two crossings proposed across the western drainage. The Project’s crossings over the existing drainages have been designed to occur at the minimum frequency necessary to allow for appropriate site access, including emergency access. The crossings would not include any dip or culvert crossings. Thus, the Project would be consistent with Policy C 20.4.
C 20.5: In order to protect the watershed, water supply, groundwater recharge, and wildlife values of watercourses, the County of Riverside will avoid siting utility infrastructure and associated grading, fire clearance, and other disturbances within or adjacent to watercourses, if there are feasible alternatives available, and discourage special districts and other governmental jurisdictions outside of Riverside County’s authority, from doing so. Where such watershed utility siting locations cannot be avoided, the impacts on watercourses shall be minimized. (AI 60)	<u>Not Applicable.</u> Policy C 20.5 provides direction to County staff and decision makers about utility infrastructure siting and is not applicable to the proposed Project.
C 20.6: Control dust and mitigate other environmental impacts during all stages of roadway construction.	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project would be subject to the County’s NPDES requirements, including during construction of on-site and site-adjacent roadway improvements. Thus, the Project would be consistent with Policy C 20.6.
C 20.7: Protect all streets and highways located within identified blow sand areas from blow sand hazards to the extent practicable.	<u>Not Applicable.</u> The Project site and Project-related roadway improvements are not located within an identified blow sand area.
C 20.8: Protect Riverside County residents from transportation generated noise hazards. Increased setbacks, walls, landscaped berms, other sound absorbing barriers, or a combination thereof shall be provided along freeways, expressways, and four-lane highways in order to protect adjacent noise-sensitive land uses from traffic-generated noise impacts. Additionally, noise generators such as commercial, manufacturing, and/or industrial activities shall use these techniques to mitigate exterior noise levels to no more than 60 decibels. (AI 107)	<u>Consistent.</u> The analysis within EIR Subsection 4.13, <i>Noise</i> , demonstrates the Project’s traffic-related noise levels would be less than significant all off-site locations. Thus, the Project would be consistent with Policy C 20.8.
C 20.9: Incorporate specific requirements of the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan into transportation plans and development proposals.	<u>Not Applicable.</u> Policy C 20.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 20.10: Avoid, where practicable, disturbance of existing communities and biotic resource areas when identifying alignments for new roadways, or for improvements to existing roadways and other transportation system improvements.	<u>Not Applicable.</u> Policy C 20.10 provides direction to County staff and decision makers regarding the design of roadway alignments, and is not applicable to the proposed Project because the Project would implement roadway improvements consistent with already established roadway



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
C 20.11: Implement the Circulation Plan in a manner consistent with federal, state, and local environmental quality standards and regulations.	alignments. <u>Consistent.</u> All roadway improvements planned as part of the Project would be consistent with or otherwise would not conflict with all applicable federal, State, and local environmental quality standards and regulations.
C 20.12: Review proposals for expansion of pipelines for the transport of suitable products and materials. Any project proponent of such a pipeline shall mitigate impacts, particularly the potential for hazardous chemical or gas leakage and explosion, in accordance with local, state and federal regulations.	<u>Not Applicable.</u> The Project does not involve a proposal for expansion of pipelines for the transport of suitable products or materials.
C 20.13: Incorporate specific requirements of the General Plan Air Quality Element into transportation plans and development proposals where applicable. (AI 110)	<u>Consistent.</u> As demonstrated herein, the Project, including associated roadway improvements, would be consistent with or otherwise would not conflict with all requirements of the General Plan Air Quality Element.
C 20.14: Encourage the use of alternative non-motorized transportation and the use of non-polluting vehicles. (AI 118)	<u>Consistent.</u> In conformance with this policy, the Project proposes residential uses and includes a 10-foot-wide community trail that would promote the use of non-motorized transportation.
C 20.15 Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting the groundwater supply	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project, including associated roadway improvements, would be required to comply with applicable NPDES requirements.
C 21.1 – C 21.7: Transportation Systems Management.	<u>Not Applicable.</u> Policies C 21.1 through C 21.7 provide direction to County staff and decision makers and are not applicable to the proposed Project.
C 22.1 and C 22.2: Transportation Demand Management.	<u>Not Applicable.</u> Policies C 22.1 and C 22.2 provide direction to County staff and decision makers about transportation management systems and are not applicable to the proposed Project.
C 23.1 – C 23.14: Goods Movement.	<u>Not Applicable.</u> Policies C 23.1 through C 23.14 apply to areas in close proximity to freight rail or air cargo services where heavy truck traffic is anticipated, or otherwise provide direction to County staff and decision makers, and are not applicable to the proposed Project.
C 24.1: Encourage the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations referenced in the Inland Empire ITS Strategic Plan as the transportation system is implemented. (AI 117)	<u>Not Applicable.</u> Policy C 24.1 provides direction to County staff and decision makers about ITS and is not applicable to the proposed Project.
C 25.1 and C 25.2: Major Utility Corridors.	<u>Not Applicable.</u> Policies C 25.1 and C 25.2 relate to major utility corridors and are not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
GENERAL PLAN MULTIPURPOSE OPEN SPACE ELEMENT	
OS 1.1 – OS 1.4: Water Supply and Conveyance.	<u>Not Applicable.</u> Policies OS 1.1 through OS 1.4 provide direction to County staff and decision makers about water supply and are not applicable to the proposed Project.
OS 2.1 – OS 2.5: Water Conservation.	<u>Not Applicable.</u> Policies OS 2.1 through OS 2.5 provide direction to County staff and decision makers about water conservation and are not applicable to the proposed Project.
OS 3.1: Encourage innovative and creative techniques for wastewater treatment, including the use of local water treatment plants.	<u>Not Applicable.</u> Policy OS 3.1 provides direction to County staff and decision makers about wastewater treatment and is not applicable to the proposed Project.
OS 3.2: Encourage wastewater treatment innovations, sanitary sewer systems, and groundwater management strategies that protect groundwater quality in rural areas.	<u>Not Applicable.</u> Policy OS 3.2 provides direction to County staff and decision makers about public utility innovations and is not applicable to the proposed Project.
OS 3.3: Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers (AI 3)	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , Project-related impacts due to pollutant discharge into storm drainage systems, natural drainages, and aquifers would be less than significant.
OS 3.4: Review proposed projects to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Permits and require them to prepare the necessary Stormwater Pollution Prevention Program (SWPPP). (AI 3)	<u>Consistent.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project would be subject to all applicable NPDES requirements, including the requirement to prepare a SWPPP to address construction-related activities.
OS 3.5: Integrate water runoff management within planned infrastructure and facilities such as parks, street medians and public landscaped areas, parking lots, streets, etc. where feasible.	<u>Consistent.</u> The Project incorporates design measures to attenuate flows from the Project site such that runoff from the Project site would not exceed the capacity of any existing or planned drainage systems, as more thoroughly discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> .
OS 3.6: Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water-quality. Such facilities should capture and/or treat water before it enters a watercourse. In general, these facilities should not be placed in watercourses, unless no other feasible options are available.	<u>Consistent.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project’s proposed drainage system would provide adequate water quality treatment and would detain flows in a manner that would not exceed the capacity of any existing or planned stormwater drainage facilities. The discharge points for the Project’s detention basins have been designed to minimize impacts to the existing on site drainages to the extent feasible. Thus, the Project would be consistent with Policy OS 3.6.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>OS 3.7: Where feasible, decrease stormwater runoff by reducing pavement in development areas, reducing dry weather urban runoff, and by incorporating “Low Impact Development,” green infrastructure and other Best Management Practice design measures such as permeable parking bays and lots, use of less pavement, bio-filtration, and use of multi-functional open drainage systems, etc. (AI 57, 62)</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>, the Project’s proposed drainage system would detain flows in a manner that would not exceed the capacity of any existing or planned stormwater drainage facilities. In addition, large areas of pervious surfaces would be accommodated in the proposed public park, and within the Project’s open space and manufactured slope areas.</p>
<p>OS 4.1: Support efforts to create additional water storage where needed, in cooperation with federal, state, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate, as needed. (AI 56, 57)</p>	<p><u>Not Applicable.</u> Policy OS 4.1 provides direction to County staff and decision makers to coordinate with other agencies and is not applicable to the proposed Project.</p>
<p>OS 4.2: Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the county. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where:</p> <ul style="list-style-type: none"> a. The groundwater quality would be reduced; b. The available groundwater aquifers are full; or c. Rising water tables threaten the stability of existing structures. (AI 56, 57) 	<p><u>Not Applicable.</u> Policy OS 4.2 provides direction to County staff and decision makers regarding aquifer recharge and is not applicable to the proposed Project.</p>
<p>OS 4.3: Ensure that adequate aquifer water recharge areas are preserved and protected. (AI 3, 56, 57)</p>	<p><u>Not Applicable.</u> The Project area is not subject to any adopted sustainable groundwater management plans, and the Project site is not identified as an aquifer recharge area by any applicable plans. In addition, large areas of pervious surfaces would be accommodated in the proposed public park, and within the Project’s open space and manufactured slope areas, which would ensure infiltration into the groundwater table continues to occur on site or in downstream areas such that there would be no impact to any groundwater aquifers.</p>
<p>OS 4.4: Incorporate natural drainage systems into developments where appropriate and feasible. (AI 3)</p>	<p><u>Consistent.</u> The Project has been designed to route treated and detained flows to the existing drainages on site, while minimizing impacts from the proposed drainage system on riparian habitats within the drainages. Thus, the Project would be consistent with Policy OS 4.4.</p>
<p>OS 4.5: Encourage streets in a vicinity of watercourses to include park strips or other open space areas that allow permeability.</p>	<p><u>Consistent.</u> The Project’s roadways have been designed to meet all applicable Riverside County roadway standards, and treated flows from Project-related roadways ultimately would discharge into the existing drainages on site.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
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. (AI 57)	Thus, the Project would be consistent with the intent of Policy OS 4.5. <u>Consistent.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project’s proposed drainage system has been designed to retain storm water flows such that runoff from the Project site would not exceed the capacity of any existing or planned stormwater drainage facilities. The Project also would incorporate LID principles and BMPs, as more fully documented in EIR Subsection 4.10.
OS 4.7: Encourage storm water management and urban runoff reduction as an enhanced aesthetic and experience design element. Many design practices exist to accomplish this depending on site conditions, planned use, cost-benefit, and development interest. (AI 132)	<u>Not Applicable.</u> Policy OS 4.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 4.8: Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)	<u>Not Applicable/Consistent.</u> Policy OS 4.8 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project site does not occur within any designated groundwater recharge areas.
OS 4.9: Discourage development within watercourses and areas within 100 feet of the outside boundary of the riparian vegetation, the top of the bank, or the 100-year floodplain, whichever is greater.	<u>Consistent.</u> The Project has been designed to minimize impacts to on-site riparian habitat to the extent feasible. Additionally, the Project site is not mapped as including any 100-year floodplains.
OS 5.1: Substantially alter floodways or implement other channelization only as a “last resort,” and limit the alteration to: a. that necessary for the protection of public health and safety only after all other options are exhausted; b. essential public service projects where no other feasible construction method or alternative project location exists; or c. projects where the primary function is improvement of fish and wildlife habitat. (AI 25, 59, 60)	<u>Consistent.</u> The Project site is not mapped as including any 100-year floodplains, and no substantial alterations to the existing drainage on site are proposed as part of the Project.
OS 5.2: If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors: a. stream scour; b. erosion protection and sedimentation; c. wildlife habitat and linkages; d. cultural resources including human remains;	<u>Consistent.</u> The Project site is not mapped as including any 100-year floodplains, and no substantial alterations to the existing drainage on site are proposed as part of the Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>e. groundwater recharge capability; f. adjacent property; and g. design (a natural effect, examples could include soft riparian bottoms and gentle bank slopes, wide and shallow floodways, minimization of visible use of concrete, and landscaping with native plants to the maximum extent possible). A site-specific hydrologic study may be required. (AI 25, 59, 60)</p>	
<p>OS 5.3: Based upon site, specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues: (AI 59, 60, 133) a. public safety; b. erosion; c. riparian or wetland buffer; d. wildlife movement corridor or linkage; e. slopes; f. type of watercourse; and g. cultural resources.</p>	<p><u>Consistent</u>. The Project site is not mapped as including any 100-year floodplains, and no substantial alterations to the existing drainage on site are proposed as part of the Project.</p>
<p>OS 5.4: Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis. (AI 25, 59, 60)</p>	<p><u>Not Applicable</u>. Policy OS 5.4 provides direction to County staff and decision makers, and is not applicable to the proposed Project, which does not contain any identified floodways.</p>
<p>OS 5.5: Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Prohibit fencing that constricts flow across watercourses and their banks. Incentives shall be utilized to the maximum extent possible. (AI 25, 60)</p>	<p><u>Consistent</u>. The Project has been designed to minimize impacts to riparian habitats present on site, and other than roadway crossings there would be no impacts to the existing natural watercourses on site.</p>
<p>OS 5.6: Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. (AI 60, 61)</p>	<p><u>Not Applicable</u>. As indicated in EIR Subsection 4.4, <i>Biological Resources</i>, the Project site does not contain any upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. Thus, Policy OS 5.6 is not applicable to the proposed Project.</p>
<p>OS 5.7: Where land is prohibited from development due to its retention as natural floodways, floodplains and watercourses, incentives should be available to the owner of the land including density transfer and other mechanisms as may be adopted. These incentives will be provided for the purpose of encouraging the preservation of natural watercourses without creating undue hardship on the owner of properties following these policies. (AI 60, 134, 135)</p>	<p><u>Not Applicable</u>. The Project site is not mapped as including any 100-year floodplains; thus, Policy OS 5.7 is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
OS 6.1: During the development review process, ensure compliance with the Clean Water Act’s Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands. (AI 3)	<u>Consistent.</u> As indicated in EIR Subsection 4.4, <i>Biological Resources</i> , the Project site does not contain any wetlands subject to regulation by Section 404 of the Clean Water Act. Thus, the Project would not conflict with any provision of Clean Water Act Section 404.
OS 6.2: Preserve buffer zones around wetlands where feasible and biologically appropriate. (AI 61)	<u>Consistent.</u> As indicated in EIR Subsection 4.4, <i>Biological Resources</i> , the Project has been designed to minimize potential impacts to wetlands to the extent feasible, and incorporates appropriate buffers around the on-site wetlands where possible.
OS 6.3: Consider wetlands for use as natural water treatment areas that will result in improvement of water quality. (AI 56)	<u>Not Applicable.</u> Policy OS 6.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 7.1: Work with state and federal agencies to periodically update the Agricultural Resources map to reflect current conditions. (AI 11)	<u>Not Applicable.</u> Policy OS 7.1 provides direction to County staff and decision makers regarding map updates and is not applicable to the proposed Project.
<p>OS 7.2: In cooperation with individual farmers, farming organizations, and farmland conservation organizations, the County of Riverside shall employ a variety of agricultural land conservation programs to improve the viability of farms and ranches and thereby ensure the long-term conservation of viable agricultural operations within Riverside County. The County of Riverside shall seek out available funding for farmland conservation. Examples of programs which may be employed include: land trusts; conservation easements (under certain circumstances, these may also provide federal and state tax benefits to farmers); dedication incentives; Land Conservation Contracts; Farmland Security Act contracts; the Agricultural Land Stewardship Program Fund; agricultural education programs; transfer and purchase of development rights; providing adequate incentives (e.g. clustering and density bonuses) to encourage conservation of productive agricultural land in Riverside County’s Incentive Program; and providing various resource incentives to landowners (e.g. establish a reliable and/or less costly supply of irrigation water). (AI 78)</p> <p>The County of Riverside shall establish a Farmland Protection and Stewardship Committee and the Board of Supervisors shall appoint its members. The Committee shall include members of the farming community as well as other individuals and organizations committed to farmland protections and stewardship. The Committee shall develop a strategy to preserve agricultural land within Riverside County and shall identify and prioritize agricultural lands for conservation. This strategy shall not only address the preservation of agricultural land but shall also promote sustainable</p>	<u>Not Applicable.</u> Policy OS 7.2 provides direction to County staff and decision makers regarding farming organizations and programs and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>agriculture within Riverside County. In developing its strategy, the Committee shall consider an array of proven techniques and, where necessary, adapt these techniques to address the unique conditions faced by the farming community within Riverside County. Riverside County staff shall assist the Committee in accomplishing its task. Riverside County Departments, that may be called upon to assist the Committee, include, but are not limited to the following: the Agricultural Commissioner, Planning Department, Assessor's Office and County Counsel. In developing its strategy, the Committee shall consult government and private organizations with expertise in farmland protection. These organizations may include, but are not limited to, the following: USDA Natural Resources Conservation Service; State Department of Conservation and its Division of Land Resource Protection; University of California Sustainable Agriculture Research and Education Program; the University of California Cooperative Extension; The Nature Conservancy; American Farmland Trust; The Conservation Fund; the Trust for Public Land; and the Land Trust Alliance.</p> <p>The Committee shall, from time to time, recommend to the Board of Supervisors the adoption of policies and/or regulation that it finds will further the goals of the farmland protection and stewardship. The Committee shall also advise the Board of Supervisors regarding proposed policies that curb urban sprawl and the accompanying conversion of agricultural land to urban development, and that support and sustain continued agriculture. Planning policies that may benefit farmland conservation and fall within the purview of the Committee for review include measures to promote efficient development in and around existing communities including clustering, incentive programs, transfer of development rights, and other planning tools.</p>	
<p>OS 7.3: Encourage conservation of productive agricultural lands and preservation of prime agricultural lands. (AI 3, 78)</p>	<p><u>Not Applicable.</u> The Project site is not used for agricultural activities and the analysis in EIR Subsection 4.2, <i>Agricultural and Forestry Resources</i>, demonstrates that the soils on the Project site do not comprise productive agricultural or prime agricultural lands.</p>
<p>OS 7.4: Encourage landowners to participate in programs that reduce soil erosion, improve soil quality, and address issues that relate to pest management. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations.</p>	<p><u>Not Applicable.</u> Policy OS 7.4 relates to agricultural activities, which are unrelated to the Project site and the proposed Project.</p>
<p>OS 7.5: Encourage the combination of agriculture with other compatible open space</p>	<p><u>Not Applicable.</u> Policy OS 7.5 provides direction to County staff and decision</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
uses in order to provide an economic advantage to agriculture. Allow by right, in areas designated Agriculture, activities related to the production of food and fiber, and support uses incidental and secondary to the on-site agricultural operation. (AI 1)	makers regarding agricultural planning and is not applicable to the proposed Project.
OS 8.1 and OS 8.2: Forest Resources.	<u>Not Applicable</u> . There are no forest resources located on or near the Project site.
OS 9.1: Update the Vegetation Map for Western Riverside County in consultation with the California Department of Fish and Wildlife, the Natural Diversity Data Base, the United States Forest Service, and other knowledgeable agencies. The County of Riverside shall also provide these agencies with data as needed. (AI 11)	<u>Not Applicable</u> . Policy OS 9.1 provides direction to County staff and decision makers regarding vegetation mapping and is not applicable to the proposed Project.
OS 9.2: Expand Vegetation mapping to include the eastern portion of the County of Riverside. (AI 11)	<u>Not Applicable</u> . Policy OS 9.2 provides direction to County staff and decision makers regarding vegetation mapping and is not applicable to the proposed Project.
OS 9.3: Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes. (AI 3, 79)	<u>Consistent</u> . The Project site does not contain any superior examples of native trees, natural vegetation, stands of established trees, or other features related to ecosystem, aesthetic, or water conservation.
OS 9.4: Conserve the oak tree resources in the county. (AI 3, 77, 78)	<u>Not Applicable</u> . No oak trees or vegetation communities containing oak trees occur on site under existing conditions. Thus, Policy OS 9.4 is not applicable to the proposed Project.
OS 9.5: Encourage research and education on the effects of smog and other forms of pollution on human health and on natural vegetation.	<u>Not Applicable</u> . Policy OS 9.5 provides direction to County staff and decision makers about air pollution education and is not applicable to the proposed Project.
OS 9.6: Conserve important traditional Native American plant gathering resource areas.	<u>Consistent</u> . The Project would not impact any important traditional Native American plant gathering resources areas.
OS 10.1 and OS 10.2: Wind Energy.	<u>Not Applicable</u> . Policies OS 10.1 and OS 10.2 relate to wind energy, which is not proposed as part of the Project.
OS 11.1: Enforce the state Solar Shade Control Act, which promotes all feasible means of energy conservation and all feasible uses of alternative energy supply sources. (AI 62, 65, 66, 70)	<u>Consistent</u> . The Project is required to demonstrate compliance with the State Solar Shade Control Act and is also required to be compliant with CALGreen. Refer also to the discussion and analysis in EIR Subsections 4.6, <i>Energy</i> , and 4.8, <i>Greenhouse Gas Emissions</i> , related to alternative energy sources.
OS 11.2: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments. (AI 63, 64)	<u>Not Applicable</u> . Policy OS 11.2 provides direction to County staff and decision makers to encourage solar access and is not applicable to the proposed Project. In addition, pursuant to the Title 24 regulations that will be in effect at Project buildout, and as required by Measure R2-CE1 of Riverside



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	County CAP Update, renewable energy demands shall meet or exceed 30% of energy demand for single-family residential development. This is discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> .
OS 11.3: Permit and encourage the use of passive solar devices and other state-of-the-art energy resources. (AI 62, 63, 64)	<u>Not Applicable</u> . Policy OS 11.3 provides direction to County staff and decision makers to encourage passive solar devices and other state-of-the-art systems and is not applicable to the proposed Project.
OS 11.4: Encourage site-planning and building design that maximizes solar energy use/potential in future development applications. (AI 70)	<u>Consistent</u> . Policy OS 11.4 provides direction to County staff and decision makers to encourage solar access and is not applicable to the proposed Project. In addition, pursuant to the Title 24 regulations that will be in effect at Project buildout, and as required by Measure R2-CE1 of Riverside County CAP Update, renewable energy demands shall meet or exceed 30% of energy demand for single-family residential development. This is discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> .
OS 12.1 – OS 12.4: Geothermal Resources.	<u>Not Applicable</u> . Policies OS 12.1 through OS 12.4 relate to geothermal resources, which are not proposed as part of the Project.
OS 13.1: Encourage economic biomass conversion under sensible environmental controls. (AI 71)	<u>Not Applicable</u> . Policy OS 13.1 addresses biomass, which is not proposed as part of the Project.
OS 14.1 – OS 14.6: Mineral Resources.	<u>Not Applicable</u> . Policies OS 14.1 through OS 14.6 relate to mines and areas with mineral resources. No mining activities are proposed as part of the Project.
OS 15.1 and OS 15.2: Petroleum Resources.	<u>Not Applicable</u> . Policies OS 15.1 and OS 15.2 relate to petroleum resources, which do not occur on the Project site.
OS 16.1: Continue to implement Title 24 of the California Code of Regulations (the “California Building Standards Code”) particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. (AI 62)	<u>Consistent</u> . As documented in EIR Subsection 4.6, <i>Energy</i> , the Project is subject to compliance with Title 24 of the California Code of Regulations, as amended and adopted pursuant to County ordinance.
OS 16.2: Specify energy efficient materials and systems, including shade design technologies, for county buildings. (AI 68, 70)	<u>Not Applicable</u> . Policy OS 16.2 relates to County buildings, which are not proposed as part of the Project.
OS 16.3: Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.	<u>Not Applicable</u> . Policy OS 16.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
OS 16.4: Undertake proper maintenance of County physical facilities to ensure that optimum energy conservation is achieved.	<u>Not Applicable</u> . Policy OS 16.2 relates to County facilities, which are not proposed as part of the Project.
OS 16.5: Utilize federal, state, and utility company programs that encourage energy conservation. (AI 63, 64)	<u>Not Applicable</u> . Policy OS 16.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 16.6: Assist public buildings and institutions in converting asphalt to greenspace to address the heat island effect.	<u>Not Applicable</u> . Policy OS 16.6 addresses public buildings and is not applicable to the proposed Project.
OS 16.7: Promote purchasing of energy-efficient equipment based on a fair return on investment, and use energy-savings estimates as one basis for purchasing decisions for major energy-using devices. (AI 68, 69)	<u>Not Applicable</u> . Policy OS 16.7 provides direction to County staff and decision makers about investment decisions and is not applicable to the proposed Project.
OS 16.8: Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.	<u>Not Applicable</u> . Policy OS 16.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 16.9: Encourage increased use of passive, solar design and day-lighting in existing and new structures (AI 62, 63, 64, 65, 70)	<u>Not Applicable</u> . Policy OS 16.9 provides direction to County staff and decision makers about encouraging passive solar design and day-lighting and is not applicable to the proposed Project. Notwithstanding, pursuant to the Title 24 regulations that will be in effect at Project buildout, and as required by Measure R2-CE1 of Riverside County CAP Update, renewable energy demands shall meet or exceed 30% of energy demand for single-family residential development. This is discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> .
OS 16.10: Encourage installation and use of cogenerating systems where they are cost-effective and appropriate. (AI 62, 70)	<u>Not Applicable</u> . Policy OS 16.10 provides direction to County staff and decision makers about encouraging cogeneration and is not applicable to the proposed Project. Cogeneration is not proposed as part of the Project.
OS 16.11: Provide incentives, such as transfer of development rights and clustering, to private developments that provide energy efficient site design.	<u>Not Applicable</u> . Policy OS 16.11 provides direction to County staff and decision makers about incentivizing energy efficient land use designs and is not applicable to the proposed Project.
OS 16.12: Consider energy efficient site design and construction techniques in renovation, construction or procurement of leased spaces.	<u>Not Applicable</u> . Policy OS 16.12 provides direction to County staff and decision makers regarding building efficiency and is not applicable to the proposed Project. The Project is subject to CALGreen compliance.
OS 16.13: Encourage installation and use of new technology at existing facilities or the establishment of new waste-reduction facilities, where cost-effective and appropriate, to ensure that optimum energy conservation is achieved.	<u>Not Applicable</u> . Policy OS 16.13 provides direction to County staff and decision makers to optimize energy conservation through technology and is not applicable to the proposed Project.
OS 16.14: Coordinate energy conservation activities with the County Climate Action	<u>Consistent</u> . As indicated in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> ,



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.	the Project would be required to comply with the County’s CAP.
OS 17.1: Enforce the provisions of applicable MSHCPs and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department’s Environmental Programs Division. Habitat assessment and species-specific focused surveys shall not be required as part of this initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.	<u>Consistent</u> . As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , with implementation of mitigation measures the Project would be fully consistent with all applicable provisions of the MSHCP. The Project site is not located within any MSHCP Criteria Cells, indicating the Project site is not targeted for conservation by the MSHCP, and no HANS process is required for the Project. Thus, the Project would be consistent with Policy OS 17.1.
OS 17.2: Enforce the provisions of applicable MSHCPs and implement related Riverside County policies when conducting review of development applications.	<u>Consistent</u> . As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , with implementation of mitigation measures the Project would be fully consistent with all applicable provisions of the MSHCP.
OS 17.3: Enforce the provisions of applicable MSHCPs and implement related Riverside County policies when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP.	<u>Not Applicable</u> . The Project does not include any proposed improvements to roadways identified as covered roadways by the MSHCP; thus, Policy OS 17.3 is not applicable to the proposed Project.
OS 18.1: Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCPs and through implementing related Riverside County policies.	<u>Consistent</u> . As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , with implementation of mitigation measures the Project would be fully consistent with applicable provisions of the MSHCP.
OS 18.2: Provide incentives to landowners that will encourage the protection of significant resources in the county beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)	<u>Not Applicable</u> . Policy OS 18.2 provides direction to County staff and decision makers regarding incentivizing property owners to protect open space resources and is not applicable to the proposed Project.
OS 18.3: Prohibit the planting or introduction of invasive, non-native species to watercourses, their banks, riparian areas, or buffering setbacks.	<u>Consistent</u> . No non-native species will be introduced to any Project watercourses, riparian areas, or buffering setbacks, as the Project’s landscape plan has been designed to exclude any invasive, non-native species, including the plant species identified by MSHCP Table 6-2.
OS 18.4: Develop standards for the management of private conservation easements and conservation lots in fee title. For areas with watercourses, apply special standards	<u>Not Applicable</u> . Policy OS 18.4 provides direction to County staff and decision makers pertaining to conservation easement management and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>a-f (below) for their protection, and apply standards g-j (below) generally:</p> <p>a. For conservation lands with watercourses, conform easement boundaries to setback conditions that will preserve natural flows and changes in the natural boundaries of a watercourse and its protective riparian habitat.</p> <p>b. Use only “open” fencing that permits the movement of wildlife, and limit fencing to locations outside of setbacks to watercourses (no fencing is permitted to cross the banks or channel of a watercourse, unless no other option is available).</p> <p>c. Allow fuel modification only to the outside of buffering vegetation (riparian vegetation and vegetation on slopes that buffer the watercourse from erosion and storm water pollution).</p> <p>d. No planting of non-native invasive species is permitted.</p> <p>e. No lighting of watercourse area is permitted.</p> <p>f. Prohibit the use of pesticides and herbicides known to harm aquatic species and sensitive amphibians.</p> <p>g. Ensure that lands under control of Homeowner’s Associations employ an experienced nonprofit conservation group or agency to manage/maintain the land.</p> <p>h. Prohibit use of recreational off-road vehicles.</p> <p>i. Prohibit grazing and alterations of vegetation except for fuel and weed management under close supervision of qualified natural lands manager.</p> <p>j. For private conservation lands, especially those within criteria cells of MSHCP areas, ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.</p>	
<p>OS 19.1: Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.</p>	<p><u>Not Applicable.</u> Policy OS 19.1 provides a statement that is not applicable to the proposed Project. Notwithstanding, the analysis in EIR Subsection 4.5, <i>Cultural Resources</i>, demonstrates that with mitigation, Project impacts to historic and prehistoric resources that may be present on site would be reduced to less-than-significant levels.</p>
<p>OS 19.2: The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community that , at a minimum would address each of the following: application of the Cultural</p>	<p><u>Not Applicable.</u> Policy OS 19.2 provides direction to County staff and decision makers regarding establishing a cultural resources program and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
Resources Program to projects subject to environmental review; government-to-government consultation; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; curation and the descendant community consultation requirements of local, state and federal law. (AI 144)	
OS 19.3: Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.	<u>Consistent.</u> Site-specific cultural resources investigations were conducted for the Project site, as discussed in EIR Subsection 4.5, <i>Cultural Resources</i> . As documented therein, Project impacts to cultural resources would be less than significant with mitigation.
OS 19.4: To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state. (AI 145)	<u>Not Applicable.</u> Policy OS 19.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 19.5: Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.	<u>Consistent.</u> The Project would be subject to compliance with all applicable laws concerning human remains, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 et. seq.
OS 19.6: Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.	<u>Consistent.</u> As discussed in EIR Subsection 4.14, <i>Paleontological Resources</i> , mitigation has been imposed on the Project requiring the preparation and implementation of a PRIMP as part of future grading and ground-disturbing activities.
OS 19.7: Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.	<u>Consistent.</u> As discussed in EIR Subsection 4.14, <i>Paleontological Resources</i> , mitigation has been imposed on the Project requiring the preparation and implementation of a PRIMP as part of future grading and ground-disturbing activities.
OS 19.8: Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation	<u>Consistent.</u> As discussed in EIR Subsection 4.14, <i>Paleontological Resources</i> , mitigation has been imposed on the Project requiring the preparation and implementation of a PRIMP as part of future grading and ground-disturbing activities. The analysis in Subsection 4.14 is based on a site-specific



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.	paleontological resources investigation that is included as EIR <i>Technical Appendix L</i> , which has been reviewed and approved by the County.
OS 19.9: Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.	<u>Consistent</u> . If any paleontological resources are uncovered, any such resources would be treated in a manner directed by the County Geologist pursuant to the mitigation measures contained in the Project’s EIR Subsection 4.14, <i>Paleontological Resources</i> .
OS 20.1: Preserve and maintain open space that protects County environmental and other nonrenewable resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.	<u>Not Applicable</u> . There are no areas of the Project site where significant environmental hazards and resources exist.
OS 20.2: Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)	<u>Not Applicable</u> . The Project does not propose any extension of public facilities, services, or utilities within areas designated Open Space-Conservation (OS-C).
OS 20.3: Discourage the absorption of dedicated park lands by non-recreational uses, public or private. Where absorption is unavoidable, replace park lands that are absorbed by other uses with similar or improved facilities and programs. (AI 74)	<u>Not Applicable</u> . Policy OS 20.3 provides direction to County staff and decision makers and is not applicable to the proposed Project. Furthermore, no “replacement” of park lands would be required for the Project.
OS 20.4: Provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.	<u>Consistent</u> . The Project proposes one park site on approximately 1.9 acres of land. Additionally, the Project proposes a 10-foot-wide multipurpose trail that would allow for passive recreational uses.
OS 20.5: Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)	<u>Consistent</u> . The Project would provide a 1.9-acre park, 22.5 acres of open space, an undisturbed WMWD easement on 2.5 acres, and a 10-foot-wide multi-purpose trail along Street A which would be developed concurrent with other development in the local area.
OS 20.6: Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. (AI 3)	<u>Not Applicable</u> . Policy OS 20.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 21.1: Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)	<u>Consistent</u> . As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would result in less-than-significant impacts to scenic vistas and view corridors.
OS 22.1: Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses. (AI 3)	<u>Not Applicable</u> . The Project site is not located in a designated scenic highway corridor as documented in the Project’s EIR Subsection 4.1, <i>Aesthetics</i> .
OS 22.2: Study potential scenic highway corridors for possible inclusion in the Caltrans Scenic Highways Plan.	<u>Not Applicable</u> . Policy OS 22.2 provides direction to County staff and decision makers to study scenic highway corridors and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
OS 22.3: Encourage joint efforts among federal, state, and county agencies, and citizen groups to ensure compatible development within scenic corridors.	<u>Not Applicable.</u> Policy OS 22.3 provides direction to County staff and decision makers to coordinate with other parties and is not applicable to the proposed Project.
OS 22.4: Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features. (AI 3)	<u>Not Applicable.</u> The Project site is not located in a designated scenic highway corridor as documented in the Project’s EIR Subsection 4.1, <i>Aesthetics</i> .
OS 22.5: Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.	<u>Not Applicable.</u> The Project site is not located in a designated scenic highway corridor necessitating contour grading, as documented in the Project’s EIR Subsection 4.1, <i>Aesthetics</i> .
GENERAL PLAN SAFETY ELEMENT	
S 1.1 – S 1.4: Code Conformance and Development Regulations.	<u>Not Applicable.</u> Policies S 1.1 through S 1.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.
<p>S 2.1: Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)</p> <ul style="list-style-type: none"> a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines. c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur. d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, 	<u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . Research of available maps indicates that the Project site is not located within an Alquist-Priolo (A-P) Earthquake Fault Zone. Additionally, the Project site is not located within a Riverside County fault zone. Therefore, the possibility of significant fault rupture on the site is considered to be low. Remaining components of this policy provide direction to County staff and decision makers regarding seismic requirements and are not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
private organizations, utility agencies or companies, and local universities.	
S 2.2: Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (AI 81)	<u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The site-specific investigation determined that the potential for liquefaction on the site is considered very low and indicate no measures are necessary to address liquefaction hazards. The potential for landslide hazards also is addressed in the geotechnical evaluation. The Project site and areas immediately surrounding the Project site do not contain steep slopes capable of producing landslide hazards that could affect development on the site, and there is no evidence of historic landslides in the local area. Accordingly, impacts due to landslide hazards would be less than significant.
S 2.3: Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Ground Water” for all general construction projects, except for accessory buildings (Figure S-3).	<u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The site-specific investigation determined that the potential for liquefaction on the site is considered very low. Thus, the Project site is not subject to liquefaction hazards.
S 2.4: Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by “Susceptible Sediments” for all proposed critical facilities (Figure S-3).	<u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The site-specific investigation determined that the potential for liquefaction on the site is considered very low. Thus, the Project site is not subject to liquefaction hazards.
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.	<u>Consistent.</u> In conformance with this policy, and as documented in the Project’s EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . All engineered slopes on the Project site would comply with the recommendations of the geotechnical evaluation to ensure slope stability.
S 2.6: Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.	<u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The geotechnical evaluation includes recommendations to address potential



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	hazards associated with seismically-induced differential settlement, and the Project would be conditioned to comply with the recommendations of the geotechnical evaluation.
S 2.7: Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.	<u>Consistent</u> . In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The geotechnical evaluation includes recommendations to address potential hazards associated with seismically-induced differential settlement, and the Project would be conditioned to comply with the recommendations of the geotechnical evaluation.
S 2.8: Encourage research into new foundation design systems that better resist Riverside County’s climatic, geotechnical, and geological conditions. (AI 104)	<u>Not Applicable</u> . Policy S 2.8 provides direction to County staff and decision makers regarding research and is not applicable to the proposed Project.
S 3.1: Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act: (AI 104) a. Preliminary geotechnical and geologic investigations. b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved. c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.	<u>Not Applicable</u> . The Project site is not located in a landslide hazard area; thus, Policy S 3.1 is not applicable to the proposed Project.
S 3.2: Require that stabilized landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system.	<u>Not Applicable</u> . Based on the site-specific geotechnical evaluation (<i>Technical Appendix F</i> to the Project’s EIR), there are no stabilized landslides within or immediately adjacent to the Project site.
S 3.3: Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.	<u>Consistent</u> . The Project is required to comply with State and County building code requirements to address potential earthquake-related hazards.
S 3.4: Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas.	<u>Consistent</u> . As discussed in EIR Subsections 4.7, <i>Geology and Soils</i> , and 4.10, <i>Hydrology and Water Quality</i> , impacts due to erosion, slope instability, or other hazardous slope conditions would be less than significant with mandatory compliance to regulatory requirements and mitigation.
S 3.5: During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.	<u>Consistent</u> . As discussed in EIR Subsections 4.7, <i>Geology and Soils</i> , and 4.10, <i>Hydrology and Water Quality</i> , impacts due to erosion, slope instability, or other hazardous slope conditions would be less than significant with



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
S 3.6: Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, in order to assure the adequate demonstration of a project’s ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.	mandatory compliance to regulatory requirements and mitigation. <u>Consistent.</u> As discussed in EIR Subsections 4.7, <i>Geology and Soils</i> , and 4.10, <i>Hydrology and Water Quality</i> , slope and erosion hazards would be less than significant with mandatory compliance to regulatory requirements and mitigation.
S 3.7: Support mitigation on existing public and private property located on unstable hillside areas, especially slopes with recurring failures where Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by Riverside County Engineer, Fire, or Sheriff Department. (AI 100)	<u>Not Applicable.</u> The Project site is not located on an unstable hillside area or in an area with recurring failures.
S 3.8: Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.	<u>Not Applicable.</u> As documented in EIR Subsection 4.7, <i>Geology and Soils</i> , a site-specific geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i> . The report indicates that the Project site is not within a documented subsidence zone; thus, Policy S 3.8 is not applicable to the proposed Project.
S 3.9: Develop a liaison program with all Riverside County water districts to prevent water extraction induced subsidence (AI 4).	<u>Not Applicable.</u> Policy S 3.9 provides direction to County staff and decision makers regarding coordination with water districts and is not applicable to the proposed Project.
S 3.10: Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.	<u>Not Applicable.</u> Policy S 3.10 provides direction to County staff and decision makers regarding long-term subsidence monitoring and is not applicable to the proposed Project.
S 3.11: Require studies that address the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map.	<u>Not Applicable.</u> The Project site is not located in an area with “High” or “Very High” wind erosion hazards, pursuant to Figure S-8 of the 2003 Riverside County General Plan (Figure S-8 no longer occurs in the currently-adopted General Plan).
S 3.12: Include a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map. (AI 92)	<u>Not Applicable.</u> The Project site is not located in an area with “High” or “Very High” wind erosion hazards, pursuant to General Plan Figure S-8 of the 2003 Riverside County General Plan (Figure S-8 no longer occurs in the currently-adopted General Plan).
S 3.13: Require buildings to be designed to resist wind loads.	<u>Consistent.</u> The Project would be required to comply with appropriate State



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	and County building code requirements to address wind loads, as would be assured through future County review of implementing building permit applications.
S 3.14: Educate builders about the wind environment and encourage them to design projects accordingly (AI 93, 97, 98).	<u>Not Applicable.</u> Policy S 3.14 provides direction to County staff and decision makers about builder education and is not applicable to the proposed Project.
S 4.1: For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, Riverside County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. (AI 25)	<u>Consistent.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards under existing conditions.
<p>S 4.2: The county shall enforce provisions of the Building Code in conjunction with the following guidelines: (AI 25)</p> <p>a. All residential, commercial and industrial structures shall be flood-proofed from the mapped 100-year storm flow. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Non-residential (commercial or industrial) structures may be allowed with a “flood-proofed” finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal and local regulations. New critical facilities shall be constructed above grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. To the extent that residential, commercial, or industrial structures cannot meet these standards, they shall not be approved.</p> <p>b. Critical facilities shall not be permitted in floodplains unless the project design ensures that there are two routes for emergency egress and regress, and minimizes the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.</p> <p>c. Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.</p>	<u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards under existing conditions.



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<p>d. Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.</p>	
<p>S 4.3: Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained. (AI 25)</p>	<p><u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards under existing conditions.</p>
<p>S 4.4: Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation, including density transfer programs as may be adopted. (AI 25, 60)</p> <p>a. Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.</p> <p>b. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.</p>	<p><u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards under existing conditions.</p>
<p>S 4.5: Prohibit substantial modification to watercourses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat. (AI 60, 61)</p>	<p><u>Not Applicable.</u> The Project does not propose to modify any watercourses. The Project only would require roadway crossings over the two existing streams on site, but would not directly modify these existing watercourses. The Project includes appropriate water quality control measures to ensure that runoff discharging into the existing drainages does not increase erosion or sedimentation, increase water velocities, or result in other changes that could be detrimental to adjacent properties. Minimal impacts to riparian habitat</p>



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General Plan Policy	Project Consistency
	would occur on site, and all impacts to riparian habitat would be mitigated to less-than-significant levels with the mitigation measures presented in Subsection 4.4, <i>Biological Resources</i> , of the Project’s EIR.
S 4.6: Direct flood control improvement measures toward the protection of existing and planned development. (AI 25)	<u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not subject to flood hazards under existing conditions.
S 4.7: Any substantial modification to a watercourse shall be done in the least environmentally damaging manner practicable in order to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 60)	<u>Not Applicable.</u> The Project site does not contain a watercourse used for wildlife movement or groundwater recharge. The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basins, as discussed in further detail in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> .
S 4.8: Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. (AI 25, 60)	<u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not located within the floodway fringe, and Policy S 4.8 is therefore not applicable to the proposed Project.
S 4.9: Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 60)	<u>Not Applicable.</u> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1385G, the Project site is located within “Zone X (unshaded),” which includes areas determined to be outside the 0.2% annual chance floodplain. Accordingly, the Project site is not located within the floodway fringe, and Policy S 4.9 is therefore not applicable to the proposed Project.
S 4.10: Require all proposed projects anywhere in the county to address and mitigate any adverse impacts that it may have on the carrying capacity of local and regional storm drain systems.	<u>Consistent.</u> As indicated in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , implementation of the Project’s proposed drainage system and Extended Detention Basins (EDBs) would result in reduced flows from the Project site during 10-year storm events by approximately 7.8% as compared to existing conditions, and would result in reduced flows during 100-year



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General Plan Policy	Project Consistency
	storm events by approximately 21.1% as compared to existing conditions. Thus, the Project would not exceed the carrying capacity of any local or regional storm drain systems.
S 4.11: Encourage neighboring jurisdictions to require development occurring adjacent to the County to consider the impact of flooding and flood control measures on properties within unincorporated Riverside County.	<u>Not Applicable.</u> Policy S 4.11 provides direction to County staff and decision makers about inter-agency coordination is not applicable to the proposed Project.
S 4.12 – S 4.16: High-Risk Facilities.	<u>Not Applicable.</u> Policies S 4.1 through S 4.11 relate to high-risk facilities, and the Project does not involve any such facilities.
S 4.17 – S 4.22: Risk Assessment.	<u>Not Applicable.</u> Policies S 4.1 through S 4.11 provide direction to County staff and decision makers regarding risk assessment, and are not applicable to the proposed Project.
<p>S 5.1: Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:</p> <p>a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by Riverside County Fire and Building and Safety departments.</p> <p>b. All proposed development and construction shall meet minimum standards for fire safety as defined in Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.</p> <p>c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.</p> <p>d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.</p> <p>e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by</p>	<u>Not Applicable.</u> Policy S 5.1 provides direction to County staff and decision makers and is not applicable to the proposed Project. Notwithstanding, the analysis presented in Subsection 4.121 <i>Wildfire</i> , of the Project’s EIR, Project’s design incorporates fuel management zones and radiant heat walls to preclude potential impacts due to wildfire hazards.



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General Plan Policy	Project Consistency
<p>Riverside County Fire Chief.</p> <p>f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.</p>	
<p>S 5.2: Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.</p>	<p><u>Not Applicable.</u> Policy S 5.2 provides direction to County staff and decision makers about programming and is not applicable to the proposed Project.</p>
<p>S 5.3: Monitor fire-prevention measures (such as fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in the Very High Fire Hazard Severity Zones.</p>	<p><u>Not Applicable.</u> Policy S 5.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>S 5.4: Limit or prohibit development or activities in areas lacking water and access roads.</p>	<p><u>Consistent.</u> The Project site is served by adequate water resources and is accessible via existing public roads.</p>
<p>S 5.5: Encourage proposed development in Fire Hazard Severity Zones to develop where fire and emergency services are available or planned.</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.16, <i>Public Services</i>, and in Subsection 4.21, <i>Wildfire</i>, adequate fire protection services and facilities exist to provide service to the proposed Project, and the Project Applicant would be required to contribute DIF fees, portions of which are used for fire protection facilities.</p>
<p>S 5.6: Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.16, <i>Public Services</i>, adequate fire protection services and facilities exist to provide service to the proposed Project, and the Project Applicant would be required to contribute DIF fees, portions of which are used for fire protection facilities.</p>
<p>S 5.7: Minimize pockets of flammable vegetation that increase likelihood of fire spread through conceptual landscaping plans to be reviewed by Planning and Fire Departments in the Fire Hazard Severity Zones. The conceptual landscaping plan of the proposed development shall at a minimum include:</p> <ul style="list-style-type: none"> a. Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards. b. Retention of existing natural vegetation to the maximum extent feasible. c. Removal of onsite combustible plants. 	<p><u>Consistent.</u> The Project’s Conceptual Landscape Plan includes a plant palette that minimizes combustible plants and encourages native and fire-resistant species.</p>
<p>S 5.8 Design to account for topography of a site and reduce the increased risk from fires in the Fire Hazard Severity Zones located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:</p>	<p><u>Not Applicable.</u> The Project site and adjacent properties are flat or gently sloping and lack substantial slopes and topographic variation.</p>



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General Plan Policy	Project Consistency
a. Providing fuel modification zones with removal of combustible vegetation, but minimizing visual impacts and limiting soil erosion. b. Replacing combustible vegetation with fire resistant vegetation to stabilize slopes. c. Submitting topographic map with site specific slope analysis. d. Submitting erosion and sedimentation control plans. e. Providing a minimum 30 foot of setback from the edge of the fuel modification zones. f. Minimizing disturbance of 25% or greater natural slopes.	
S 5.9: Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires. (AI 88)	<u>Not Applicable.</u> Policy S 5.9 provides direction to County staff and decision makers about fire threat reduction and fire-fighting capacity and is not applicable to the proposed Project. Development of the Project site would reduce wildfire threat in the area by introducing impervious surfaces, irrigated landscaping, and fuel management zones to the Project site.
S 5.10: Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, and encourage them for all residences.	<u>Consistent.</u> Future implementing building permits would be reviewed by the County for compliance with this policy.
S 5.11: Utilize ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 96)	<u>Not Applicable.</u> Policy S 5.11 provides direction to County staff and decision makers about homeowner education and is not applicable to the proposed Project.
S 5.12: Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.	<u>Not Applicable.</u> Policy S 5.12 provides direction to County staff and decision makers regarding fire safety planning and is not applicable to the proposed Project.
S 5.13: Develop a program to utilize existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.	<u>Not Applicable.</u> Policy S 5.13 provides direction to County staff and decision makers regarding emergency water sources and is not applicable to the proposed Project.
S 5.14: Periodically review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88): <ul style="list-style-type: none"> • Fire reporting and response times do not exceed the goals listed in Riverside County 	<u>Not Applicable.</u> Policy S 5.14 provides direction to County staff and decision makers regarding inter-agency cooperation and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

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<p>Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.</p> <ul style="list-style-type: none"> • Fire flow requirements (water for fire protection) are consistent with Riverside County Ordinance 787. • The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired. 	
<p>S 5.15: Continue to utilize Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan as the base document to implement the goals and objectives of the Safety Element.</p>	<p><u>Not Applicable.</u> Policy S 5.15 provides direction to County staff and decision makers regarding the utilization of planning documents and is not applicable to the proposed Project.</p>
<p>S 5.16: Encourage property owners to utilize clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones by:</p> <ul style="list-style-type: none"> • Restricting the development of a property through placement of conservation easement. • Acquiring the conservation easements similar to that of MSHCP Program. 	<p><u>Not Applicable.</u> Policy S 5.16 pertains to TDR and conservation easement programs that have no relation to the proposed Project.</p>
<p>S 5.17: Identify, map, and update on an as-needed continual basis, the Fire Hazard Severity Zone maps. (Figure S-11)</p>	<p><u>Not Applicable.</u> Policy S 5.17 provides direction to County staff and decision makers regarding fire hazard zone mapping and is not applicable to the proposed Project.</p>
<p>S 5.18: Ensure that the Fire Department has appropriate municipal staffing and fire protection planning staff that meet the needs of development pressure and adequately respond to long range fire safety planning.</p>	<p><u>Not Applicable.</u> Policy S 5.18 provides direction to County staff and decision makers regarding staffing and is not applicable to the proposed Project.</p>
<p>S 5.19: Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and to adjust fire prevention and suppression needs, as necessary.</p>	<p><u>Not Applicable.</u> Policy S 5.19 provides direction to County staff and decision makers regarding service provider coordination and is not applicable to the proposed Project.</p>
<p>S 5.20: Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.</p>	<p><u>Not Applicable.</u> Policy S 5.20 provides direction to County staff and decision makers regarding coordination and is not applicable to the proposed Project.</p>
<p>S 5.21: Implement a long-term training and education program among government agencies and communities about fire protection. (AI 93)</p>	<p><u>Not Applicable.</u> Policy S 5.21 provides direction to County staff and decision makers regarding training and educational programs and is not applicable to the proposed Project.</p>
<p>S 6.1 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following: (AI 98)</p>	<p><u>Consistent.</u> Occupants of the Project site would be required to comply with federal, State, and local laws pertaining to hazardous wastes and materials. The remaining portions of this policy provide direction to County staff and</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

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<p>a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.</p> <p>b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County through the County’s land use and planning processes.</p> <p>c. Encourage and promote the programs, practices, and recommendations contained in Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.</p>	<p>decision makers regarding hazardous waste regulations and programs and are not applicable to the proposed Project.</p>
<p>S 7.1: Continually strengthen Riverside County Office of Emergency Services’ Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:</p> <p>a. Clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress.</p> <p>b. Heavy search and rescue.</p> <p>c. Fire suppression.</p> <p>d. Hazardous materials response.</p> <p>e. Temporary shelter.</p> <p>f. Geologic and engineering needs.</p> <p>g. Traffic and crowd control.</p> <p>h. Building inspection.</p>	<p><u>Not Applicable.</u> Policy S 7.1 provides direction to County staff and decision makers regarding emergency service provision and is not applicable to the proposed Project.</p>
<p>S 7.2: Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)</p>	<p><u>Not Applicable.</u> Policy S 7.2 provides direction to County staff and decision makers regarding personnel and is not applicable to the proposed Project.</p>
<p>S 7.3: Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to: install automatic fire and hazardous materials detection, reporting and shut-off devices; and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.</p>	<p><u>Consistent.</u> Occupants of the Project site would be required to comply with federal, State, and local laws pertaining to hazardous wastes and materials.</p>
<p>S 7.4: Use incentives and disincentives to persuade private businesses, consortiums,</p>	<p><u>Not Applicable.</u> Policy S 7.4 provides direction to County staff and decision</p>



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<p>and neighborhoods to be self-sufficient in an emergency by:</p> <ul style="list-style-type: none"> • maintaining a fire control plan, including an on-site fire-fighting capability and volunteer fire response teams to respond to and extinguish small fires; and • identifying medical personnel or local residents who are capable and certified in first aid and CPR. 	<p>makers regarding incentivizing others to be self-sufficient in emergencies and is not applicable to the proposed Project.</p>
<p>S 7.5: Conduct regional earthquake drills and, where appropriate: (AI 82)</p> <ul style="list-style-type: none"> • utilize HAZUS results in the Technical Background Report to develop internal scenarios for emergency response; and • test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill. 	<p><u>Not Applicable.</u> Policy S 7.5 provides direction to County staff and decision makers regarding earthquake drills and is not applicable to the proposed Project.</p>
<p>S 7.6: Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster-resistant Internet access, to obtain: (AI 86)</p> <ul style="list-style-type: none"> • Hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials; • Real-time information on seismic, geologic, or flood hazards; and • The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities and other lifelines. 	<p><u>Not Applicable.</u> Policy S 7.6 provides direction to County staff and decision makers regarding information distribution and is not applicable to the proposed Project.</p>
<p>S 7.7: Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and to encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.</p> <p>a. Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.</p> <p>b. 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</p>	<p><u>Not Applicable.</u> The Project does not contain or propose any critical facilities or utilities subject to this policy.</p>



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<p>of project approval.</p> <p>c. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, be designed for easy maintenance, and have redundant back up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.</p> <p>d. Review proposed uses of fault setback areas closely to ensure that county infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County of Riverside for the potential costs of repair.</p>	
<p>S 7.8: Promote strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities.</p>	<p><u>Not Applicable.</u> Policy S 7.8 provides direction to County staff and decision makers regarding preventative measures and is not applicable to the proposed Project.</p>
<p>S 7.9: Find alternatives that improve site safety for the protection of critical facilities. Property acquisition for open space, change in building use or occupancy, or other appropriate measures can be employed to reduce risks posed by hazards. (AI 101)</p>	<p><u>Not Applicable.</u> The Project does not contain or propose any critical facilities.</p>
<p>S 7.10: Discourage development of critical facilities that are proposed in dam failure inundation areas, and apply hazardous materials safety guidelines within such zones.</p>	<p><u>Not Applicable.</u> The Project does not contain or propose any critical facilities.</p>
<p>S 7.11 Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that (AI 4):</p> <ul style="list-style-type: none"> • Extend through areas of high liquefaction potential. • Cross active faults. • Traverse earth cracks or landslides. 	<p><u>Not Applicable.</u> Policy S 7.11 provides direction to County staff and decision makers regarding PUC coordination and is not applicable to the proposed Project.</p>
<p>S 7.12: Require extra design considerations for lifelines across subsidence areas.</p>	<p><u>Not Applicable.</u> Policy S 7.12 provides direction to County staff and decision makers regarding lifeline design and is not applicable to the proposed Project.</p>
<p>S 7.13: Develop a system to respond to short-term increases in hazard on the southern San Andreas fault, based on probabilities associated with foreshocks. (AI 85)</p>	<p><u>Not Applicable.</u> The Project site is not located on the southern San Andreas fault area.</p>
<p>S 7.14 – S 7.17: Emergency Evacuation.</p>	<p><u>Not Applicable.</u> Policies S 7.14 through S 7.17 provide direction to County staff and decision makers regarding emergency evaluation planning and are not applicable to the proposed Project.</p>



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General Plan Policy	Project Consistency
S 7.18: Develop plans for short-term and long-term post-disaster recovery. (AI 103)	<u>Not Applicable.</u> Policy S 7.18 provides direction to County staff and decision makers regarding post-disaster planning and is not applicable to the proposed Project.
S 7.19 – S 7.23: Public Information and Outreach.	<u>Not Applicable.</u> Policies S 7.19 through S 7.23 provide direction to County staff and decision makers regarding public information and outreach and are not applicable to the proposed Project.
GENERAL PLAN NOISE ELEMENT	
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. (AI 107)	<u>Consistent.</u> In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> . The analysis in EIR Subsection 4.13, <i>Noise</i> , demonstrates that with the implementation of mitigation measures addressing blasting activities and rock crushing during construction, the Project’s impacts due to noise would be less than significant.
N 1.2: Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports. (AI 107)	<u>Consistent.</u> The Project area does not contain any noise-producing uses, such as major transportation corridors or nearby airports, and no substantial noise-producing sources are proposed as part of the Project. Accordingly, Policy N 1.2 is not applicable to the proposed Project.
<p>N 1.3: Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:</p> <ul style="list-style-type: none"> • Schools. • Hospitals. • Rest Homes. • Long Term Care Facilities. • Mental Care Facilities. • Residential Uses. • Libraries. • Passive Recreation Uses. • Places of Worship. <p>According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.</p>	<u>Consistent.</u> The analysis presented in EIR Subsection 4.13, <i>Noise</i> , demonstrates that the residential and park uses proposed as part of the Project would not be exposed to noise levels exceeding 65 dBA CNEL.



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<p>Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan. (AI 105)</p>	
<p>N 1.4: Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)</p>	<p><u>Consistent</u>. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that no noise compatibility issues would occur with implementation of mitigation measures addressing construction-related noise from rock crushing and blasting activities.</p>
<p>N 1.5: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)</p>	<p><u>Consistent</u>. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that no sensitive receptors would be exposed to excessive noise with implementation of mitigation measures addressing construction-related noise from rock crushing and blasting activities.</p>
<p>N 1.6: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)</p>	<p><u>Consistent</u>. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that no sensitive receptors would be exposed to excessive noise with implementation of mitigation measures addressing construction-related noise from rock crushing and blasting activities.</p>
<p>N 1.7: Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)</p>	<p><u>Consistent</u>. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i>. The analysis demonstrates that the Project’s proposed residential and park land uses would not be exposed to unacceptably high noise levels.</p>
<p>N 1.8: Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses, except when dealing with noise emissions from wind turbines. Please see the Wind Energy Conversion Systems section for more information. (AI 108)</p>	<p><u>Not Applicable</u>. No wind turbines are proposed as part of the Project and none occur in the local area.</p>
<p>N 2.1: Create a County Noise Inventory to identify major noise generators and noise-sensitive land uses, and to establish appropriate noise mitigation strategies. (AI 105)</p>	<p><u>Not Applicable</u>. Policy N 2.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
N 2.2: Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise. (AI 105, 107)	<u>Consistent.</u> In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> . The analysis demonstrates that the Project’s proposed residential and park land uses would not be exposed to unacceptably high noise levels.
N 2.3: Mitigate exterior and interior noises to the levels listed in Table N-2 below to the extent feasible, for stationary sources: (AI 105)	<u>Consistent.</u> In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> . The analysis presented in Section 7 of the Project’s noise impact analysis demonstrates that all future homes on site would meet the County’s interior and exterior noise standards without any special construction techniques, such as upgraded windows.
N 3.1: Protect Riverside County’s agricultural resources from noise complaints that may result from routine farming practices, through the enforcement of Riverside County Right-to-Farm Ordinance. (AI 105, 107)	<u>Consistent.</u> Although no agricultural activities are currently occurring in close proximity to the Project site, the Project would be required to comply with Riverside County Ordinance No. 625 pertaining to agriculturally zoned property within 300 feet of the Project site boundary.
N 3.2: Require acoustical studies and subsequent approval by the Planning Department and the Office of Industrial Hygiene, to help determine effective noise mitigation strategies in noise-producing areas. (AI 105)	<u>Consistent.</u> In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> . However, the Project site does not occur in a noise-producing area, and none of the land uses proposed as part of the Project would be considered noise producing.
N 3.3: Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses. (AI 107)	<u>Not Applicable.</u> The Project does not include any industrial land uses and none occur in the Project vicinity; thus, Policy N 3.3 is not applicable to the proposed Project.
N 3.4: Identify point-source noise producers such as manufacturing plants, truck transfer stations, and commercial development by conducting a survey of individual sites. (AI 106)	<u>Not Applicable.</u> Policy N 3.4 provides direction to County staff and decision makers regarding the identification of point source noise locations and is not applicable to the proposed Project.
N 3.5: Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise-sensitive land uses. (AI 109)	<u>Not Applicable.</u> The Project includes only residential, park, and open space land uses, and does not include any land uses that would be considered noise producers. Notwithstanding, in conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> .
N 3.6: Discourage projects that are incapable of successfully mitigating excessive noise. (AI 107)	<u>Consistent.</u> In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical</i>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	<i>Appendix K.</i> The analysis presented in EIR Subsection 4.13, <i>Noise</i> , demonstrates that the Project’s noise impacts, which are limited to construction-related blasting and rock crushing activities, would be reduced to less-than-significant levels with the implementation of mitigation measures.
N 3.7: Encourage noise-tolerant land uses such as commercial or industrial, to locate in areas already committed to land uses that are noise-producing. (AI 107)	<u>Not Applicable.</u> The Project includes residential, park, and open space uses, which are not considered noise-tolerant land uses; thus, Policy N 3.7 is not applicable to the proposed Project.
N 4.1 Prohibit facility-related noise received by any sensitive use from exceeding the following worst-case noise levels: (AI 105) a. 45 dBA-10-minute Leq between 10:00 p.m. and 7:00 a.m. b. 65 dBA-10-minute Leq between 7:00 a.m. and 10:00 p.m.	<u>Not Applicable.</u> Policy N 4.1 relates to facility-related noise associated with land uses such as industrial and commercial, and no such land uses are proposed as part of the Project. Thus, Policy N 4.1 is not applicable to the proposed Project.
N 4.2 Develop measures to control non-transportation noise impacts. (AI 105)	<u>Not Applicable.</u> Policy N 4.2 provides direction to County staff and decision makers regarding the development of measures to control non-transportation noise impacts, and is unrelated to the proposed Project.
N 4.3: Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented. (AI 105, 106, 109)	<u>Not Applicable.</u> Policy N 4.3 relates to land uses that would generate significant stationary noise impacts, and no such land uses are proposed as part of the Project and no such land uses occur in the Project vicinity.
N 4.4: Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources. (AI 105)	<u>Not Applicable.</u> The land uses proposed as part of the Project are not considered to be potential major stationary noise sources.
N 4.5: Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities. (AI 105, 107)	<u>Not Applicable.</u> The land uses proposed as part of the Project are not considered to be potential major stationary noise sources.
N 4.6 Establish acceptable standards for residential noise sources such as, but not limited to, leaf blowers, mobile vendors, mobile stereos and stationary noise sources such as home appliances, air conditioners, and swimming pool equipment. (AI 105)	<u>Not Applicable.</u> Policy N 4.6 provides direction to County staff and decision makers regarding the establishment of noise standards and is not applicable to the proposed Project.
N 4.7: Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure tones that may be emitted from a noise source. (AI 106, 107)	<u>Not Applicable.</u> No aspects of the Project’s construction or operation have the potential of producing sustained pure tone (single frequency) noise.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
N 4.8: Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses. (AI 106, 107)	<u>Not Applicable.</u> Policy N 4.8 relates to commercial or industrial land uses, and no such uses are proposed as part of the Project.
N 5.1 and N 5.2: Wind Energy Conversion System (WECS).	<u>Not Applicable.</u> Policies N 5.1 and N 5.2 provide direction to County staff and decision makers regarding wind energy systems and are not applicable to the proposed Project.
N 6.1: Consider noise reduction as a factor in the purchase of County maintenance equipment and their use by County contractors and permittees. (AI 108)	<u>Not Applicable.</u> Policy N 6.1 provides direction to County staff and decision makers regarding County maintenance equipment and is not applicable to the proposed Project.
N 6.2: Investigate the feasibility of retrofitting current County-owned vehicles and mechanical equipment to comply with noise performance standards consistent with the best available noise reduction technology. (AI 108)	<u>Not Applicable.</u> Policy N 6.2 provides direction to County staff and decision makers regarding the retrofitting of County-owned vehicles and is not applicable to the proposed Project.
N 6.3: Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits. (AI 105, 107)	<u>Not Applicable.</u> Policy N 4.8 relates to commercial or industrial land uses, and no such uses are proposed as part of the Project.
N 6.4: Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles in areas of the county except where designated for that purpose. Enforce strict operating hours for these vehicles in order to minimize noise impacts on sensitive land uses adjacent to public trails and parks. (AI 105, 108)	<u>Not Applicable.</u> Policy N 6.4 provides direction to County staff and decision makers regarding off-road recreational vehicles and is not applicable to the proposed Project.
N 7.1: New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1 and summarized in the Policy Area section of the affected Area Plan.	<u>Not Applicable.</u> The closest public airport is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project site does not occur within the Airport Influence Area (AIA) for the Riverside Municipal Airport or any other public or private airports; thus, Policy N 7.1 is not applicable to the proposed Project.
N 7.2: Adhere to applicable noise compatibility criteria when making decisions regarding land uses adjacent to airports. Refer to the Airports section of the Land Use Element (Page LU-32) and the Airport Influence Area sections of the corresponding Area Plans.	<u>Not Applicable.</u> The closest public airport is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. Thus, the Project would not involve any proposed land uses adjacent to airports.
N 7.3: Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by Riverside County Airport Land Use Commission and	<u>Consistent.</u> The closest public airport is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project would not be exposed to airport-related noise levels exceeding 60 dB CNEL.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
depicted in Appendix I-1, as well as in the applicable Area Plan’s Airport Influence Area section.	
N 7.4: Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan’s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.	<u>Consistent</u> . The closest public airport is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project site does not occur within the AIA for this or any other airport facility, and would not be adversely affected by airport-related noise (as documented more fully in EIR Subsection 4.13, <i>Noise</i>).
N 8.1: Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.	<u>Not Applicable</u> . The Project site is not located near the Chocolate Mountain Aerial Gunnery Range.
N 9.1: Enforce all noise sections of the State Motor Vehicle Code.	<u>Not Applicable</u> . Policy N 9.1 provides direction to County staff and decision makers to enforce regulatory requirements and is not applicable to the proposed Project.
N 9.2: Ensure the inclusion of noise mitigation measures in the design of new roadway projects in the county. (AI 105)	<u>Not Applicable</u> . The Project only would entail the construction of on-site roadways, and minor off-site roadway connections to existing and planned roadways. The Project does not include any major new roadway facilities that would require noise mitigation.
N 9.3: Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures. (AI 106)	<u>Consistent</u> . As discussed in EIR Subsection 4.13, <i>Noise</i> , the Project’s only potential to result in noise impacts is due to construction-related rock crushing and blasting activities. The Project would be subject to mitigation measures that would reduce the construction-related noise impacts to below a level of significance, in conformance with Policy N 9.3.
N 9.4: Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels. (AI 105)	<u>Not Applicable</u> . Policy N 4.8 relates to commercial or industrial land uses, and no such uses are proposed as part of the Project.
N 9.5: Employ noise mitigation practices when designing all future streets and highways, and when improvements occur along existing highway segments. These mitigation measures will emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas. (AI 105)	<u>Consistent</u> . As discussed in EIR Subsection 4.13, <i>Noise</i> , the Project’s land uses would not be exposed to excessive noise levels, and Project-related traffic would not expose any off-site sensitive receptors to noise levels exceeding County requirements. Thus, no mitigation measures are required with respect to traffic-related noise impacts.
N 9.6: Require that all future exterior noise forecasts use Level of Service C, and be based on designed road capacity or 20-year projection of development (whichever is less) for future noise forecasts. (AI 106)	<u>Consistent</u> . A site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix K</i> . The analysis followed County guidelines for the forecasting of transportation noise.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
N 9.7: Require that field noise monitoring be performed prior to siting to any sensitive land uses along arterial roadways. Noise level measurements should be of at least 10 minutes in duration and should include simultaneous vehicle counts so that more accurate vehicle ratios may be used in modeling ambient noise levels. (AI 106)	<u>Not Applicable.</u> The Project does not include any proposed noise-sensitive land uses along arterial roadways.
N 10.1 – N 10.4: Mass Transit.	<u>Not Applicable.</u> Policies N 10.1 through N 10.4 provide direction to County staff and decision makers regarding mass transit and are not applicable to the proposed Project.
N 11.1 – N 11.5: Rail.	<u>Not Applicable.</u> Policies N 11.1 through N 11.5 are policies that suggest actions to minimize the impacts of train noise on noise-sensitive land uses. The Project site is not located in close proximity to a railroad line, and the Project site is therefore not subject to substantial railroad-related noise.
N 12.1: Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction. (AI 108)	<u>Not Applicable.</u> As discussed in EIR Subsection 4.13, <i>Noise</i> , the land uses proposed as part of the Project would not be exposed to excessive noise levels. Thus, no natural barriers are required as part of the Project to assist in noise reduction, and Policy N 12.1 is therefore not applicable to the proposed Project.
N 12.2 Utilize dense landscaping to effectively reduce noise. However, when there is a long initial period where the immaturity of new landscaping makes this approach only marginally effective, utilize a large number of highly dense species planted in a fairly mature state, at close intervals, in conjunction with earthen berms, setbacks, or block walls. (AI 108)	<u>Not Applicable.</u> As discussed in EIR Subsection 4.13, <i>Noise</i> , the land uses proposed as part of the Project would not be exposed to excessive noise levels. Thus, dense landscaping is required as part of the Project to assist in noise reduction, and Policy N 12.2 is therefore not applicable to the proposed Project.
N 13.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)	<u>Consistent.</u> As discussed in EIR Subsection 4.13, <i>Noise</i> , Project-related construction noise levels would be less than significant with implementation of mitigation measures to control noise associated with Project-related blasting and rock crushing activities.
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. (AI 105, 108)	<u>Consistent.</u> Project construction activities would be subject to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays, unless an exemption is approved by the Director of the Building and Safety Department. No nighttime construction activities are anticipated to be



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>N 8.0: Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:</p> <ul style="list-style-type: none"> a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment. (AI 107) 	<p>required for the proposed Project.</p> <p><u>Consistent.</u> Construction noise is discussed in EIR Subsection 4.13, <i>Noise</i>, which concludes that noise impacts would be less than significant with implementation of mitigation measures to address Project-related noise from construction-related blasting and rock crushing activities.</p>
<p>N 13.4: Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)</p>	<p><u>Consistent.</u> The Project’s construction contractors would be obligated to comply with all applicable requirements imposed by the County. There is no reasonable circumstance under which the construction equipment fleet used to construct the Project would not be equipped with manufacturer-installed noise reduction features.</p>
<p>N 14.1: Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County’s Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.</p>	<p><u>Consistent.</u> The Project is required to meet or exceed interior noise requirements specified in the California Building Standards Code as enforced by Riverside County.</p>
<p>N 14.2: Continue to develop effective strategies and mitigation measures for the abatement of noise hazards reflecting effective site design approaches and state-of-the-art building technologies. (AI 108)</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.13, <i>Noise</i>, Project-related construction noise levels would be less than significant with the implementation of mitigation measures to address Project-related noise from construction-related blasting and rock crushing activities.</p>
<p>N 14.3: Incorporate acoustic site planning into the design of new development, particularly large scale, mixed-use, or master-planned development, through measures which may include:</p> <ul style="list-style-type: none"> • Separation of noise-sensitive buildings from noise-generating sources. • Use of natural topography and intervening structure to shield noise-sensitive land uses. 	<p><u>Consistent.</u> A noise impact analysis was prepared for the Project and is included as <i>Technical Appendix K</i> to the Project’s EIR. The analysis therein demonstrates that the residential, park, and open space uses proposed as part of the Project would not be exposed to excessive noise levels.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<ul style="list-style-type: none"> • Adequate sound proofing within the receiving structure. (AI 106) 	
<p>N 14.4: Consider and, when necessary, to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)</p>	<p><u>Consistent</u>. A noise impact analysis was prepared for the Project and is included as <i>Technical Appendix K</i> to the Project’s EIR. The analysis therein demonstrates that the residential, park, and open space uses proposed as part of the Project would not be exposed to excessive noise levels; thus, no noise barriers or landscaped berms are required for the proposed Project.</p>
<p>N 14.5: Consider the issue of adjacent residential land uses when designing and configuring all new, nonresidential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)</p>	<p><u>Not Applicable</u>. Policy N 14.5 pertains to non-residential development, and is not applicable to the Project, which proposes residential, park, and open space land uses.</p>
<p>N 14.6: Prevent the transmission of excessive and unacceptable noise levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures. (AI 105, 108)</p>	<p><u>Not applicable</u>. The Project does not propose multi-user/tenant buildings where there may be sound issues between common walls.</p>
<p>N 14.7: Assist the efforts of local homeowners living in high noise areas to noise attenuate their homes through funding assistance and retrofitting program development, as feasible. (AI 105, 108)</p>	<p><u>Not Applicable</u>. Policy N 14.7 provides direction to County staff and decision makers regarding funding for home retrofitting and is not applicable to the proposed Project.</p>
<p>N 14.8: Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.</p>	<p><u>Consistent</u>. As demonstrated herein, the Project would not conflict with the Noise Element of the General Plan.</p>
<p>N 14.9: Mitigate 600 square feet of exterior space to 65 dB CNEL when new development is proposed on residential parcels of 1 acre or greater.</p>	<p><u>Not Applicable</u>. The Project does not propose any residential uses on parcels larger than one acre.</p>
<p>N 15.1: Minimize the potential adverse noise impacts associated with the development of mixed-use structures where residential units are located above or adjacent to commercial uses. (AI 106, 107, 108)</p>	<p><u>Not applicable</u>. The Project does not propose mixed-use structures.</p>
<p>N 15.2: Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. (AI 105)</p>	<p><u>Not applicable</u>. The Project does not propose commercial and residential mixed-use structures.</p>
<p>N 15.3: Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or noise-sensitive uses. (AI 105, 107)</p>	<p><u>Not Applicable</u>. No entertainment or restaurant/bar uses are proposed as part of the Project.</p>
<p>N 16.1: Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)</p>	<p><u>Consistent</u>. The Project site occurs in a portion of Riverside County that includes mostly rural residential developments; thus, there are no vibration-producing land uses in the Project area.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>N 16.2 Consider the following land uses sensitive to vibration:</p> <ul style="list-style-type: none"> • Hospitals; • Residential areas; • Concert halls; • Libraries; • Sensitive research operations; • Schools; and • Offices 	<p><u>Not Applicable.</u> Policy N 16.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. The Project would not generate substantial amounts of vibration during construction or operation, with implementation of mitigation measures, and the residential uses proposed as part of the Project would not be exposed to excessive vibration.</p>
<p>N 16.3: Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.</p>	<p><u>Not Applicable.</u> There are no rail lines that carry passing trains in close enough distance to the Project site to cause perceptible ground vibration. Additionally, no residential units are proposed as part of the Project.</p>
<p>N 17.1 – N 17.3: Noise Information Management – Mapping.</p>	<p><u>Not Applicable.</u> Policies N 17.1 through N 17.3 provide direction to County staff and decision makers regarding noise information management and are not applicable to the proposed Project.</p>
<p>N 18.1 – N 18.9: Noise Information Management – Noise Data Management.</p>	<p><u>Not Applicable.</u> Policies N 18.1 through N 18.9 provide direction to County staff and decision makers regarding noise data management and are not applicable to the proposed Project.</p>
<p>N 19.1: Provide information to the public regarding the health effects of high noise levels and means of mitigating such levels. (AI 109)</p>	<p><u>Not Applicable.</u> Policy N 19.1 provides direction to County staff and decision makers about public information and is not applicable to the proposed Project.</p>
<p>N 19.2: Cooperate with industry to develop public information programs on noise abatement. (AI 108)</p>	<p><u>Not Applicable.</u> Policy N 19.2 provides direction to County staff and decision makers about public information programs and is not applicable to the proposed Project.</p>
<p>N 19.3: Condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including:</p> <ol style="list-style-type: none"> a. requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport, to have such information included in the State of California Final Subdivision Public Report. b. requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of 	<p><u>Not Applicable.</u> Although the Project includes residential uses, the Project site does not occur in an area that is affected by airport noise, as the nearest airport is the Riverside Municipal Airport, which is located approximately 5.4 miles north of the Project site. The Project site is not subject to airport-related noise levels exceeding 60 dB CNEL. Accordingly, Policy N 19.3 is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
property located within the 60 CNEL noise contour for any airport or air station or is subject to routine aircraft overflight. (AI 109)	
N 19.4: Promote increased awareness concerning the effects of noise and suggest methods by which the public can be of assistance in reducing noise.	<u>Not Applicable.</u> Policy N 19.4 provides direction to County staff and decision makers regarding public awareness promotion and is not applicable to the proposed Project.
N 19.5: Require new developments that have the potential to generate significant noise impacts to inform impacted users on the effects of these impacts during the environmental review process. (AI 106, 107)	<u>Consistent.</u> As discussed in EIR Subsection 4.13, <i>Noise</i> , with the implementation of mitigation measures, the Project noise impacts would be less than significant.
GENERAL PLAN HOUSING ELEMENT	
<p>The 2017-2021 Housing Element identifies and establishes the County’s policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County decision-making and sets forth an action plan to implement its housing goals over the next eight years. The commitments are in furtherance of the statewide housing goal of “early attainment of decent housing and a suitable living environment for every California family,” as well as a reflection of the concerns unique to Riverside County.</p> <p>In particular, the Housing Element addresses how the County plans to meet its Regional Housing Needs Assessment (RHNA) obligations. The RHNA fair share allocation process begins with the California Department of Finance’s projection of statewide housing need, which are then further allocated by the Southern California Association of Governments (SCAG). The Housing Element demonstrates that there is sufficient land within the County to accommodate future growth, including housing for lower income households.</p>	<u>Consistent.</u> Although the Project site is not identified by the General Plan Housing Element for development with affordable housing, the Project’s proposed residential density fully conforms to the site’s adopted General Plan land use designations. As such, the Project has no potential to conflict with the General Plan Housing Element.
GENERAL PLAN AIR QUALITY ELEMENT	
AQ 1.1 – AQ 1.11: Multi-jurisdictional Cooperation.	<u>Not Applicable.</u> Policies AQ 1.1 through AQ 1.11 provide direction to County staff and decision makers regarding inter-agency cooperation and are not applicable to the proposed Project.
AQ 2.1: The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)	<u>Consistent.</u> The Project would not be considered a point source polluter.
AQ 2.2: Require site plan designs to protect people and land uses sensitive to air	<u>Consistent.</u> The Project would not result in substantial sources of air pollution



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)	as demonstrated in the Project’s EIR Subsection 4.3, <i>Air Quality</i> . As concluded therein, the Project would not subject nearby sensitive emission receptors to substantial pollutant concentrations.
AQ 2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114)	<u>Not Applicable</u> . EIR Subsection 4.3, <i>Air Quality</i> , demonstrates that the proposed Project would result in less-than-significant impacts due to air quality emissions. Thus, no pollution control measures are required for the proposed Project.
AQ 2.4: Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)	<u>Not Applicable</u> . Policy AQ 2.4 provides direction to County staff and decision makers regarding a tree planting program and is not applicable to the proposed Project.
AQ 3.1 Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.	<u>Not Applicable</u> . Policy AQ 3.1 provides direction to County staff and decision makers regarding market force control is not applicable to the proposed Project.
AQ 3.2 Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.	<u>Consistent</u> . The Project’s EIR Subsection 4.18, <i>Transportation</i> , includes mitigation requiring measures to reduce vehicle miles traveled.
AQ 3.3 Encourage large employers and commercial/industrial complexes to create Transportation Management Associations. (AI 115)	<u>Not Applicable</u> . Policy AQ 3.3 pertains to employment-generating land uses, which are not proposed as part of the Project.
AQ 3.4 Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.	<u>Not Applicable</u> . Policy AQ 3.4 pertains to employment-generating land uses, which are not proposed as part of the Project.
AQ 4.1: Require the use of all feasible building materials/methods which reduce emissions.	<u>Consistent</u> . As demonstrated in EIR Subsection 4.3, <i>Air Quality</i> , the Project’s air quality impacts would be less than significant. As such, no mitigation measures are required to reduce emissions.
AQ 4.2: Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.	<u>Consistent</u> . The Project is subject to existing State and County building code requirements for energy efficient heating equipment and other appliances.
AQ 4.3: Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.	<u>Consistent</u> . The County would enforce this policy as part of its review of future building permit applications.
AQ 4.4: Require residential building construction to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.	<u>Consistent</u> . The Project’s residential uses would be subject to compliance with the energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.
AQ 4.5: Require stationary pollution sources to minimize the release of toxic	<u>Not Applicable</u> . The land uses proposed by the Project would not contain any



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
pollutants through: <ul style="list-style-type: none"> • Design features; • Operating procedures; • Preventive maintenance; • Operator training; and • Emergency response planning 	sources of substantial stationary pollution sources and would not result in the release of toxic pollutants.
AQ 4.6: Require stationary air pollution sources to comply with applicable air district rules and control measures.	<u>Not Applicable.</u> The Project would not contain any substantial stationary air pollution sources. The Project would be required to comply with all applicable SCAQMD requirements.
AQ 4.7: To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.	<u>Not Applicable.</u> As documented in EIR Subsection 4.3, <i>Air Quality</i> , the Project's impacts to air quality would be less than significant, requiring no mitigation to meet applicable SCAQMD standards.
AQ 4.8: Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.	<u>Not Applicable.</u> Policy AQ 4.8 provides direction to County staff and decision makers regarding fugitive dust programs and is not applicable to the proposed Project.
AQ 4.9: Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.	<u>Consistent.</u> All construction activities associated with the Project would be required to comply with SCAQMD Rules 403 and 403.1, as applicable.
AQ 4.10: Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111)	<u>Not Applicable.</u> Policy AQ 4.10 provides direction to County staff and decision makers to coordinate with Air Districts and is not applicable to the proposed Project. The Project would comply with all applicable SCAQMD Rules and requirements.
AQ 5.1: Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	<u>Consistent.</u> The Project is required to provide containers for recyclable and green waste materials in accordance with the County's solid waste regulations.
AQ 5.2: Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)	<u>Not Applicable.</u> Policy AQ 5.2 provides direction to County staff and decision makers regarding energy conservation incentives and regulations and is not applicable to the proposed Project. The Project would comply with or otherwise would not conflict with all County incentives and regulations related to energy conservation.
AQ 5.3: Update, when necessary, the County's Policy Manual for Energy Conservation to reflect revisions to the County Energy Conservation Program.	<u>Not Applicable.</u> Policy AQ 5.3 provides direction to County staff and decision makers regarding policy manual updates and is not applicable to the



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	proposed Project.
AQ 5.4: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	<u>Consistent</u> . As documented in EIR Subsection 4.6, <i>Energy</i> , the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources.
AQ 6.1: Assist small businesses by developing education and job training programs, especially in job-poor areas. (AI 124)	<u>Not Applicable</u> . Policy AQ 6.1 provides direction to County staff and decision makers regarding small business assistance and is not applicable to the proposed Project.
AQ 6.2: Collaborate with local colleges and universities to develop appropriate educational programs to assist residents in obtaining job skills to meet market demands.	<u>Not Applicable</u> . Policy AQ 6.2 provides direction to County staff and decision makers regarding collaboration and is not applicable to the proposed Project.
AQ 7.1 – AQ 7.7: Business Development.	<u>Not Applicable</u> . Policies AQ 7.1 through AQ 7.7 provide direction to County staff and decision makers regarding business development and are not applicable to the proposed Project.
AQ 8.1: Locate new public facilities in job-poor areas of the county. (AI 18)	<u>Not Applicable</u> . Policy AQ 8.1 provides direction to County staff and decision makers regarding public facility location planning and is not applicable to the proposed Project.
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. (AI 18)	<u>Not Applicable</u> . Policy AQ 8.2 provides direction to County staff and decision makers regarding job creation and reductions in vehicle miles traveled in jobs-poor areas and is not applicable to the proposed Project.
AQ 8.3: Time and locate public facilities and services so that they further enhance job creation opportunities. (AI 18)	<u>Not Applicable</u> . Policy AQ 8.3 provides direction to County staff and decision makers about public facility planning and is not applicable to the proposed Project.
AQ 8.4: Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency. (AI 14)	<u>Not Applicable</u> . The Project does not involve a mixed land use or a community center.
AQ 8.5: Develop community centers in conformance with policies contained in the Land Use Element. (AI 14)	<u>Not Applicable</u> . A community center is not proposed as part of this Project.
AQ 8.6: Encourage employment centers in close proximity to residential uses. (AI 14)	<u>Not Applicable</u> . Policy AQ 8.6 provides direction to County staff and decision makers regarding the location of employment centers, and no employment-generating land uses are proposed as part of the Project.
AQ 8.7: Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)	<u>Not Applicable</u> . Policy AQ 8.7 provides direction to County staff and decision makers regarding zoning standards and is not applicable to the



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	proposed Project.
AQ 8.8: Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)	<u>Not Applicable.</u> Policy AQ 8.8 provides direction to County staff and decision makers regarding the establishment of land use patterns, and is not applicable to the proposed Project.
AQ 8.9: Promote land use patterns that promote alternative modes of travel. (AI 26)	<u>Not Applicable.</u> Policy AQ 8.9 provides direction to County staff and decision makers regarding the establishment of land use patterns, and is not applicable to the proposed Project.
AQ 9.1: Cooperate with local, regional, state and federal jurisdictions to reduce vehicle miles traveled and motor vehicle emissions through job creation. (AI 18)	<u>Not Applicable.</u> Policy AQ 9.1 provides direction to County staff and decision makers regarding inter-agency coordination and is not applicable to the proposed Project.
AQ 9.2: Attain performance goals and/or VMT reductions which are consistent with SCAG’s Growth Management Plan. (AI 26)	<u>Not Applicable.</u> Policy AQ 9.2 provides direction to County staff and decision makers about VMT goals and is not applicable to the proposed Project.
AQ 10.1 – AQ 10.4: Trip Reduction.	<u>Not Applicable.</u> Policies AQ 10.1 through AQ 10.4 provide direction to County staff and decision makers about trip reduction methods and are not applicable to the proposed Project.
AQ 11.1 – AQ 11.4: Special Events.	<u>Not Applicable.</u> Policies AQ 11.1 through AQ 11.4 provide direction to County staff and decision makers regarding special events and are not applicable to the proposed Project.
AQ 12.1 – AQ 12.5: Transportation Systems Management – Traffic Flow.	<u>Not Applicable.</u> Policies AQ 12.1 through AQ 12.5 provide direction to County staff and decision makers regarding traffic flow principles and are not applicable to the proposed Project.
AQ 13.1 – AQ 8.0: Transportation Systems Management – Transportation System Management Improvements.	<u>Not Applicable.</u> Policies AQ 13.1 through AQ 8.0 provide direction to County staff and decision makers regarding transportation system management and are not applicable to the proposed Project.
AQ 14.1 – AQ 14.4: Transportation Facility Development.	<u>Not Applicable.</u> Policies AQ 14.1 through AQ 14.4 provide direction to County staff and decision makers regarding transportation facility development and are not applicable to the proposed Project.
AQ 15.1: Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.	<u>Not Applicable.</u> Policy AQ 15.1 provides direction to County staff and decision makers to monitor and control particulate matter sources and is not applicable to the proposed Project. Regardless, the Project’s construction- and operational-related emissions of PM ₁₀ and PM _{2.5} would not exceed any of the SCAQD thresholds of significance for these pollutants.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
AQ 16.1 – AQ 16.4: Multi-jurisdictional Cooperation.	<u>Not Applicable.</u> Policies AQ 16.1 through AQ 16.4 provide direction to County staff and decision makers regarding inter-agency cooperation and are not applicable to the proposed Project.
AQ 17.1 – AQ 17.11: Control Measures.	<u>Not Applicable.</u> Policy AQ 17.1 through AQ 17.11 provides direction to County staff and decision makers to monitor and control particulate matter sources and is not applicable to the proposed Project.
AQ 18.1: Baseline emissions inventory and forecast. Riverside County CAP has included baseline emissions inventory with data from the County’s CO2e emissions, for specific sectors and specific years. The carbon inventory greatly aids the process of determining the type, scope and number of GHG reduction policies needed. It also facilitates the tracking of policy implementation and effectiveness. The carbon inventory for the County consists of two distinct components; one inventory is for the County as a whole, as defined by its geographical borders and the other inventory is for the emissions resulting from the County’s municipal operations.	<u>Not Applicable.</u> Policy AQ 18.1 provides direction to County staff and decision makers regarding the County’s CAP and is not applicable to the proposed Project.
AQ 18.2: Adopt GHG emissions reduction targets. Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve a greenhouse gas emissions reduction of 25% compared to Business As Usual (BAU) project in order to be found consistent with the County’s Climate Action Plan (CAP). (AI 26)	<u>Consistent.</u> As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, and therefore the Project would assist the County in meeting its target to reduce Greenhouse Gases (GHGs) by 25% as compared to BAU.
AQ 18.3: Develop a Climate Action Plan for reducing GHG emissions. Riverside County CAP has been developed to formalize the measure necessary to achieve County GHG emissions reduction targets. The CAP includes both the policies necessary to meet stated targets and objectives are met. These targets, objectives and Implementation Measures may be refined, superseded or supplemented as warranted in the future. (AI 146)	<u>Consistent.</u> As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP Update.
AQ 18.4: Implement policies and measures to achieve reduction targets. The County shall implement the greenhouse gas reduction policies and measures established under the County Climate Action Plan for all new discretionary development proposals. (AI 23, 147)	<u>Consistent.</u> As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP Update.
AQ 18.5: Monitor and verify results. The County shall monitor and verify the progress and results of the CAP periodically. When necessary, the CAPs “feedback” provisions shall be used to ensure that any changes needed to stay “on target” with stated goals	<u>Not Applicable.</u> Policy AQ 18.5 provides direction to County staff and decision makers regarding monitoring of the CAP and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
are accomplished. (AI 26, 147)	
AQ 19.1: Continue to coordinate with CARB, SCAQMD, and the State Attorney General’s office to ensure that the milestones and reduction strategies presented in the General Plan and the CAP adequately address the county’s GHG emissions. (AI 110, 111, 113)	<u>Not Applicable.</u> Policy AQ 19.1 provides direction to County staff and decision makers regarding inter-agency coordination and is not applicable to the proposed Project.
AQ 19.2: Utilize County’s CAP as the guiding document for determining County’s greenhouse gas reduction thresholds and implementation programs. Implementation of the CAP and its monitoring program shall include the ability to expand upon, or where appropriate, update or replace the Implementation Measures established herein such that the implementation of the CAP accomplishes the greenhouse gas reduction targets. (AI 146)	<u>Not Applicable.</u> Policy AQ 19.2 provides direction to County staff and decision makers regarding CAP expansion methods and is not applicable to the proposed Project.
AQ 19.3 Require new development projects subject to County discretionary approval to achieve the greenhouse gas reduction targets established in the CAP either through: (AI 147) a. Garnishing 100 points through the Implementation Measures found the County’s CAP; or b. Requiring quantification of project specific GHG emissions and reduction of GHG emissions to, at minimum, the applicable GHG reduction threshold established in the CAP.	<u>Consistent.</u> As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, including a requirement to obtain 100 points per the County’s CAP Implementation Measures and requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s energy demand would be met through renewable energy production.
AQ 19.4: All discretionary project proposals shall analyze their project-specific GHG reduction targets in comparison to the “business as usual” (BAU) scenario for the development’s operational life and the “operational life” of a new development shall be defined as a 30-year span. Other methods for calculating BAU and showing GHG emissions reductions may be used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. Alternatively, a project may use the CAP Screening Tables to show the attainment of the applicable number of points needed to ensure adequate GHG reductions and CAP compliance. (AI 47, 147)	<u>Consistent.</u> In conformance with this policy, a Project-specific Greenhouse Gas Assessment was prepared for the Project and is included as EIR <i>Technical Appendix G</i> . The Greenhouse Gas Assessment complies with the requirements of this policy.
AQ 20.1: Reduce VMT by requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. Improve connectivity of the multi-modal facilities by providing linkages between various uses in the developments. (AI 47, 53, 146)	<u>Consistent.</u> The Project accommodates a 10-foot-wide multipurpose concrete trail along one side of Street A, which would promote non-vehicular access within the community.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
AQ 20.2: Reduce VMT by facilitating an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies to develop mutual policies and funding mechanisms to increase the use of alternative transportation. (AI 47, 53, 146)	<u>Not Applicable.</u> Policy AQ 20.2 provides direction to County staff and decision makers to expand public transit options and is not applicable to the proposed Project.
AQ 20.3: Reduce VMT and GHG emissions by improving circulation network efficiency. (AI 47, 53, 146)	<u>Not Applicable.</u> Policy AQ 20.3 provides direction to County staff and decision makers about circulation network planning and is not applicable to the proposed Project.
AQ 20.4: Reduce VMT and traffic through programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles. (AI 47, 146)	<u>Not Applicable.</u> Policy AQ 20.4 provides direction to County staff and decision makers about measures to reduce VMT and is not applicable to the proposed Project.
AQ 20.5: Reduce emissions from standard gasoline vehicles, through VMT, by requiring all new residential units to install circuits and provide capacity for electric vehicle charging stations (AI 47, 53, 146)	<u>Consistent.</u> The Project would be required to accommodate circuits and capacity for electric vehicles in conformance with current State and County building codes.
AQ 20.6: Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.	<u>Not Applicable.</u> Policy AQ 20.6 pertains to commercial vehicles, and no commercial uses are proposed as part of the Project.
AQ 20.7: Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)	<u>Not Applicable.</u> Policy AQ 20.7 provides direction to County staff and decision makers to promote increased densities in urban areas and mixed land uses, while the Project occurs in a rural portion of Riverside County. Thus, Policy AQ 20.7 is not applicable to the proposed Project.
AQ 20.8: Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)	<u>Not Applicable.</u> The Project would not include higher density residential uses.
AQ 20.9: Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space. (AI 26)	<u>Not Applicable.</u> Policy AQ 20.9 provides direction to County staff and decision makers regarding urban sprawl and is not applicable to the proposed Project.
AQ 20.10: Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. (AI 147)	<u>Consistent.</u> As required by the County’s CAP Update, the Project would be conditioned to require on-site generation of at least 30% of the Project’s energy demand, which primarily would be met through rooftop solar panels.
AQ 20.11: Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment. (AI	<u>Consistent.</u> The Project is required to be constructed in accordance with the current State and County building codes, which include requirements related to energy efficiency and infrastructure design. The purpose of the CALGreen



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General Plan Policy	Project Consistency
147)	Code is to “improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality.”
AQ 20.12: Support programs to assist in the energy-efficient retrofitting of older affordable housing units to improve their energy efficiency, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect. (AI 147)	<u>Not Applicable.</u> Policy AQ 20.12 provides direction to County staff and decision makers regarding residential retrofitting and is not applicable to the proposed Project.
AQ 20.13: Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities. (AI 147)	<u>Consistent.</u> The Project is required to be constructed in accordance with the current State and County building codes, which include requirements related to water use and wastewater generation reduction.
AQ 20.14: Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance No. 859 and increase use of non-potable water.	<u>Consistent.</u> The Project’s conceptual landscaping plan has been designed to comply with Ordinance No. 859. Recycled water service is not available in the Project area.
AQ 20.15: Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.	<u>Consistent.</u> The Project includes Extended Detention Basins (EDBs) to detain and provide water quality for Project-related runoff, which would not require the use of any energy resources.
AQ 20.16: Preserve and promote forest lands and other suitable natural and artificial vegetation areas to maintain and increase the carbon sequestration capacity of such areas within the County. Artificial vegetation could include urban forestry and reforestation, development of parks and recreation areas, and preserving unique farmlands that provide additional carbon sequestration potential.	<u>Not Applicable.</u> The Project site does not contain forest lands or other suitable natural and artificial vegetation areas that could contribute to an increase in carbon sequestration capacity within the County.
AQ 20.17: Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in vegetation and not released to the atmosphere through wildfires.	<u>Consistent.</u> The Project would reduce wildfire risk by implementing Fuel Management Zones (FMZs) and radiant heat walls, as fully documented in Subsection 4.21, <i>Wildfire</i> , of the Project’s EIR.
AQ 20.18: Encourage the installation of solar panels and other energy-efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). (AI 147)	<u>Consistent.</u> The Project is required to be constructed in compliance with CALGreen and the County’s CAP Update, which will ensure that the Project is energy-efficient and would require that at least 30% of the Project’s residential energy demands are met through on-site renewable energy production (e.g., solar panels).
AQ 20.19: Facilitate development and siting of renewable energy facilities and	<u>Not Applicable.</u> Policy AQ 20.19 provides direction to County staff and



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General Plan Policy	Project Consistency
transmission lines in appropriate locations. (AI 147)	decision makers about infrastructure planning and is not applicable to the proposed Project.
AQ 20.20: Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills. (AI 146)	<u>Consistent</u> . The Project is subject to mandatory compliance with the County’s solid waste requirements including requirements for waste diversion and recycling.
AQ 20.21 – AQ 20.26: Education, Coordination and Outreach Objectives.	<u>Not Applicable</u> . Policies AQ 20.21 through AQ 20.26 provide direction to County staff and decision makers regarding education and outreach and are not applicable to the proposed Project.
AQ 20.27 – AQ 20.30: Municipal Operational Objectives.	<u>Not Applicable</u> . Policies AQ 20.27 through AQ 20.30 provide direction to County staff and decision makers about municipal operations and are not applicable to the proposed Project.
<p>AQ 21.1: The County shall require new development projects subject to County discretionary approval to incorporate measures to achieve 100 points through incorporation of the Implementation Measures (IMs) found in the Screening Tables within Riverside County Climate Action Plan. One hundred points represent a project’s fare-share of reduction in operational emissions associated with the developed use needed to reduce emissions down to the CAP Reduction Target. (AI 147)</p> <p>a. This reduction shall be measured in comparison to the “business as usual” (BAU) scenario for the development’s operational life. The BAU scenario shall be consistent with the General Plan build out assumptions detailed in Appendix E-1 of the General Plan.</p> <p>b. For the purposes of this policy, the “operational life” of a new development shall be defined as a 30-year span with construction emissions amortized over the 30 years.</p> <p>c. For the purposes of this policy, “new development” refers to private development occurring pursuant to a discretionary land use approval issued by the County of Riverside and subject to binding Conditions of Approval. This definition generally corresponds to projects found non-exempt pursuant to the California Environmental Quality Act (CEQA), but is nevertheless subject to the sole discretion of the County of Riverside as lead agency.</p> <p>d. Other methods for calculating BAU and showing GHG emissions reductions may be</p>	<p><u>Consistent</u>. In conformance with this policy, a Project-specific Greenhouse Gas Assessment was prepared for the Project and is included as <i>Technical Appendix G</i> to the Project’s EIR. As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, including requiring the Project Applicant to demonstrate that future implementing development would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.</p>



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General Plan Policy	Project Consistency
<p>used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. That is, reductions must not be illusory “paper” reductions achieved merely through baseline manipulation.</p> <p>e. Nothing in this policy shall be construed as accepting any proposed discretionary project from any legally applicable CEQA requirements or explicitly limiting the scope any analyses required to show CEQA compliance.</p>	
<p>AQ 21.2: Implementation Measures found necessary for a given project pursuant to the CAP Screening Tables shall be incorporated into a project’s Conditions of Approval issued by the County to ensure the measures are implemented appropriately. (AI 147)</p>	<p><u>Consistent</u>. As discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, mitigation has been imposed on the Project requiring compliance with the County’s CAP, including requiring the Project Applicant to demonstrate that future implementing development would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through renewable energy production. These and all Project mitigation measures will be incorporated into the Project’s Conditions of Approval.</p>
<p>AQ 21.3: Discretionary Measures - Because of the varied nature of the private development proposals reviewed by the County, in some cases, the Implementing Measures in the CAP may not provide the most appropriate means for achieving the required Interim GHG reductions. In such cases, the following alternate measures may be utilized, at the County’s discretion:</p> <p>a. For large-scale developments, such as specific plans, business parks, industrial centers, and those triggering a full Environmental Impact Report, a custom GHG analyses may be warranted to both assure compliance with the applicable targets herein and to provide a customized array of appropriate reduction measures.</p> <p>b. In such cases, the resultant GHG analysis may be used to develop customized GHG reduction measures in place of the CAP’s Implementing Measures, provided they achieve the stated targets or implement all feasible mitigation short of achieving the applicable targets.</p> <p>c. Project-specific analysis may be particularly valuable when assessing large-scale mixed use developments. In such developments, significant energy efficiencies and VMT reductions can result from smart growth design features, such as provision of</p>	<p><u>Not Applicable</u>. Alternative measures for reducing the Project’s GHG emissions are not needed because mitigation has been identified requiring the Project Applicant to demonstrate compliance with the CAP Update Implementation Measures as necessary to achieve a minimum of 100 points and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
housing, jobs, services and recreation within a 5- to 10-minute walking radius. Project-specific analysis in these cases may result in the need for fewer add-on Implementing Measures and potentially yield substantial savings on construction costs.	
AQ 21.4: Implementation of the Climate Action Plan (CAP) and monitoring progress toward the CAP reduction targets shall include the ability to expand upon or, where appropriate, update or replace the Implementation Measures established herein such that the implementation of the CAP accomplishes the County’s GHG reduction targets. (AI 146)	<u>Not Applicable.</u> Policy AQ 21.4 provides direction to County staff and decision makers regarding administration of the CAP and is not applicable to the proposed Project.
<p>AQ 22.1 The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions associated with transportation (AI 110, 111, 120, 146, 147):</p> <ul style="list-style-type: none"> a. Reduce vehicle miles traveled by providing or requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. b. Reduce vehicle miles traveled by facilitating an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies to develop mutual policies and funding mechanisms to increase the use of alternative transportation. c. Improve connectivity by requiring pedestrian linkages between developments and transportation facilities, as well as between residential and commercial, recreational and other adjacent land uses. d. Reduce air pollution and greenhouse gas emissions by improving circulation network efficiency. e. Reduce traffic through programs that increase carpooling and public transit use, decrease trips and commute times and increase use of alternative-fuel vehicles. f. Preserve transportation corridors for renewable energy transmission lines and for new transit lines, where appropriate. 	<u>Not Applicable.</u> Policy AQ 22.1 provides direction to County staff and decision makers regarding countywide VMT reduction and is not applicable to the proposed Project.
<p>AQ 23.1: The County shall implement programs and requirements to achieve the following objective related to reducing greenhouse gas emissions associated with land use patterns (AI 147):</p> <ul style="list-style-type: none"> a. Reduce vehicle miles travelled (VMT) through increased densities in urban centers 	<u>Not Applicable.</u> Policy AQ 22.1 provides direction to County staff and decision makers regarding countywide GHG emission reduction and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>and emphasis on mixed use to provide localized residential, commercial and employment opportunities in closer proximity to each other.</p> <p>b. Prevent urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations and to maximize protection of open space, particularly forests, which provide carbon sequestration potential.</p> <p>c. Conserve energy by increasing the efficiency of delivery of services through the adoption and implementation of smart growth principles and policies.</p> <p>d. Reduce vehicle miles travelled by commuters through implementation of planning measures that provide appropriate jobs-housing balances within communities.</p> <p>e. Reduce vehicle miles travelled by increasing options for nonvehicular access through urban design principles that promote higher residential densities in attractive forms with easily accessible parks and recreation opportunities nearby.</p> <p>f. Improve energy efficiency through implementation of standards for new residential and commercial buildings that achieve energy efficiencies beyond that required under Title 24 of the California Code of Regulations.</p> <p>g. Reduce vehicle miles travelled by identifying sites for affordable housing for workers close to employment centers and encouraging development of such sites.</p>	
<p>AQ 23.2: For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts. (AI 147)</p>	<p><u>Consistent.</u> As discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.</p>
<p>AQ 24.1: The County shall implement programs and requirements to achieve the following Objectives related to reducing greenhouse gas emissions achieved through improving energy efficiency and increasing energy conservation (AI 146):</p> <p>a. Require new development (residential, commercial and industrial) to reduce energy consumption through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. Passive solar design addressed the innate</p>	<p><u>Not Applicable.</u> Policy AQ 24.1 provides direction to County staff and decision makers regarding countywide programs and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>heating and cooling effects achieved through building design, such as selective use of deep eaves for shading, operable windows for cross-ventilation, reflective surfaces for heat reduction and expanses of brick for thermal mass (passive radiant heating).</p> <p>b. Require new development (residential, commercial and industrial) to design energy efficiency into the project through efficient use of utilities (water, electricity, natural gas) and infrastructure design.</p> <p>c. Require new development (residential, commercial and industrial) to reduce energy consumption through use of energy efficient mechanical systems and equipment.</p> <p>d. Establish or support programs to assist in the energy-efficient retrofitting of older affordable housing units.</p> <p>e. Actively seek out existing or develop new programs to achieve energy efficiency for existing structures, particularly residential units built prior to 1978 when Title 24 energy efficiency requirements went into effect.</p> <p>f. Balance additional upfront costs for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.</p>	
<p>AQ 24.2: For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.</p>	<p><u>Consistent</u>. As discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, mitigation has been imposed on the Project requiring compliance with the County’s CAP, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.</p>
<p>AQ 25.1 The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through water conservation (AI 146):</p> <p>a. Reduce water use in both new and existing housing, commercial and industrial uses.</p> <p>b. Reduce wastewater generation in both new and existing housing, commercial and industrial uses.</p> <p>c. Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance No. 859.</p>	<p><u>Not Applicable</u>. Policy AQ 25.1 provides direction to County staff and decision makers regarding countywide programs and is not applicable to the proposed Project. The Project is required to comply with all applicable requirements imposed by Riverside County in compliance with the California Water Conservation in Landscaping Act (2009) including but limited to County Ordinance No. 859.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>d. Increase use of non-potable water where appropriate, such as for landscaping and agricultural uses.</p> <p>e. Encourage increased efficiency of water use for agricultural activities.</p> <p>f. Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.</p>	
<p>AQ 25.2: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through biota conservation:</p> <p>a. Conserve biota that provides carbon sequestration through implementation of the Multiple Species Habitat Conservation Plans for western and eastern Riverside County.</p> <p>b. Preserve forest lands and other suitable natural vegetation areas to maintain the carbon sequestration capacity of such areas within the County.</p> <p>c. Promote establishment of vegetated recreational uses, such as local and regional parks, that provide carbon sequestration potential in addition to opportunities for healthy recreation.</p> <p>d. Promote urban forestry and reforestation, as feasible, to provide additional carbon sequestration potential.</p> <p>e. Promote the voluntary preservation of farmlands for carbon sequestration purposes. In particular, protect important farmlands and open space from conversion and encroachment by urban uses. Also, seek to retain large parcels of agricultural lands to enhance the viability of local agriculture and prevent the encroachment of sprawl into rural areas.</p> <p>f. Promote the voluntary preservation of areas of native vegetation that may contribute to biological carbon sequestration functions.</p> <p>g. Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in vegetation and not released to the atmosphere through wildfires. In particular, prevent unnecessary intrusion of people, vehicles and development into natural open space areas to lessen risk of wildfire from human activities.</p>	<p><u>Consistent.</u> While Policy AQ 25.3 provides direction to County staff and decision makers, mitigation imposed by the Project’s EIR would ensure that the Project would be fully consistent with the CAP Update requirements, thereby ensuring that the Project’s impacts due to GHG emissions would be less than significant.</p>
<p>AQ 25.3: For discretionary actions, greenhouse gas reduction objectives related to</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>,</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
water and biota conservation shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan. County programs shall also be developed and implemented to address conservation issues related to County operations and voluntary community efforts. (AI 146)	mitigation has been imposed on the Project requiring compliance with the County’s CAP, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.
<p>AQ 26.1: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions derived from energy generation (AI 146, 147):</p> <ul style="list-style-type: none"> a. Encourage the installation of solar panels and other energy-efficient improvements. b. Facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). c. Facilitate development of renewable energy facilities and transmission lines in appropriate locations. d. Facilitate renewable energy facilities and transmission line siting. e. Provide incentives for development of local green technology businesses and locally-produced green products. f. Provide incentives for investment in residential and commercial energy efficiency improvements. g. Identify lands suitable for wind power generation or geothermal production and encourage development of these alternative energy sources. 	<u>Consistent.</u> Policy AQ 26.1 provides direction to County staff and decision makers regarding energy efficiency programming and is not applicable to the proposed Project. Notwithstanding, the Project is required to be constructed in accordance with CALGreen. Additionally, as discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.
AQ 26.2: For discretionary actions, the objectives for greenhouse gas reduction through increased use of alternative energy sources shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan. County programs shall also be developed and implemented to address use of alternative energy for County operations and within the community. (AI 147)	<u>Consistent.</u> As discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Update Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.
AQ 27.1: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions associated with	<u>Not Applicable.</u> Policy AQ 27.1 provides direction to County staff and decision makers regarding solid waste reduction programming and is not



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>wastes (AI 146, 147):</p> <ul style="list-style-type: none"> a. Reduce the amount of solid waste generated. b. Increase the amount of solid waste recycled by maximizing waste diversion, composting and recycling for residential and commercial generators. c. Promote reductions in material consumption. d. Decrease wastewater generation. e. Reduce fugitive methane emissions and increase methane conversion to alternative energies at County landfills. 	<p>applicable to the proposed Project. The Project is subject to mandatory compliance with the County’s solid waste requirements including requirements for waste diversion and recycling.</p>
<p>AQ 27.2: Greenhouse gas reduction through the above waste reduction Objectives shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan for new development. County programs shall also be developed and implemented to address waste reductions for County operations and voluntary community efforts. (AI 146)</p>	<p><u>Consistent</u>. As discussed in the Project’s EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, mitigation has been imposed on the Project requiring compliance with the County’s CAP Update, including requiring the Project Applicant to demonstrate the Project would achieve a minimum of 100 points pursuant to the CAP Update Implementation Measures and by requiring the Project Applicant to demonstrate that a minimum of 30% of the Project’s residential energy demand would be met through on-site renewable energy production.</p>
<p>AQ 28.1: The County shall implement programs and requirements to achieve voluntary greenhouse gas emissions reductions through the following public education and outreach objectives (AI 147):</p> <ul style="list-style-type: none"> a. Provide homeowner education programs on the various voluntary ways in which they may reduce their homes’ GHG emissions. b. Develop and implement motorist education programs on reducing vehicle miles travelled (VMT), idling, vehicle maintenance, etc. c. Develop and implement incentive programs for increasing carpooling, public transit use and other similar means. d. Develop and implement incentive programs for residential energy conservation, such as through retrofitting to improve insulation values, adding solar energy capabilities, planting deciduous trees to provide summer shade, etc. e. Develop and implement programs designed to decrease transportation emissions, such as hybrid vehicle rebates, alternate fuel discounts, carpooling incentives, van 	<p><u>Not Applicable</u>. Policy AQ 28.1 provides direction to County staff and decision makers regarding voluntary GHG reduction programming and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>pools, etc.</p> <p>f. Develop and implement education programs about green purchasing and waste reduction measures, e.g., use of sustainable materials, composting and such.</p> <p>g. Develop and implement programs to improve job-housing balances, such as through small business development, for areas that are housing rich but jobs poor.</p> <p>h. Develop and implement programs to incentive recycling and other waste reduction programs.</p>	
<p>AQ 28.2: The County shall implement programs and requirements to achieve greenhouse gas emissions reductions through the following interagency coordination objectives (AI 146):</p> <p>a. Coordinate County regional GHG reduction efforts with those of other regional agencies and plans, i.e.:</p> <ul style="list-style-type: none"> • SCAG Regional Blueprint Plan • SCAG Regional Transportation Plan (which will address SB375) □ SCAQMD Air Quality Management Plans • SB 375 Coordination and “Sustainable Communities Strategies” <p>b. Coordinate with constituent cities and sub-regional planning agencies, particularly WRCOG and CVAG, on GHG reduction efforts that jointly affect the County and these cities.</p> <p>c. Coordinate with utility and service providers serving the County to develop programs to improve energy efficiency, water efficiency and delivery or structural improvements to reduce demand or better coordinate infrastructure development, as appropriate.</p> <p>d. Coordinate with regional agencies responsible for developing utility corridors, particularly for electricity transmission, to ensure alternate energy sources available to Riverside County are used to their fullest extent.</p>	<p><u>Not Applicable.</u> Policy AQ 28.2 provides direction to County staff and decision makers regarding inter-agency coordination and is not applicable to the proposed Project.</p>
<p>AQ 28.3: Voluntary greenhouse gas reduction objectives for the community sector shall be achieved through development and implementation of specific implementation measures, as determined appropriate and feasible by the County.</p>	<p><u>Not Applicable.</u> Policy AQ 28.3 provides direction to County staff and decision makers regarding voluntary GHG reduction objectives and is not applicable to the proposed Project.</p>
<p>AQ 29.1: The County shall implement programs and requirements to achieve the</p>	<p><u>Not Applicable.</u> Policy AQ 29.1 provides direction to County staff and</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>following Objectives related to reducing greenhouse gas emissions from County transportation, such as fleet composition, construction equipment, employee commuting and travel on County business (AI 146):</p> <ul style="list-style-type: none"> a. Increase the average fuel efficiency of County-owned vehicles powered by gasoline and diesel. b. Increase use of alternative and lower carbon fuels in the County vehicle fleet. c. Reduce total vehicle miles traveled by County employees, both commuting to work sites and travel for the conduction of County activities. 	<p>decision makers about programming for County transportation fleets and is not applicable to the proposed Project.</p>
<p>AQ 29.2: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through improving energy efficiency for County facilities and operations (AI 146)</p> <ul style="list-style-type: none"> a. Improve the energy efficiency of all existing and new County buildings. b. Improve the energy efficiency of County infrastructure operation (roads, water, waste disposal and treatment, buildings, etc.) c. Decrease energy use through incorporating renewable energy facilities (such as, solar array installations, individual wind energy generators, geothermal heat sources) on County facilities where feasible and appropriate. 	<p><u>Not Applicable.</u> Policy AQ 29.2 provides direction to County staff and decision makers regarding energy efficiency performance for County facilities and operations and is not applicable to the proposed Project.</p>
<p>AQ 29.3: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through achieving waste reduction and resource efficiency for County facilities and operations (AI 146):</p> <ul style="list-style-type: none"> a. Establish purchasing and procurement policies that support the use of green products and services, minimize waste and promote sustainability. b. Reduce potable water use at both new and existing County facilities and operations. c. Reduce wastewater generation and urban runoff in both new and existing County facilities and operations. d. Increase the amount of materials recycled from County facilities while decreasing the amount of solid waste generated by County facilities that requires landfill disposal. 	<p><u>Not Applicable.</u> Policy AQ 29.3 provides direction to County staff and decision makers regarding waste reduction in County facilities and operations and is not applicable to the proposed Project.</p>
<p>AQ 29.4: Greenhouse gas emissions reduction objectives for County operations and facilities shall be achieved through development and implementation of enforceable and binding internal County policies, programs or similar means.</p>	<p><u>Not Applicable.</u> Policy AQ 29.4 provides direction to County staff and decision makers regarding enforcement and is not applicable to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
GENERAL PLAN HEALTHY COMMUNITIES ELEMENT	
<p>HC 1.1: Foster the overall health and well-being of Riverside County residents, particularly the most vulnerable populations. (AI 136)</p>	<p><u>Not Applicable.</u> Policy HC 1.1 provides direction to County staff and decision makers regarding fostering the well-being of residents and is not applicable to the proposed Project. There are no components of the Project that would adversely affect the well-being of County residents.</p>
<p>HC 1.2: Promote an understanding of the connections between the built environment and the on-going health challenges in Riverside County. (AI 136)</p>	<p><u>Not Applicable.</u> Policy HC 1.2 provides direction to County staff and decision makers to understand built environment and human health connections and is not applicable to the proposed Project.</p>
<p>HC 2.1: Encourage a built environment that promotes physical activity and access to healthy foods while reducing driving and pollution by: (AI 137)</p> <p>a. Promoting the use of survey tools such as Health Impact Assessments, Development Application Health Checklist, or other tools the County of Riverside deems effective to evaluate the impacts of development on public health.</p> <p>b. Directing new growth to existing, urbanized areas while reducing new growth in undeveloped areas of Riverside County.</p>	<p><u>Not Applicable.</u> Policy HC 2.1 provides direction to County staff and decision makers regarding the use of survey tools and reducing development sprawl and is not applicable to the proposed Project. The land uses proposed as part of the Project are fully consistent with the planned land uses for the site as identified by the General Plan Land Use Map.</p>
<p>HC 2.2: Promote increased physical activity, reduced driving and increased walking, cycling and public transit by: (AI 139, 140)</p> <p>a. Requiring where appropriate the development of compact, development patterns that are pedestrian and bicycle friendly.</p> <p>b. Increasing opportunities for active transportation (walking and biking) and transit use.</p> <p>c. Encouraging the development of neighborhood grocery stores that provide fresh produce.</p>	<p><u>Consistent.</u> Policy HC 2.2 provides direction to County staff and decision makers r and is not applicable to the proposed Project.</p>
<p>HC 3.1: Where appropriate, require high-density, mixed use development near existing and proposed high use transit centers. (AI 137)</p>	<p><u>Not Applicable.</u> The Project is not a high density mixed use project and is not located near a high use transit center.</p>
<p>HC 3.2: Where appropriate, design communities with a balanced mix of uses that provide regional transportation facilities within walking distance.</p>	<p><u>Not Applicable.</u> The Project site is located within a rural portion of Riverside County that does not include major regional transportation facilities. Thus, Policy HC 3.2 is not applicable to the proposed Project.</p>
<p>HC 3.3: Where appropriate, require pedestrian-oriented design that encourages the use of bicycles and walking as alternatives to driving and increases levels of physical activity. (AI 142)</p>	<p><u>Consistent.</u> The Project design includes the provision of a public park that would include walking paths. Additionally, a 10-foot-wide multipurpose concrete trail is proposed along Street A that would encourage non-motorized transportation within the community.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>HC 3.4: Provide for a range of housing options to accommodate a range of income levels and household types.</p>	<p><u>Not Applicable.</u> Policy HC 3.4 provides direction to County staff and decision makers regarding planning for a range of housing options, while the Project merely would implement the site’s adopted General Plan land use designations (with some changes to the configuration of the existing land use designations on site, but with no change to the overall acreage planned for RC-VLDR and RC-LDR land uses.</p>
<p>HC 4.1: Promote healthy land use patterns by doing each of the following to the extent feasible: (AI 137)</p> <p>a. Preserving rural open space areas, and scenic resources.</p> <p>b. Preventing inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.</p> <p>c. Developing incentives, such as transfer of development rights, clustered development, development easements, and other mechanisms, to preserve the economic value of agricultural and open space lands.</p>	<p><u>Consistent.</u> The Project site is designated by the County’s General Plan for Rural Foundation land uses, and as such the site is not planned for rural open space preservation. There are no environmentally sensitive lands or natural hazard concerns associated with the property that would prevent its development as proposed. No TDRs or clustering of development is proposed. The Project’s proposed development of residential uses would represent a logical extension of residential development that already exists or is planned in the local area.</p>
<p>HC 4.2: Promote services that enable residents to meet their daily needs without driving. Such services may include: shopping shuttles to nearby retail districts, retail near residential, and mobile or virtual health clinics. (AI 137)</p>	<p><u>Not Applicable.</u> Policy HC 4.2 provides direction to County staff and decision makers about transportation to daily service needs and is not applicable to the proposed Project.</p>
<p>HC 5.1 – HC 5.6: Non-Motorized Transportation Systems</p>	<p><u>Not Applicable.</u> Policies HC 5.1 through HC 5.6 provide direction to County staff and decision makers regarding non-motorized transportation safety and funding and are not applicable to the proposed Project.</p>
<p>HC 6.1: Coordinate with transportation service providers and transportation planning entities to improve access to multi-modal transportation options throughout the County of Riverside, including public transit.</p>	<p><u>Not Applicable.</u> Policy HC 6.1 provides direction to County staff and decision makers about transportation to daily service needs and is not applicable to the proposed Project.</p>
<p>HC 6.2: Coordinate with transportation service providers and transportation planning entities to address the location of civic uses such as schools and government buildings, commercial corridors, and medical facilities so that they are accessible by public transit.</p>	<p><u>Not Applicable.</u> Policy HC 6.2 provides direction to County staff and decision makers about transportation services and needs that are not applicable to the proposed Project.</p>
<p>HC 6.3: Coordinate with transportation service providers and transportation planning entities to ensure that public transportation facilities are located a convenient distance from residential areas.</p>	<p><u>Not Applicable.</u> Policy HC 6.3 provides direction to County staff and decision makers about public transit accommodations and is not applicable to the proposed Project.</p>
<p>HC 6.4: Ensure that regional trail plans are implemented at the Area Plan and Specific</p>	<p><u>Not Applicable.</u> Policy HC 6.4 provides direction to County staff and</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
Plan level.	decision makers about regional trail plans and is not applicable to the proposed Project. The Project would not conflict with any regional trail plans.
HC 6.5: Promote job growth within Riverside County to reduce the substantial out-of-county job commutes that exist today.	<u>Consistent</u> . Policy HC 6.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 7.1: Encourage the provision of public art and preserve and increase access to cultural resources.	<u>Not Applicable</u> . Policy HC 7.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 7.2: Encourage partnerships among entities and institutions including tribal governments which promote art and cultural programs, foster community identity, and enhance neighborhood pride.	<u>Not Applicable</u> . Policy HC 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 8.1 and HC 8.2: Social Capital.	<u>Not Applicable</u> . Policies HC 8.1 and HC 8.2 provide direction to County staff and decision makers regarding development patterns, policies and cohesive neighborhoods and are not applicable to the proposed Project.
HC 9.1: Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents. (AI 137,138, 142,143)	<u>Not Applicable</u> . Policy HC 9.1 provides direction to County staff and decision makers and is not applicable to the proposed Project. Regardless, the Project accommodates adequate park and open space areas to provide local amenities for future Project residents.
HC 9.2: Require appropriate infrastructure, public facilities, and services.	<u>Consistent</u> . As documented in EIR Subsection 4.16, <i>Public Services</i> , the Project and all cumulative developments would be required to comply with County Ordinance No. 659, which requires a DIF payment to the County that is partially allocated to public health services and facilities. With mandatory compliance with Ordinance No. 659, the Project’s impacts to health services and facilities would be less than significant on a cumulative basis. As documented in EIR Subsection 4.20, <i>Utilities and Service Systems</i> , adequate infrastructure, public facilities, and services exist or would exist to serve the proposed Project.
HC 9.3: Require safe and appealing recreational opportunities.	<u>Not Applicable</u> . Policy H 9.3 provides direction to County staff and decision makers regarding recreational uses and is not applicable the proposed Project. However, the park proposed as part of the Project would provide for safe and appealing recreational opportunities for future Project residents.
HC 9.4: Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	<u>Not Applicable</u> . Policy HC 9.4 provides direction to County staff and decision makers and is not applicable to the proposed Project. However, the Project would be subject to compliance with all applicable County



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	requirements related to adequate lighting, street visibility, and defensible space.
HC 9.5: Where appropriate, require neighborhood retail, service and public facilities within walking distance of residential areas. (AI 142)	<u>Not Applicable</u> . Policy HC 9.5 provides direction to County staff and decision makers about requiring neighborhood retail, service and public facilities that are within walking distance of residential areas and is not applicable to the proposed Project.
HC 10.1: Provide residents of all ages and income levels with convenient and safe opportunities for recreation and physical activities.	<u>Not Applicable</u> . Policy HC 10.1 provides direction to County staff and decision makes regarding providing residents with opportunities for recreation and physical activities. However, as part of the Project, a park is proposed on site that would accommodate convenient and safe recreational opportunities for area residents.
HC 10.2: Increase access to open space resources by: <ul style="list-style-type: none"> a. Supporting a diversity of passive and active open spaces throughout the County of Riverside. b. Facilitating the location of additional transportation routes to existing recreational facilities. c. Locating parks in close proximity to homes and offices. d. Requiring that development of parks, trails, and open space facilities occur concurrently with other area development. 	<u>Not Applicable</u> . Policy HC 10.4 provides direction to County staff and decision makers regarding Open Space and parks and is not applicable to the proposed Project. However, as part of the Project, a park is proposed on site that would expand the diversity of recreational opportunities available within the local community.
HC 10.3: Encourage the expansion of facilities and amenities in existing parks.	<u>Not Applicable</u> . Policy HC 10.3 provides direction to County staff and decision makers regarding expanding facilities and amenities in existing parks and is not applicable to the proposed Project.
HC 10.4: Encourage the construction of new parks and open spaces.	<u>Not Applicable</u> . Policy HC 10.4 provides direction to County staff and decision makers regarding Open Space and parks and is not applicable to the proposed Project. However, as part of the Project, a park and open space areas are proposed on site to provide recreational opportunities for future Project residents.
HC 10.5: Incorporate design features in the multi-use open space network that reflect the sense of place and unique characteristics of the community.	<u>Not Applicable</u> . Policy HC 10.5 provides direction to County staff and decision makers regarding enhancements of the multi-use open space network and is not applicable to the proposed Project.
HC 10.6: Address both actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and defensible space.	<u>Consistent</u> . The Project would accommodate adequate lighting, street visibility, and defensible space.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
HC 10.7: When planning communities, encourage the location of parks near other community facilities such as schools, senior centers, recreation centers, etc.	<u>Not Applicable.</u> Policy HC 10.7 provides direction to County staff and decision makers regarding planning communities and community facilities and is not applicable to the proposed Project. No community facilities are proposed as part of the Project.
HC 10.8: Encourage joint-use agreements with school districts that allow school properties to be used during non-school hours.	<u>Not Applicable.</u> Policy HC 10.8 provides direction to County staff and decision makers regarding joint-use agreements with school districts and is not applicable to the proposed Project.
HC 10.9: When feasible, coordinate with public entities to allow easements to be used as parks and trails.	<u>Not Applicable.</u> Policy HC 10.9 provides direction to County staff and decision makers regarding public entities and is not applicable to the proposed Project.
HC 11.1 and HC 11.2: Access to Healthy Foods and Nutrition.	<u>Not Applicable.</u> Policies HC 11.1 and HC 11.2 provide direction to County staff and decision makers regarding access to healthy food and nutrition and are not applicable to the proposed Project.
HC 12.1 and HC 12.2: Healthcare and Mental Healthcare.	<u>Not Applicable.</u> Policies HC 12.1 and HC 12.2 provide direction to County staff and decision makers regarding Healthcare and Mental Healthcare access and are not applicable to the proposed Project.
HC 13.1: Encourage development of recreational centers to serve all phases of life (e.g. children, families, and senior citizens).	<u>Not Applicable.</u> Policy HC 13.1 provides direction to County staff and decision makers and is not applicable to the proposed Project, and no recreation centers are proposed as part of the Project.
HC 13.2: Encourage the location of recreational centers in areas not subject to environmental hazards and in areas where they are easily accessible by public transportation.	<u>Not Applicable.</u> No recreation centers are proposed as part of the Project.
HC 14.1: When feasible, avoid siting homes and other sensitive receptors near known or anticipated sources of air pollution.	<u>Consistent.</u> Although the Project comprises a single-family residential development, there are no known sources of air pollution in the local area, such as substantial point emitters.
HC 14.2: When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	<u>Not Applicable.</u> Policy HC 14.2 relates to land uses with the potential for generating substantial amounts of air pollution, and no such land uses are proposed as part of the Project.
HC 14.3: When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.	<u>Consistent.</u> The Project’s proposed drainage facilities, including the proposed EDBs are designed to drain within 72 hours, thereby preventing the harborage of vectors such as mosquitos.
HC 15.1 through 15.7, Environmental Justice/Civic Engagement.	<u>Not Applicable.</u> Policies HC 15.1 through HC 15.7 provide direction to County staff and decision makers to coordinate, encourage, and develop



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
	measures and outreach programs to promote civic engagement in addressing potential environmental justice issues, and are not applicable to the proposed Project.
HC 16.1: In cooperation with affected federal state, local agencies, county departments, and impacted community residents, monitor changes to the Salton Sea and other bodies of water that impact air quality and water quality and seek and pursue opportunities to address impacts to the maximum extent possible, and make public the data and other information related to the status of the effort.	<u>Not Applicable</u> . Policy HC 16.1 provides direction to County staff and decision makers regarding the Salton Sea and other bodies of water. There are no bodies of water associated with the proposed Project or in the Project vicinity.
HC 16.2: Pursue funding and other opportunities from state, federal, and local government and nongovernment sources and allocate county general funds to improve public health and limit pollution exposure and promote efforts to ameliorate environmental justice constraints in environmental justice communities.	<u>Consistent</u> . Policy HC 16.2 provides direction to County staff and decision makers regarding improving public health and limiting pollution exposure in environmental justice communities. Notwithstanding, the analysis in EIR Subsection 4.3, <i>Air Quality</i> , demonstrates that the Project’s localized air quality impacts would be less than significant.
HC 16.3: Assist communities in seeking funding for community initiated clean air projects including the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.	<u>Not Applicable</u> . Policy HC 16.3 provides direction to County staff and decision makers regarding funding for community initiated clean air projects and is not applicable to the proposed Project.
HC 16.4: Pursue funding to connect low income residents and communities to municipal water and wastewater services. In the interim, seek financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems or to provide for connections to wastewater systems as a viable alternative if such systems can be made readily available.	<u>Not Applicable</u> . Policy HC 16.4 provides direction to County staff and decision makers regarding funding for low income residents and communities to municipal water and wastewater services and is not applicable to the proposed Project.
HC 16.5: Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.	<u>Consistent</u> . The analysis in EIR Subsection 4.3, <i>Air Quality</i> , demonstrates that the Project’s localized air quality impacts would be less than significant. Additionally, as indicated in the Project’s TA (EIR <i>Technical Appendix M2</i>), the Project would be conditioned to construct improvements, pay DIF and TUMF fees, and pay fair-share contributions towards improvements not included in the DIF or TUMF programs. The TA demonstrates that with the planned improvements, all study area facilities would operate at an acceptable LOS, thereby indicating the Project’s impacts due to ingress, egress, and access routes would be less than significant.
HC 16.6: When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019 and as may	<u>Not Applicable</u> . Policy HC 16.6 relates to large scale logistics, warehouse, and distribution facilities, none of which are proposed as part of the Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
be subsequently amended.	
HC 16.7: Evaluate public and private facilities for health hazards or major sources of contamination and identify and implement alternatives for removal of contamination.	<u>Not Applicable.</u> HC 16.7 provides direction to County staff and decision makers regarding contamination removal of private and public facilities. As documented in EIR Subsection 4.9 <i>Hazards and Hazardous Materials</i> , based on the results of the Project’s Phase I ESA (<i>Technical Appendix H</i>), the Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code § 65962.5.
HC 16.8: Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.	<u>Not Applicable.</u> Policy HC 16.8 provides direction to County staff and decision makers regarding recommendation and evaluation of pollutant capping in EJ communities.
HC 16.9: Explore the feasibility of creating a partnership with the South Coast Air Quality Management District (SCAQMD) to establish a mitigation program to reduce the impact of air pollution as well as assist with the implementation of air quality programs.	<u>Not Applicable.</u> Policy HC 16.9 provides direction to County staff and decision makers to coordinate with SCAQMD and is not applicable to the proposed Project.
HC 16.10: Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed income housing therein, that make the most efficient use of land and concentrate complementary uses in close proximity to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.	<u>Not Applicable.</u> The Project site occurs in a portion of Riverside County that is planned for rural community land uses, and is not identified as an appropriate locations for the development of compact development projects, such as affordable and mixed income housing.
HC 16.11: Implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel based transportation and pursue funding to implement mobility plans and projects.	<u>Consistent.</u> The Project accommodates a 10-foot-wide multipurpose concrete trail along Street A, which would accommodate both pedestrians and bicycles.
HC 16.12: Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.	<u>Consistent.</u> In conformance with this policy, the roadway improvements proposed as part of the Project would include sidewalks and a 10-foot-wide multipurpose concrete trail would be provided along Street A.
HC 16.13: Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.	<u>Not Applicable.</u> The Project site does not abut any high-volume roadways or transportation or train track corridors; thus, no buffers are required for the proposed Project.
HC 16.14: Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.	<u>Not Applicable.</u> The Project’s proposed residential and park uses would not be considered a point source polluter, and the Project would not include agricultural uses.
HC 16.15* Assure that site plan design protects people and land, particularly sensitive	<u>Consistent.</u> The Project’s proposed residential and park uses would not be



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.	considered a point source polluter, and the site would be heavily landscaped. Additionally, the analysis in EIR Subsection 4.3, <i>Air Quality</i> , demonstrates that the Project would not expose nearby sensitive receptors to substantial pollutant concentrations.
HC 16.16: Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	<u>Not Applicable</u> . The analysis in EIR Subsection 4.3, <i>Air Quality</i> , demonstrates that the Project would result in less-than-significant air quality impacts, including impacts related to particulate matter. Thus, no air pollution control measures are required for the Project.
HC 16.17: Landscape by planting of trees on a community basis that removes pollutants from the air, provides shade and decreases the negative impacts of extreme heat on the community.	<u>Not Applicable</u> . Policy HC 16.17 provides direction to County staff and decision makers regarding a tree planting program and is not applicable to the proposed Project. However, the Project design includes heavy landscaping along street frontages and on residential lots, positively contributing to carbon sequestration in the local area.
HC 16.18: Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions in order to improve air quality.	<u>Not Applicable</u> . Policy HC 16.18 provides direction to County staff and decision makers regarding promoting job-creating land uses in jobs-poor areas, and is not applicable to the proposed Project as the Project is located in a portion of the County that is planned for rural community land uses.
HC 16.19: Promote reduction of vehicle miles traveled (VMT) by encouraging expanded multi-modal facilities, linkages between such facilities, and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes.	<u>Not Applicable</u> . Policy HC 16.19 provides direction to County staff and decision makers regarding promoting multi-modal facilities and linkages between multi-modal facilities, and is not applicable to the proposed Project.
HC 16.20: Facilitate an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies in the development of mutual policies and funding mechanisms to increase the use of alternative transportation modes. All new development should contribute and invest in increasing access to public transit and multimodal active transportation infrastructure.	<u>Not Applicable</u> . Policy HC 16.20 provides direction to County staff and decision makers about alternative transportation mode coordination and is not applicable to the proposed Project.
HC 16.21: Require the creation of programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles and facilities supporting the use of such vehicles including charging stations.	<u>Not Applicable</u> . Policy HC 16.21 provides direction to County staff and decision makers regarding voluntary trip reduction programming and is not applicable to the proposed Project.
HC 16.22: Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other	<u>Not Applicable</u> . Policy HC 16.22 provides direction to County staff and decision makers regarding countywide programs and is not applicable to the proposed Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
standing bodies of water.	
<p>HC 16.23: Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.</p>	<p><u>Not Applicable.</u> Policy HC 16.23 provides direction to County staff and decision makers regarding countywide programs and is not applicable to the proposed Project. However, the analysis throughout the Project’s EIR demonstrates that the Project would not result in significant impacts due to localized air quality emissions or contamination.</p>
<p>HC 16.24: Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.</p>	<p><u>Not Applicable.</u> Policy HC 16.24 provides direction to County staff and decision makers regarding the relationship between industrial development and agricultural uses. Although no agricultural activities are currently occurring in close proximity to the Project site, the Project would be required to comply with Riverside County Ordinance No. 625 pertaining to agriculturally zoned property within 300 feet of the Project site boundary.</p>
<p>HC 16.25: Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.</p>	<p><u>Not Applicable.</u> The Project site was not previously subject to mining activities and the Project is not subject to compliance with SMARA.</p>
<p>HC 16.26: Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:</p> <p>a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.</p> <p>b. Require and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.</p>	<p><u>Not Applicable.</u> Policy HC 16.26 provides direction to County staff and decision makers regarding enforcing the County of Riverside Hazardous Waste Management Plan and is not applicable to the proposed Project.</p>
<p>HC 17.1 through 17.7, Food Access Policies</p>	<p><u>Not Applicable.</u> HC Policies HC 17.1 through HC 17.8 provide direction to County staff and decision makers about coordination with transit providers and are not applicable to the proposed Project.</p>
<p>HC 18.1 through 18.6, Safe and Sanitary Home Policies</p>	<p><u>Not Applicable.</u> Policies HC 18.1 through HC 18.6 provide direction to County staff and decision makers about countywide policies related to residential code compliance and are not applicable to the proposed Project.</p>
<p>HC 18.7: Discourage industrial, agricultural and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure</p>	<p><u>Not Applicable.</u> Policy HC 18.7 provides direction to County staff and decision makers regarding countywide notification programs and is not</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
that community members are properly notified and involved in the decision-making process for new land use proposals.	applicable to the proposed Project.
HC 18.8: Work with the development community including small property and mobile home park owners so new residential development, particularly for low income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.	<u>Not Applicable</u> . Policy HC 18.8 provides direction to County staff and decision makers regarding countywide programs and is not applicable to the proposed Project.
<p>HC 18.9: Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.</p> <ul style="list-style-type: none"> a. Using design standards of the appropriate Area Plan land use category. b. Construction of structures in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations. c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. d. Use of drought tolerant landscaping that incorporates adequate drought-conscious irrigation systems. e. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy. f. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. g. Encourage innovative and creative design concepts. h. Encourage the provision of public art that enhances the community’s identity, which may include elements of historical significance and creative use of 	<p><u>Consistent</u>. As discussed in the Project’s EIR Subsection 4.1, <i>Aesthetics</i>, the Project would be visually compatible with existing and planned developments in the surrounding area and would not conflict with the character of the surrounding area. The Project design includes drought tolerant landscaping along street frontages and common areas and within residential lots, positively contributing to carbon sequestration and acting as a buffer between existing homes and businesses surrounding the Project site. The Project would not result in the inefficient or wasteful demand for energy resources, as documented in Subsection 4.6, <i>Energy</i>, of the Project’s EIR, and the Project would be subject to all State and County standards related to energy efficiency. The remaining portions of this policy provide direction to County staff and decision makers, and are unrelated to the proposed Project.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>children’s art.</p> <p>i. Include consistent and well-designed signage that is integrated with the building’s architectural character.</p> <p>j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.</p> <p>k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.</p> <p>l. Mitigate noise, odor, lighting, pollution exposure and other impacts on surrounding properties.</p> <p>m. Provide and maintain landscaping in open spaces and parking lots.</p> <p>n. As feasible, maximize landscape coverage with emphasis on drought-tolerant landscaping.</p> <p>o. Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.</p> <p>p. Require, as feasible, 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.</p> <p>q. Design parking lots and structures to be functionally and visually integrated and connected.</p> <p>r. As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity where such pass-through areas include wayfinding signage, street trees, grade and lateral separation from roads, all with consideration given to adequate safety</p>	



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
<p>lighting, and landscape screening.</p> <p>s. Encourage safe and frequent pedestrian crossings and ensure that sidewalks and other pedestrian walkways provide continuity between land uses essential to a functional lifestyle, and as needed such sidewalks and pedestrian walkways should provide sufficient lighting and signage to ensure public safety.</p> <p>t. Encourage creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.</p> <p>u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.</p> <p>v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.</p>	
<p>HC 18.10: Work with local service and utility providers to monitor and expand the capacities of infrastructure and services in coordination with outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service and that such capacity analysis also addresses the infrastructure and service needs of existing disadvantaged communities. Develop contingency plans for growing areas that are near or exceeding the current infrastructure capacity.</p>	<p><u>Not Applicable.</u> Policy HC 18.10 provides direction to County staff and decision makers about infrastructure capacity and contingency plans and is not applicable to the proposed Project.</p>
<p>HC 18.11: In coordination with service agencies, limit or prohibit new development or activities in areas lacking water and access roads in the absence of a plan to address such deficiencies to meet the needs of both new development and within existing disadvantaged communities. Work with community partners and service agencies to establish future plans to meet needs for potential community growth in areas lacking water and road infrastructure.</p>	<p><u>Not Applicable.</u> Policy HC 18.11 provides direction to County staff and decision makers about countywide development policies.</p>
<p>HC 18.12: Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.</p>	<p><u>Not Applicable.</u> Policy HC 18.12 provides direction to County staff and decision makers about countywide policies and is not applicable to the proposed Project, which is not located within an EJ community.</p>



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
HC 18.13: Plan for the removal or remediation of hazardous material from older homes and mobile homes including but not limited to asbestos and lead containing material.	<u>Not Applicable.</u> The Project site does not contain any existing structures, and no removal or remediation of hazardous materials from older homes would be required as part of the Project.
HC 19.1: Collaborate with the relevant agencies to promote opportunities to provide recreational facilities for residents, including the Salton Sea area, and other bodies of water, as applicable, that are accessible via public transit and active transportation, including pedestrian friendly local roads with sidewalks and bikeways. Other projects and amenities should be developed as identified by community members.	<u>Not Applicable.</u> Policy HC 19.1 provides direction to County staff and decision makers regarding the feasibility for recreational bodies of water.
HC 19.2: Develop of [sic] high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.	<u>Not Applicable.</u> Policy HC 19.2 provides direction to County staff and decision makers regarding the development of high-quality parks, green space, hiking trails, recreational facilities, and natural environments. However, the Project proposes a park that would provide recreational amenities for future Project residents.
HC 19.3: Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements.	<u>Not Applicable.</u> Policy HC 19.3 provides direction to County staff and decision makers regarding the promotion of pedestrian and bicycle access to parks and open space through infrastructure investments, education, and improvements, and is not applicable to the proposed Project. However, the Project accommodates a 10-foot-wide multipurpose concrete trail along Street A, which would provide pedestrian and bicycle access within the community and would provide a connection to the proposed park site.
HC 19.4: Promote the preparation of a pedestrian network plan that allows for safe travel between all areas and destinations of the community to include as feasible shade structures, street furniture, signage, and exercise areas such as par courses.	<u>Not Applicable.</u> Policy HC 19.4 provides direction to County staff and decision makers about the preparation of a pedestrian network plan and is not applicable to the proposed Project.
HC 19.5 Paseos, pedestrian and bicycle paths should be provided between residential structures and nonresidential structures.	<u>Consistent.</u> The roadway improvements (i.e., sidewalks) planned for Project site would accommodate bicycles and would include curb-separated sidewalks to promote pedestrian mobility.
HC 19.6: Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.	<u>Not Applicable.</u> Policy HC 19.6 provides direction to County staff and decision makers about alternative transportation mode planning and is not applicable to the proposed Project.
HC 19.7: Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.	<u>Not Applicable.</u> Policy HC 19.7 provides direction to County staff and decision makers about community enhancements that are not proposed as part of the Project.



Table 1 Project Consistency with the County of Riverside General Plan Policies

General Plan Policy	Project Consistency
HC 19.8: Paseos and pedestrian/bicycle connections should be provided between the highest density residential uses and those nonresidential uses so that the local population can safely connect with ease. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including schools, libraries, and community facilities.	<u>Not Applicable.</u> The Project does not include high-density residential uses, and no high-density residential uses occur in the surrounding area.
HC 19-9: Pursue joint use agreements with school districts for park and recreational facility use, especially when access to comparable public facilities is not available.	<u>Not Applicable.</u> The Project does not include a joint use of recreational facilities with any local schools, and as such no joint use agreement is required for the Project.
HC 20.1 through HC 20.9, Public Facilities	<u>Not Applicable.</u> Policies HC 20.1 through HC 20.9 provide direction to County staff and decision makers regarding public facilities and are not applicable to the proposed Project. No public facilities are proposed as part of the Project.
HC 21.1, Health Care Facilities	<u>Not Applicable.</u> Policy HC 22-1 provides direction to County staff and decision makers regarding health care facility access and is not applicable to the proposed Project.
HC 22.1 through HC 22.5, Other EJ Related Policies	<u>Not Applicable.</u> Policies HC 22.1 through HC 22.5 provide direction to County staff and decision makers on various Environmental Justice items that are not applicable to the proposed Project.



1.7 Analysis of Project Consistency with the Lake Mathews / Woodcrest Plan

Table 2, *Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies*, provides an analysis of the Project’s consistency with the policies identified by the Lake Mathews / Woodcrest Area Plan (LMWAP) of the Riverside County General Plan.

Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
<p>LMWAP 1.1: Require the provision of adequate and available infrastructure to support development. To sustain the rural lifestyle found within the area, while still providing an acceptable level of service on local roadways, the total number of dwelling units within the Policy Area shall not exceed an additional 1,500 dwelling units. The circulation system, which would support the development of these additional dwelling units and which would, in part, be funded by their development, includes the following roadway improvements: the McAllister Street/Dufferin Avenue Loop and the construction of a new connection (A Street) between McAllister Street/Dufferin Avenue Loop and Van Buren Boulevard, south of Dufferin Avenue. In addition to these improvements, other circulation connections between the Policy Area and the adjacent City of Riverside would be closed. These closures would direct high traffic volumes away from rural residential and green belt streets and toward more appropriate thoroughfares. Limiting the number of dwelling units within the Policy Area will help to maintain acceptable levels of service on local roadways both within the County of Riverside and adjacent green belt areas of the City of Riverside. Limiting the number of dwelling units will also contribute to the continuation of the rural lifestyle enjoyed by area residents.</p>	<p><u>Consistent.</u> As indicated in EIR Subsection 4.20, <i>Utilities and Service Systems</i>, adequate utilities and service systems exist or are proposed to serve the proposed Project. The El Sobrante Policy Area was adopted in 2003. As shown in Table 4.11-2 of the Project’s EIR, prior to its adoption there were a total of 703 residential lots existing or approved within the El Sobrante Policy Area. Since 2003, a total of 1,083 additional dwelling units have been approved or proposed within the El Sobrante Policy Area. Thus, with approval of the proposed Project, there still would be 417 dwelling units available to be built within the El Sobrante Policy Area (1,500 dwelling units - 1,083 dwelling units = 417 dwelling units). Accordingly, the Project would be consistent with the dwelling unit cap established by Policy LMWAP 1.1. In addition, Citrus Heights Drive previously was constructed in the local area in approximately 2016, providing a connection between McCallister Parkway (south of Dufferin Avenue) and Van Buren Boulevard. The Project would not inhibit the County’s ability to close additional roadways between the Policy Area and the City of Riverside. Accordingly, the proposed Project would be consistent with Policy LMWAP 1.1.</p>
<p>LMWAP 1.2: Within the area depicted as Medium Density Residential, overall density shall not exceed three dwelling units per acre.</p>	<p><u>No Applicable.</u> Policy LMWAP 1.2 applies to lands designated for Medium Density Residential (MDR) land uses, while the Project site is designated for RC-VLDR and RC-LDR land uses.</p>
<p>LMWAP 1.3: Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.</p>	<p><u>Consistent.</u> There are no components of the proposed Project that would inhibit the County’s ability to coordinate with local agencies to provide services, and the analysis in EIR Subsections 4.16, <i>Public Services</i>, and 4.20, <i>Utilities and Service Systems</i>, demonstrates that the Project would be adequately served by public services (police, fire, schools, water, sewer, etc.).</p>



Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
LMWAP 1.4: Coordinate development strategies with the City of Riverside.	<u>Not Applicable.</u> Policy LMWAP 1.4 provides direction to County staff and decision makers, and is unrelated to the proposed Project.
LMWAP 1.5: Encourage the use of Specific Plans to implement the land use designations identified within the Policy Area.	<u>Not Applicable.</u> Policy LMWAP 1.5 provides direction to County staff and decision makers, and is unrelated to the proposed Project. No specific plan is proposed as part of the Project, although no specific plan is required.
LMWAP 1.6: Encourage clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources. Encourage clustering in areas designated for Low Density Residential uses (½ acre minimum lot size) rather than areas designated for Very Low Density Residential uses (1 acre minimum lot size) or Estate Density Residential uses (2 acre minimum lot size), except where Very Low Density Residential-designated properties consisting of at least 300 acres and processed through a Specific Plan offer significant public recreational and/or areawide circulation benefits. Where clustering is allowed, minimum pad size shall not be less than 8,000 square feet. However, for projects featuring public golf courses, a minimum pad size of 7,200 square feet will be allowed on a minimum lot size of 8,500 square feet. This pad size exception may only occur adjacent to golf courses.	<u>Consistent.</u> The Project has been designed to avoid the two existing drainages on site/adjacent to the Project site to the extent feasible. All proposed residential lots are proposed in areas outside of the existing drainages, and improvements within the drainages would be limited to roadway crossings, and no clustering of lots is necessary to minimize impacts to the existing drainages.
LMWAP 1.7: Development shall be sensitive to and retain the unique topographical features within and adjacent to the planning area.	<u>Consistent.</u> The Project’s proposed grading plan, depicted on EIR Figure 3-4, has been designed to minimize alterations to the site’s existing topography. Additionally, there are no unique topographical features present on the Project site, aside from the site’s existing rolling hills, which generally would be retained with development of the property.
LMWAP 1.8: Require that development on hillsides blend with the natural surroundings through architecture, the use of appropriate construction materials and colors, and the retention of natural vegetation.	<u>Not Applicable.</u> The Project site does not contain any prominent hillsides; thus, Policy LMWAP 1.8 is not applicable to the proposed Project.
LMWAP 1.9: Restrict hillside development and grading in accordance with policies found in the Open Space, Habitat and Natural Resource Preservation, and Hillside Development and Slope sections of the Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.	<u>Not Applicable.</u> The Project site does not contain any prominent hillsides; thus, Policy LMWAP 1.9 is not applicable to the proposed Project.
LMWAP 1.10: Encourage open space and recreational amenities.	<u>Consistent.</u> The Project has been designed to include one park on 1.9 acres, 22.5 acres of open space, and an undisturbed WMWD easement on 2.5 acres. Accordingly, the Project would be consistent with Policy LMWAP 1.10.



Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
LMWAP 2.1: Gavilan Hills Policy Area	<u>Not Applicable.</u> Policy LMWAP 2.1 applies to the Gavilan Hills Policy Area and the Project site is not located within the Gavilan Hills Policy Area. Thus, Policy LMWAP 2.1 is not applicable to the proposed Project.
LMWAP 3.1 and LMWAP 3.2: Cajalco Wood Policy Area	<u>Not Applicable.</u> Policies LMWAP 3.1 and LMWAP 3.2 apply to the Cajalco Wood Policy Area and the Project site is not located within the Cajalco Wood Policy Area. Thus, Policies LMWAP 3.1 and LMWAP 3.2 are not applicable to the proposed Project.
LMWAP 4.1: March Joint Air Reserve Base Influence Area - To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.	<u>Not Applicable.</u> The Project site is not located in the March Joint Air Reserve Base Influence Area.
LMWAP 5.1: Agriculture - Adhere to the Riverside County Right-To-Farm Ordinance and any subsequent ordinance assuring the ability of farmers to continue with long-established agricultural activities throughout the Lake Mathews/Woodcrest area.	<u>Consistent.</u> The Project would be subject to Riverside County Ordinance No. 625, the “Right-to-Farm” Ordinance, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas. Mandatory compliance with Ordinance No. 625 would ensure the Project’s consistency with Policy LMWAP 5.1.
LMWAP 5.2: Agriculture - Encourage agricultural interests that enhance the environment and fulfill the economic and recreational needs of the people in the Lake Mathews/Woodcrest area.	<u>Consistent.</u> The Project would be in conformance with permitted uses listed under Article VI, Section 6.1 of Riverside County Ordinance No. 348. As demonstrated herein, the Project would also be fully consistent with the Riverside County General Plan, including the policies within the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element. Thus, the Project would be consistent with Policy LMWAP 5.2.
LMWAP 6.1: Water Quality - Prior to any development approvals of less than 2 acres in size within areas designated for 1 acre or less development within the area addressed in the Drainage Water Quality Management Plan for the Lake Mathews Watershed, a master water and wastewater facility plan shall be developed and approved by the service providing agency.	<u>Not Applicable.</u> Policy LMWAP 6.1 requires the preparation and approval by the service providing agency of a master water and wastewater facility plan, and is unrelated to the proposed Project. The analysis in Subsection 4.20, <i>Utilities and Service Systems</i> , demonstrates that the Project would be served by adequate water and wastewater conveyance systems.
LMWAP 6.2: Water Quality - A master drainage plan must be developed and approved prior to: 1) One acre or smaller development approvals within the following drainage areas: Cajalco Creek, Mockingbird Canyon,	<u>Not Applicable.</u> Policy LMWAP 6.2 requires the preparation of a master drainage plan, and is beyond the scope of the proposed Project. Notwithstanding, the analysis in Subsection 4.20, <i>Utilities and Service Systems</i> , demonstrates that the Project would be



Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
<p>Lake Mathews, Dawson Canyon, Gavilan Hills; and 2) Development approvals less than 2 acres within Cajalco Creek and Lake Mathews. The approved Drainage Water Quality Management Plan for the Lake Mathews Watershed shall be implemented to assist in the management of the water quality of Cajalco Creek and Lake Mathews and to mitigate water quality impacts resulting from development permitted under the Lake Mathews/Woodcrest Area Plan.</p>	<p>served by adequate drainage systems.</p>
<p>LMWAP 6.3: Water Quality - As Regional and Community Trails are acquired by the County of Riverside within the Lake Mathews Drainage Basin, appropriate specific mitigation measures shall be prepared and implemented prior to the construction or implementation of any of these trails so that the water quality of Lake Mathews will be fully preserved and protected.</p>	<p><u>Not Applicable.</u> Policy LMWAP 6.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LMWAP 6.4: Water Quality - Proposed projects within the Lake Mathews drainage basin which may significantly increase run-off over natural levels shall be engineered to reduce potential pollutant loads that may affect water quality.</p>	<p><u>Not Applicable.</u> The Project site is not located within the Lake Mathews drainage basin, however, as discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>, the Project would not contribute to runoff water that could exceed the capacity of existing or planned stormwater drainage systems, and cumulatively-considerable impacts would not occur.</p>
<p>LMWAP 7.1: Mount Palomar Nighttime Lighting Requirements - Adhere to the lighting requirements of County of Riverside ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.</p>	<p><u>Not Applicable.</u> The Project is not located within a Palomar Observatory Zone and is not subject to Riverside County Ordinance No. 655. Thus, Policy LMWAP 7.1 is not applicable to the proposed Project.</p>
<p>LMWAP 8.1: Vehicular Circulation System - Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the Circulation Element.</p>	<p><u>Not Applicable.</u> The Project does not include Major roadways as depicted on LMWAP Figure 7. Thus, Policy LMWAP 8.1 is not applicable to the proposed Project.</p>
<p>LMWAP 8.2: Vehicular Circulation System - Maintain Riverside County's roadway Level of Service standards as described in the General Plan Circulation Element.</p>	<p><u>Consistent.</u> The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable level of service (LOS).</p>
<p>LMWAP 9.1: Trails and Bikeway System - Develop a system of local trails that enhances recreational opportunities in the Lake Mathews/Woodcrest area and connects with the Riverside County regional trails system.</p>	<p><u>Consistent.</u> The Project incorporates a 10-foot-wide multipurpose trail, sidewalks, and other pedestrian access throughout the proposed community. Additionally, the Project Applicant will be required to provide pedestrian and bicycle network improvements within the development to connect to existing off-site facilities.</p>



Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
LMWAP 9.2: Trails and Bikeway System - Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.	<u>Not Applicable.</u> Pursuant to Figure 8 of the LMWAP, the Project site is not designated for the development of any trails or bikeways. Thus, Policy LMWAP 9.2 is not applicable to the proposed Project.
LMWAP 10.1: Scenic Highways - Protect scenic highways from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.	<u>Consistent.</u> As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project site is not visible from any officially designated State scenic highways, though it is near El Sobrante Road, which is a County-eligible scenic highway. Development of the property with residential and park uses would represent a change to the distance views of the property from segments of El Sobrante Road; however, the construction of homes on site would appear as a continuation of on-going development in the surrounding area. Furthermore, the Project would be developed in a manner that is not visually offensive and would be visually compatible with existing and planned developments in the surrounding area. Thus, the Project would be consistent with Policy LU 14.1.
LMWAP 10.2: Scenic Highways - Preserve and protect outstanding scenic vistas and visual features such as Gavilan Peak and Steele Peak.	<u>Consistent.</u> As described within EIR Section 4.1, <i>Aesthetics</i> , the Project would entail development of low-density residential uses, which are not anticipated to impact views of scenic vistas and visual features. Project implementation would not substantially affect the scenic integrity of surrounding views.
LMWAP 10.3: Scenic Highways - Apply County-Eligible Scenic Highway standards to Van Buren Boulevard and Washington Street.	<u>Not Applicable.</u> The Project site is not located along Van Buren Boulevard or Washington Street and will not be responsible for improvements to these corridors.
LMWAP 10.4: Scenic Highways - Avoid strip commercial uses along Eligible Scenic Highways.	<u>Not Applicable.</u> The Project site does not propose any commercial land uses.
LMWAP 11.1: Van Buren Boulevard - Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads. Road crossings shall generally be at 2-mile intervals.	<u>Not Applicable.</u> The Project site is not located along Van Buren Boulevard and will not be responsible for improvements to this corridor.
LMWAP 12.1: Community Environmental Transportation Acceptability Process (CETAP) Corridors - Accommodate the East-West CETAP Corridor in accordance with the Scenic Corridors, Local Agency and Property Owner Coordination sections of the General Plan Circulation Element.	<u>Not Applicable.</u> Due to distance between the Project site and CETAP Corridors, Policy LMWAP 12.1 is not applicable to the Project.
LMWAP 13.1: Key Biological Issues - Conserve existing intact upland habitat blocks connecting the Sierra Hills area, Lake Mathews/Estelle Mountain Reserve, and habitat west of Temescal Wash, to form a	<u>Consistent.</u> As documented in EIR Section 4.4, <i>Biological Resources</i> , the Project has been designed to minimize to the extent possible impacts to upland habitat areas, and mitigation has been imposed to preclude or compensate for habitat that would be lost as a



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LMWAP Policy	Project Consistency
contiguous Sierra Hills/Lake Mathews Core Reserve area.	result of the development.
LMWAP 13.2: Key Biological Issues - Conserve existing intact upland habitat blocks in the Gavilan Hills area, to form a connected habitat block. Focus on connections between Harford Springs Reserve, Steele Peeke Reserve, and various Bureau of Land Management parcels in the area.	<u>Consistent.</u> The Western Riverside County MSHCP plans for long-term wildlife connection corridors, and does not identify a need for any such corridors on the Project site. Regardless, the proposed Project would preserve to the extent feasible the existing natural drainages on the site, which would continue to provide for localized wildlife movement.
LMWAP 13.3: Key Biological Issues - Conserve clay soils supporting sensitive plant species known to occur in the Lake Mathews/Woodcrest planning area, including Munz’s onion, Palmer’s grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.	<u>Consistent.</u> As documented in EIR Section 4.4, <i>Biological Resources</i> , the Project site does not support clay soils supporting sensitive plant species known to occur in the Lake Mathews/Woodcrest planning area, including Munz’s onion, Palmer’s grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, or many-stemmed dudleya.
LMWAP 13.4: Key Biological Issues - Conserve existing populations of the California gnatcatcher known to exist in the Lake Mathews/Woodcrest area.	<u>Consistent.</u> As documented in EIR Section 4.4, <i>Biological Resources</i> , the Project site is not targeted for conservation under the MSHCP. The MSHCP was designed to provide for suitable habitat for the California gnatcatcher, and does not rely on habitat on the Project site. As such, the Project would be consistent with Policy LMWAP 13.4.
LMWAP 13.5: Key Biological Issues - Conserve existing wetlands and wetland functions and values in the Lake Mathews/Woodcrest area with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub and open water habitats.	<u>Consistent.</u> The Project has been designed to avoid, to the extent feasible, impacts to wetlands present on the Project site. Mitigation measures are presented in EIR Section 4.4, <i>Biological Resources</i> , to reduce the Project’s impacts to wetland habitat to less-than-significant levels.
LMWAP 13.6: Key Biological Issues - Conserve existing populations of Bell’s sage sparrow known to exist in the Lake Mathews/Woodcrest area.	<u>Consistent.</u> As documented in the Project’s Biological Resources Assessment (“BRA”; EIR <i>Technical Appendix CI</i>), no existing population of Bell’s sage sparrow occurs on the Project site under existing conditions.
LMWAP 13.7: Key Biological Issues - Conserve sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson’s jewelflower and peninsular spineflower.	<u>Consistent.</u> As documented in Table 1 of the Project’s BRA (EIR <i>Technical Appendix CI</i>), the Project site does not contain suitable habitat to support Payson’s jewelflower or peninsular spineflower. Thus, the Project would not conflict with Policy LMWAP 13.7.
LMWAP 13.8: Key Biological Issues - Conserve clay soils in southern needlegrass grasslands, coastal sage scrub and chaparral capable of supporting longspined spineflower.	<u>Consistent.</u> As documented in Table 1 of the Project’s BRA (EIR <i>Technical Appendix CI</i>), the Project site does not contain suitable habitat to support long-spined spineflower. Thus, the Project would not conflict with Policy LMWAP 13.8.
LMWAP 13.9: Protect sensitive biological resources in the Lake Mathews/Woodcrest Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.	<u>Consistent.</u> As documented herein, the proposed Project would be consistent with or otherwise would not conflict with the policies included in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



Table 2 Project Consistency with the Lake Mathews / Woodcrest Area Plan Policies

LMWAP Policy	Project Consistency
LMWAP 14.1: Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards section of the General Plan Safety Element.	<u>Consistent.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project site is identified within Flood Zone X (unshaded), which includes “Areas determined to be outside the 0.2% annual chance floodplain.” As such, the Project site is not subject to flood hazards under existing conditions. Additionally, the analysis presented herein demonstrates that the proposed Project would be consistent with or otherwise would not conflict with the policies included in the General Plan Safety Element.
LMWAP 14.2: Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards.	<u>Consistent/Not Applicable.</u> As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project site is identified within Flood Zone X (unshaded), which includes “Areas determined to be outside the 0.2% annual chance floodplain.” As such, the Project site is not subject to flood hazards under existing conditions. However, the Project would comply with all applicable County standards and ordinances.
LMWAP 14.3: Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review.	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project site is located outside of mapped floodplains, is not subject to inundation during peak storm events, and does not have high erosion potential. Notwithstanding, the Project’s Hydrology Study and Water Quality Management Plan, included as <i>Technical Appendices I1 and I2</i> , respectively, to the Project’s EIR, were routed to the Riverside County Flood Control and Water Conservation District for review as part of the County’s review of the Project’s application materials.
LMWAP 15.1: All proposed development located within High or Very High Fire Hazard Severity Zoned shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (building Code and Performance Standards), Wind-Related Hazards and General Long-Range Fire Safety Planning sections of the General Plan Safety Element.	<u>Consistent.</u> As demonstrated by the analysis presented herein, the proposed Project would be consistent with or otherwise would not conflict with any of the policies contained in the General Plan Safety Element. Additionally, the Project would incorporate Fuel Management Zones and radiant heat walls to ensure future uses on site are adequately protected from wildland fire hazards.
LMWAP 16.1: Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.	<u>Consistent.</u> As demonstrated by the analysis presented herein, the proposed Project would be consistent with or otherwise would not conflict with any of the policies contained in the General Plan Safety Element.
LMWAP 17.1: Identify ridgelines that provide a significant visual resource for Lake Mathews/Woodcrest through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.	<u>Not Applicable.</u> The Project site does not have any ridgelines that provide a significant visual resource for Lake Mathews/Woodcrest.
LMWAP 17.2: Protect life and property through adherence to the policies	<u>Consistent.</u> The Project site is not designated within the Rural Mountainous or Open



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LMWAP Policy	Project Consistency
within the Rural Mountainous and Open Space Land Use Designations of the General Plan Land Use Element, and Slope and Soil Instability section of the General Plan Safety Element.	Space Foundation Components by the General Plan. As demonstrated herein, the Project would be consistent with or otherwise would not conflict with the policies contained in the General Plan Safety Element.